

ANNA, TEXAS MULTIPLE TRACTS SH 121 FRONTAGE COMMERCIAL PROPERTY GREAT INVESTMENT OPPORTUNITY

Offered for sale are three commercial tracts in Anna, Texas. Located in a rapidly growing sector of Collin County in the Anna city limits, these tract have great commercial development potential. They are all designated for commercial use as part of Anna's master land usage plan.

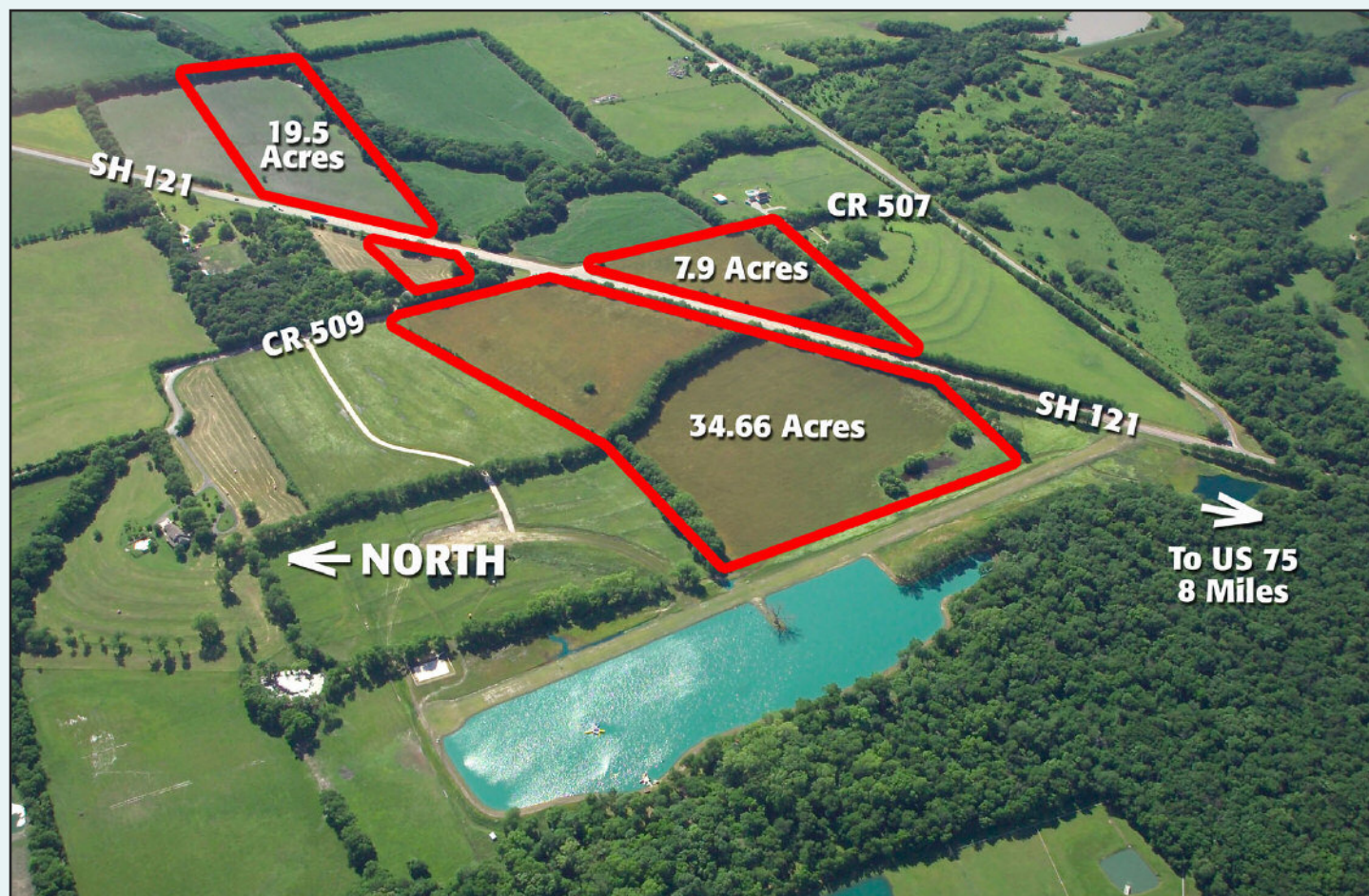
Tracts are located 3-4 miles west of the explosive growth in Anna and Melissa and Segment 1 of the now completed Collin County Loop service road.

