

ANNA, TEXAS 75409 SH 121 CORNER TRACTS WITH HIGHWAY FRONTAGE ZONED COMMERCIAL GREAT INVESTMENT OPPORTUNITY

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

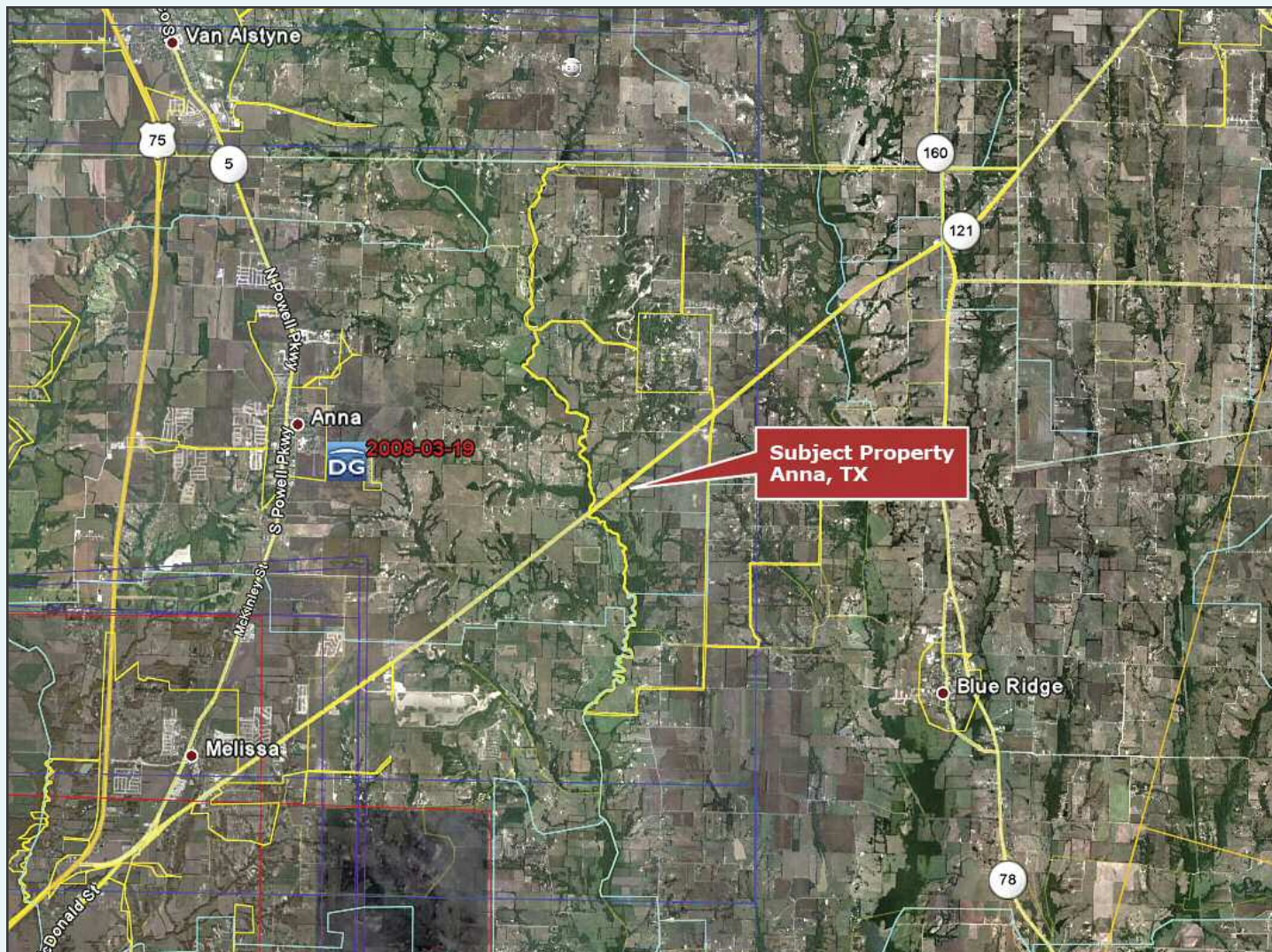
Tracts are located 3-4 miles west of the explosive growth in Anna and Melissa and Segment 1 of the now completed Collin County Loop service road.

Tract #1: 34.66 Acres, Anna City Limits
Zoned for commercial use, currently carries ag exempt status, SH 121 Frontage, Northwest Corner of SH 121 & CR 509. Great location for future liquor/convenience store, gas station, etc. Price: **SOLD**

Tract #2: 7.92 Acres, Anna City Limits
Zoned for commercial use, currently carries ag exempt status, SH 121 Frontage, Southwest Corner of SH 121 & CR 507. Great location for future liquor/convenience store, gas station, etc. Price: \$899,000

SH 121 is being widened to 4 lanes thru this sector. There will be turn lanes at CR 507 and CR 509.





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FOR SALE
COLLIN COUNTY
COMMERCIAL
INVESTMENT LAND



FACT SHEET

PROPERTY INFORMATION: 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), both 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:	7.92 Acres	2531780	R-6659-001-0400-1
Tract #2:	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.