

**LOCATION:** North of Downtown Anna  
**AVAILABLE:** ±15 Acres w/ 300 Apartments  
**ZONING:** Multifamily  
**PRICE:** Contact Broker

**HIGHLIGHTS**

- Approved for 15 AC apartments (up to 300 units; and 8 AC retail fronting Hwy 5
- Approximately 2.5 miles from Anna High School, 2 miles from Anna Middle School and Slayter Creek Park, and 3 miles from Downtown Anna
- Anna has been one of the Top 10 Fastest-Growing Cities in North Texas for 4 consecutive years - 1,915% growth since 2000 and 5,900 housing starts since 2015.
- Single family permits were up more than 46% from 2020 to 2022; over 200,000 SF of commercial under construction in 2021-2022; 8 multifamily projects recently constructed or coming soon.

**DEMOGRAPHICS**

	2024 Total Population	2029 Projected Population	Average HH Income
2 MI	12,340	15,263	\$113,004
5 MI	38,476	53,843	\$121,095
7 MI	61,526	81,451	\$135,131



County Road 373

County Road 376

5 TEXAS

**CARDS**

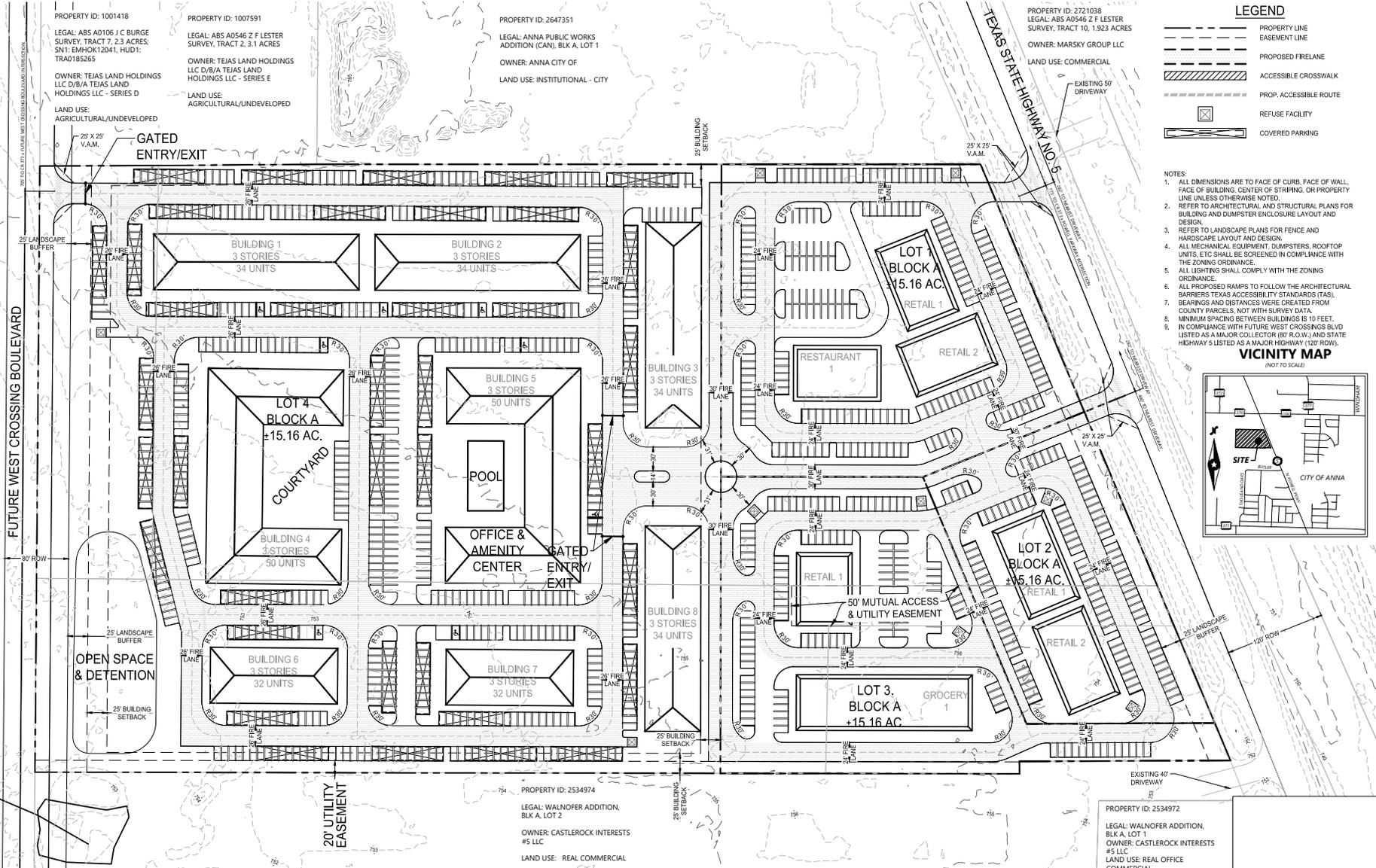
Multifamily  