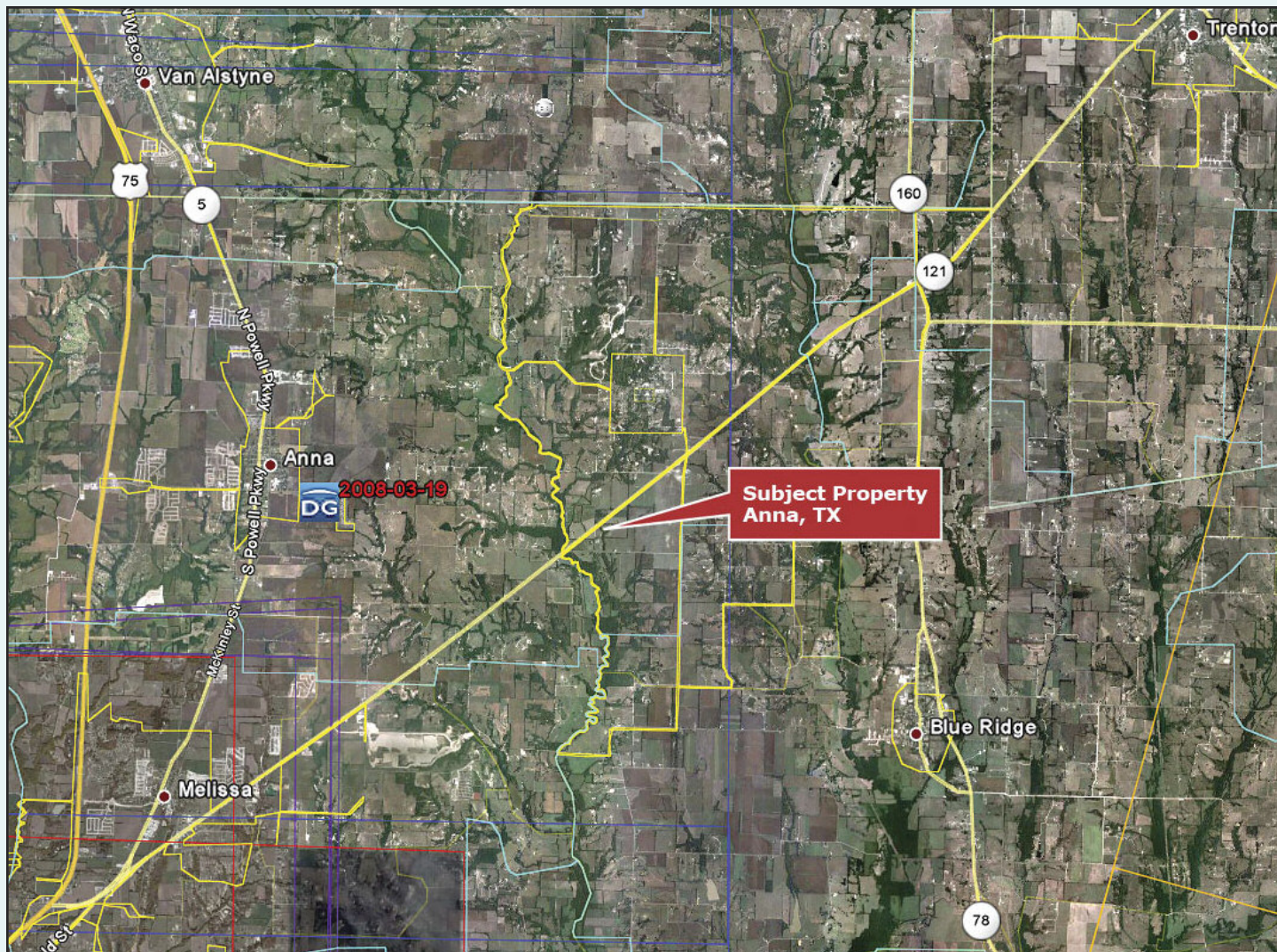
Tract #1: 34.66 Acres, Anna City Limits
121 Frontage, Corner of SH 121 & CR 509
Great location for liquor store, convenience store, gas station, etc. Price: \$1,213,000

Tract #2: 7.92 Acres, Anna City Limits
121 Frontage, Corner of SH 121 & CR 507
Great location for liquor store, convenience store, gas station, etc. Price: \$395,000

Tract #3: 19.51 Acres, Anna City Limits
121 Frontage, Great location for liquor store, convenience store, gas station, commercial property, etc. Price: \$546,280

Owner financing available on some of these tracts. Please inquire for details.





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FOR SALE
COLLIN COUNTY
COMMERCIAL
INVESTMENT LAND



FACT SHEET

PROPERTY INFORMATION: 19.51, 7.92 and 34.66 Acre tracts located in Collin County, Texas

LOCATION: Property is located in Anna, Texas on SH 121. Location is only 8 miles east of US 75 (Central Expressway), 4 miles east of Melissa/Anna and 11 miles east of McKinney, Texas.

