



# FACT SHEET

**PROPERTY INFORMATION:** 74.62 Acres located in Collin County, Texas

**LOCATION:** Property is located in Anna, Texas on FM 2862 just 1/4 mile north of SH 121. Location is only 8 miles east of US 75 (Central Expressway), 5 miles east of Melissa/Anna and 11 miles east of McKinney, Texas.

**LEGAL:** 4 tracts totaling 74.62 acres situated in the John Chalmers Survey, Abs. 233, Block 2, Tract 85 (32.39 acres), Tract 162 (11.68 acres), Tract 161 (8.93 acres), and Tract 87 (21.62 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:	32.39 Acres	2571970	R-6233-002-0850-1
Tract #2:	11.68 Acres	2571957	R-6233-002-1620-1
Tract #3:	8.93 Acres	2571951	R-6233-002-1610-1
Tract #4:	21.62 Acres	2671338	R-6233-002-0870-1

**WATER:** Available Onsite

**ELECTRIC:** Available Onsite

**GAS:** Propane

**SEWER:** Septic

**PHONE:** Available Onsite

**FEATURES:** The property features paved road frontage on FM 2862 to the east and Church St. to the south and west. Property is mostly open pasture with scattered trees with heavy treed areas along the creek and in areas that have never been cleared.

**SCHOOLS:** Anna Independent School District

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