Under  
Construction

Green  
Meadows  
120 Lots

5 TEXAS

**BLUE SKY**  
SELF STORAGE

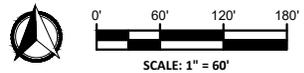
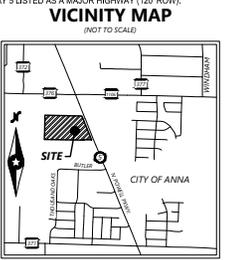
10,502 VPD (23)



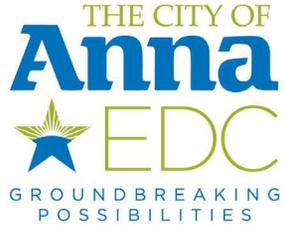
**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	PROPOSED FIRELANE
	ACCESSIBLE CROSSWALK
	PROP. ACCESSIBLE ROUTE
	REFUSE FACILITY
	COVERED PARKING

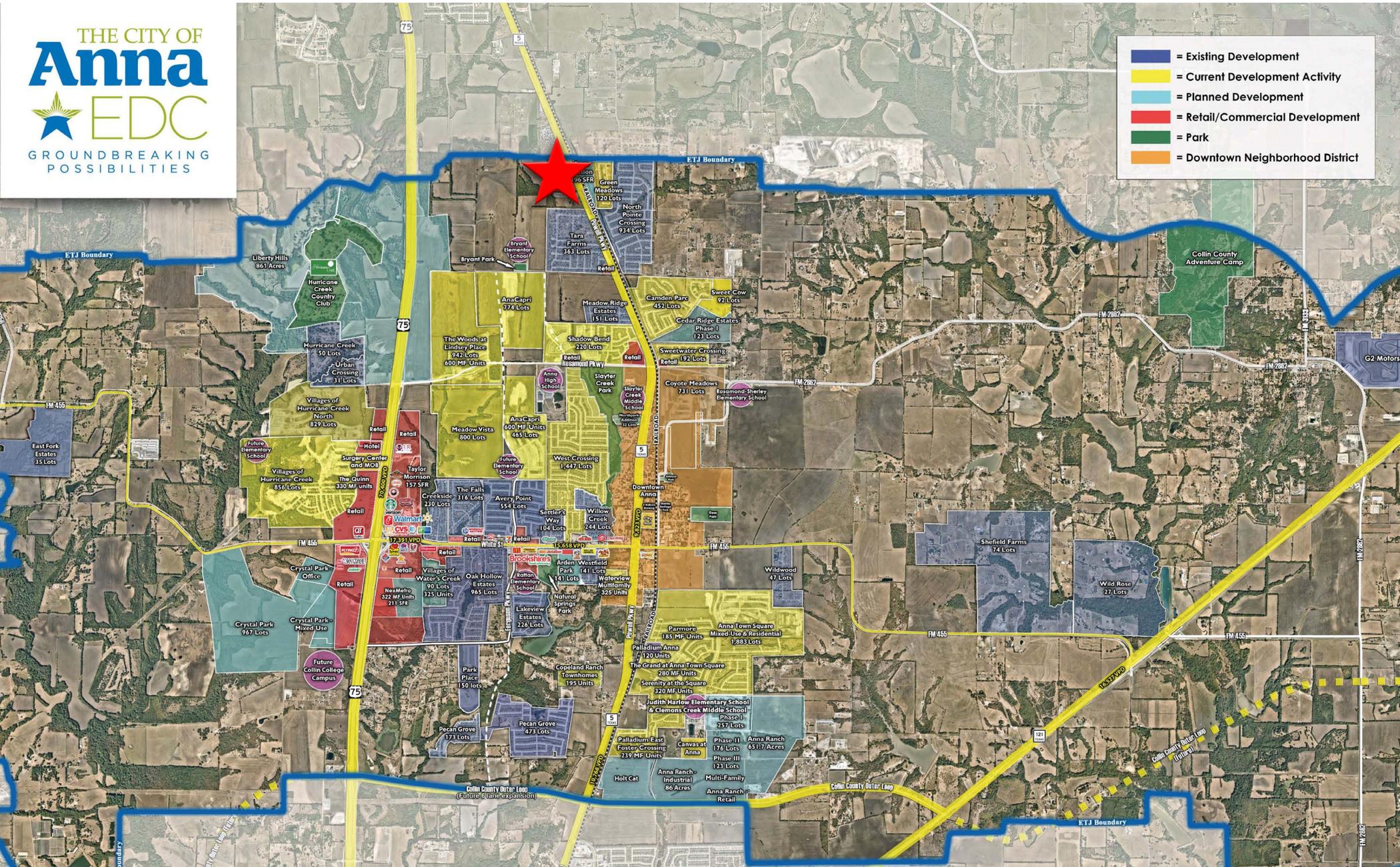
- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
  - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
  - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
  - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
  - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
  - BEARINGS AND DISTANCES WERE CREATED FROM COUNTY PARCELS, NOT WITH SURVEY DATA.
  - MINIMUM SPACING BETWEEN BUILDINGS IS 10 FEET.
  - IN COMPLIANCE WITH FUTURE WEST CROSSING BLVD LISTED AS A MAJOR COLLECTOR (80' R.O.W.) AND STATE HIGHWAY 5 LISTED AS A MAJOR HIGHWAY (120' ROW).