LEGAL: 4 tracts as shown below all situated in the in the J.C Neill Survey, Abs. 659, Blk 1, (Tract 39, 34.66 acres), (Tract 40, 7.92 acres), (Tract 45, 8.04) acres and (Tract 13, 11.47 acres), all located in Collin County, Texas.

<u>Collin County</u>	<u>Tract Size</u>	<u>Property ID No.</u>	<u>Geo ID No.</u>
Tract #1	11.47 Acres	2121595	R-6659-001-0130-1
Tract #2	8.04 Acres	2615839	R-6659-001-0450-1
The 19.51 acres is comprised of the two tracts above. They are selling together.			
Tract #3:	7.92 Acres	2531780	R-6659-001-0400-1
Tract #4:	34.66 Acres	2566731	R-6659-001-0390-1

WATER: Available Onsite

ELECTRIC: Available Onsite

GAS: Propane

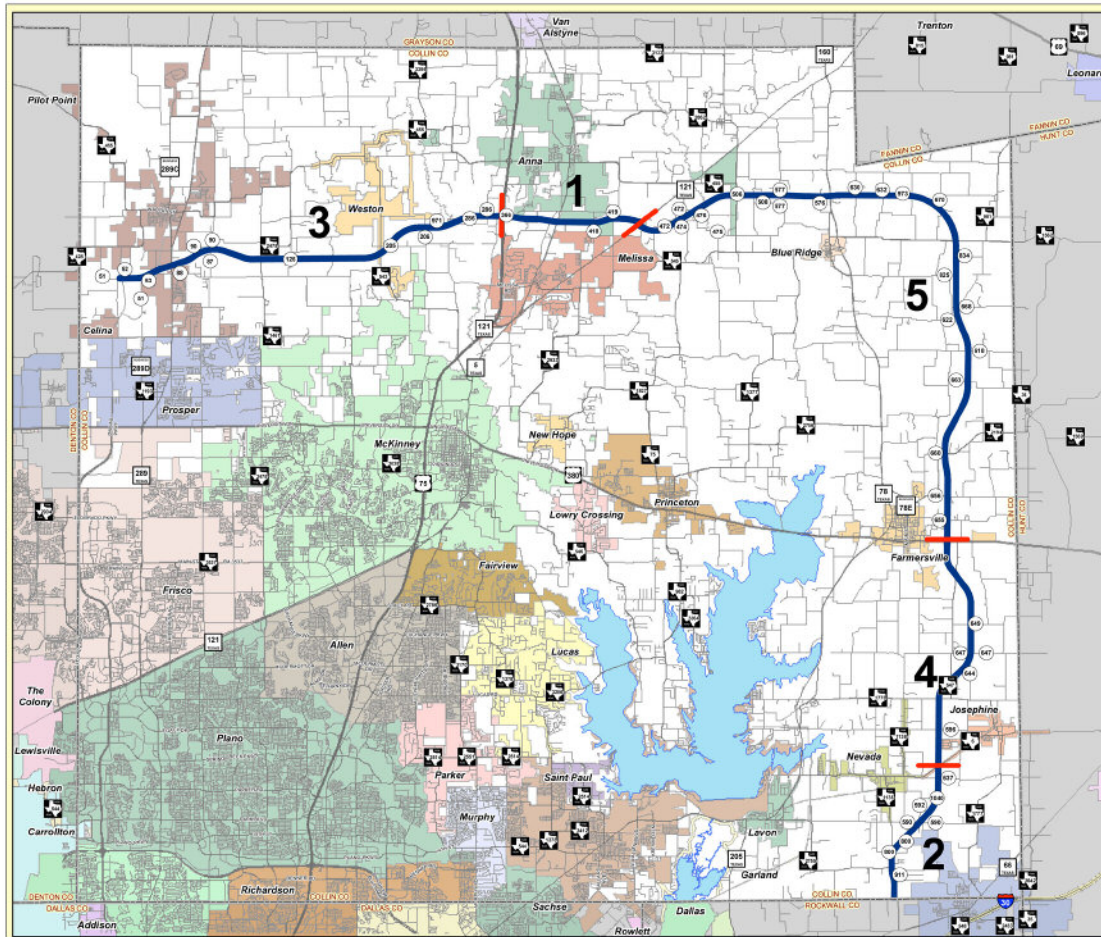
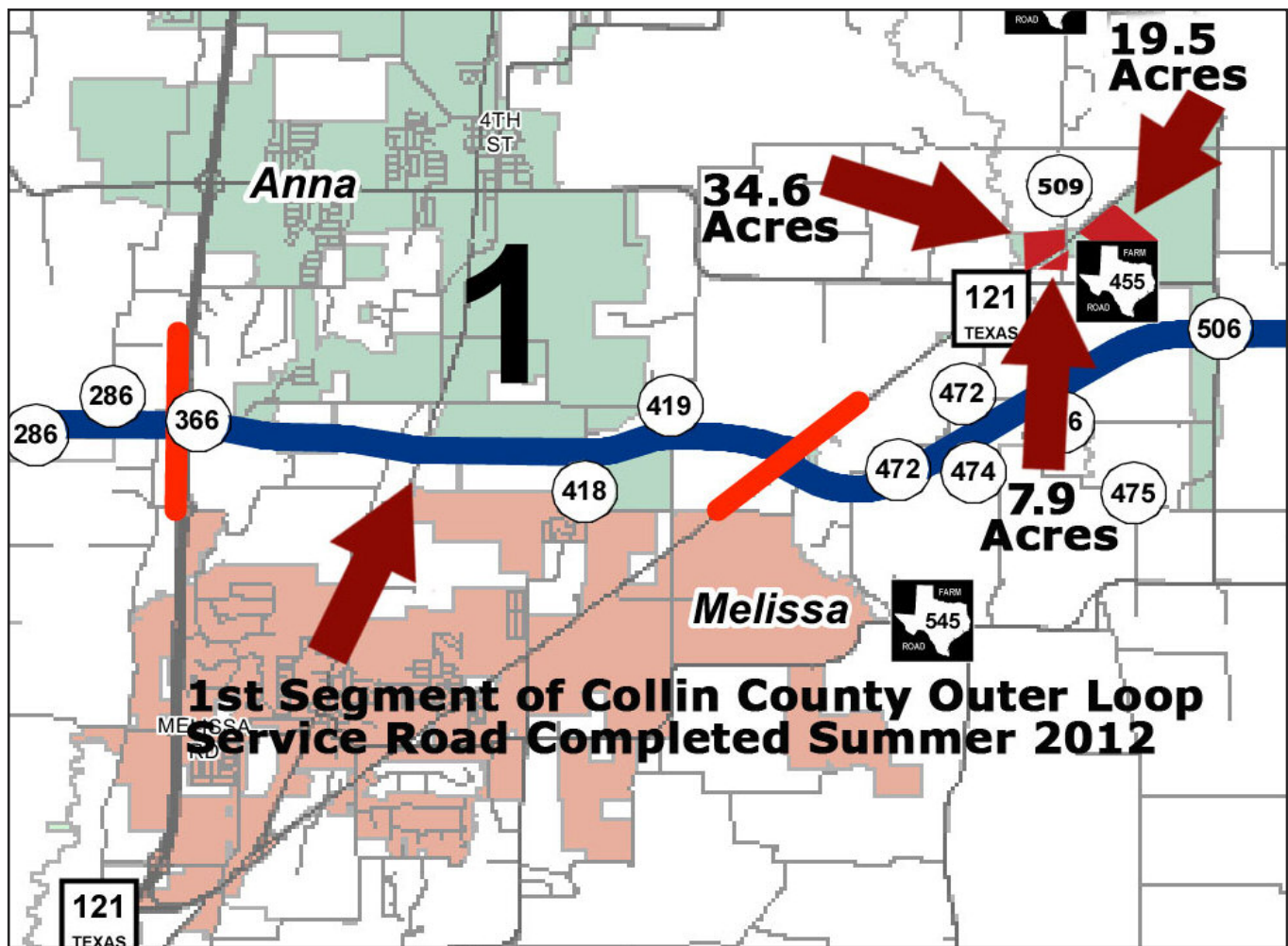
SEWER: Septic

PHONE: Available Onsite

FEATURES: All tracts are in the Anna city limits and feature considerable SH 121 frontage. Each tract is designated for commercial use as per the city of Anna's master land usage plan. All tracts are currently ag-exempt. The 7.92 arce tract and 34.66 acre tract are corners.

SCHOOLS: Anna Independent School District

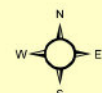
TAXES: Property is ag-exempt, so taxes are very low.



Legend

Numbered Segments

- 1 US 75 - SH 121
- 2 FM 6 - Rockwall Co.
- 3 DNT - US 75
- 4 US 380 - FM 6
- 5 SH 121 - US 380



Source data compiled from GIS Database and the Engineering Department.
This map is a graphic representation of Collin County and should only be used for illustrative purposes. In no way should this map be used to settle any boundary disputes or locational conflict.

August 2009