



FACT SHEET

PROPERTY INFORMATION: 226.25 Acres

LOCATION: Property is located on FM 3133, Anna, Texas. Location is approximately 1.75 miles north of SH 121 fronting FM 3133. Location is only 12 miles east of US 75 (Central Expressway), 8 miles east of Melissa/Anna and 15 miles north of McKinney, TX. A great location in the path of future growth.

LEGAL: 3 tracts totaling 226.25 acres situated in the John Wagner Survey, Abs A 1013
Tract 1: 79.03 acres; Tract 2: 143.28 acres; Tract 3: 3.94 acres

Tract #1: Property ID: 1023671	Geo ID: R-7013-000-0010-1
Tract #2: Property ID: 2624941	Geo ID: R-7013-000-0020-1
Tract #3: Property ID: 1023733	Geo ID: R-7013-000-0060-1

WATER SERVICE: Provided by Westminster Water Supply Corporation, 972.924.3282
There is a 6" water line running north along FM 3133 to CR 530.
North of CR 530 the water line along FM 3133 reduces to 4". There is a 6" water line running along CR 530. There is one water meter on the property located off CR 530.

ELECTRIC: Provided by Grayson Collin Electric Cooperative, 903.482.7146
SERVICE

GAS: Propane

SEWER: Septic

PHONE: Available

FEATURES: The property features over a mile of paved road frontage, several ponds and creeks, heavy brush areas with mature trees, open pastures, cultivated pastures, and trails cut for recreation.

SCHOOLS: Anna Independent School District

2012 TAXES: \$746.84 (entire property is ag-exempt)