- = Existing Development
- = Current Development Activity
- = Planned Development
- = Retail/Commercial Development
- = Park
- = Downtown Neighborhood District



## ANNA, TEXAS PREPARING FOR POPULATION GROWTH

### Thanks to new semiconductor projects in North Texas the city expects its population to double by 2030

North Texas is becoming a technology industry hub. Now the small town of Sherman is emerging as a semiconductor manufacturing center thanks to investments coming from GlobalWafers, Texas Instruments and II-VI. In June, GlobiTech, a subsidiary of the Taiwan-based GlobalWafers selected the town to locate a new \$5 billion facility expansion, promising to create 1,500 new jobs in the area.

But Sherman is not the only town celebrating the good news and preparing for the impact this upcoming project will have on the U.S. 75 corridor.

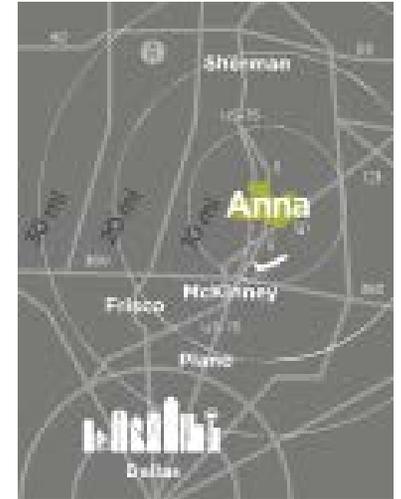
Anna, located some 20 miles south of Sherman and 40 miles north of Dallas, has seen a flood of new residents come in after the pandemic allowed people to work remotely. Getting sandwiched by two growing areas, the town's population is expected to double in the next decade, from 20,000 last year, to 45,000 by 2030, according to The Dallas Morning News.

Planning ahead for this big change, the city is investing in infrastructures like roadways and sewers in order to support more development and allow new buildings to be built on the west side. Additionally, they are making things easier for developers, reworking the permit process so it takes days instead of weeks to finish.

"We have truly created a culture of wanting to be the most developer-friendly city in all of North Texas," Anna Mayor Nate Pike told The Dallas Morning News. "That is really what we have set out as an objective."

The newly acquired attention is affecting the real estate market as well. Anna was known for being one of the more affordable housing markets in Collin County, but that is quickly changing. Pike said they are seeing houses being sold for half-million dollars and some estate-style developments have been popping up.

City officials are preparing the town for the upcoming residents. Recently, construction on a new city hall was completed and plans to build a new library are on their way.



Source: <https://localprofile.com/2022/10/20/anna-preparing-for-population-growth/>

# Anna by the numbers

**AMONG TOP 20% IN SALES TAX GROWTH**

**9TH FASTEST GROWING CITY IN NORTH TEXAS**

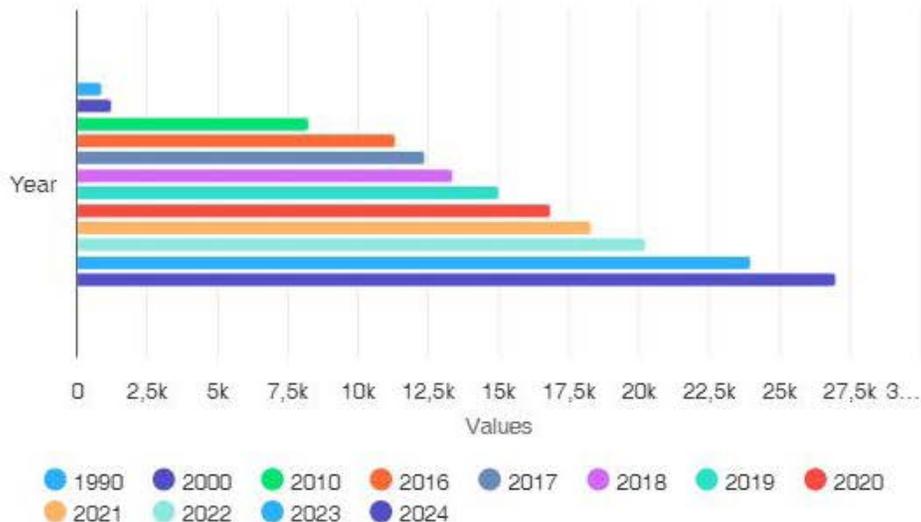
**70,000+ VPD TRAFFIC COUNT: US-75**

**109,426 TRADE AREA WEEKDAY DAYTIME POPULATION**

**TRADE AREA EST. TO GROW 45% BY 2025**

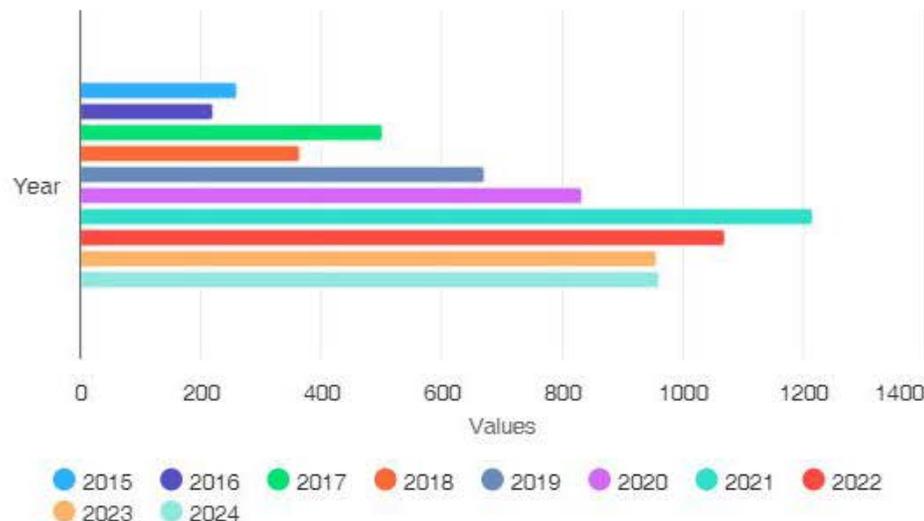
**MEDIAN NEW HOME VALUE \$334,054**

Population Growth



Highcharts.com

Housing Starts



Highcharts.com



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____	_____	_____	_____
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
_____	_____	_____	_____
Designated Broker of Firm	License No.	Email	Phone
_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date