



*P. O. Box 610 ★ 670 N. Hwy. 289
Prosper, Texas 75078
972-346-3333 ★ Fax 972-346-3430*

2.8 ACRES
STATE HWY 5
ANNA, TEXAS

Location : North West Corner of Hwy 5 & CR 371

Price : \$ 4.00 Sq. Ft.

Utilities : Electricity, Water, Sewer

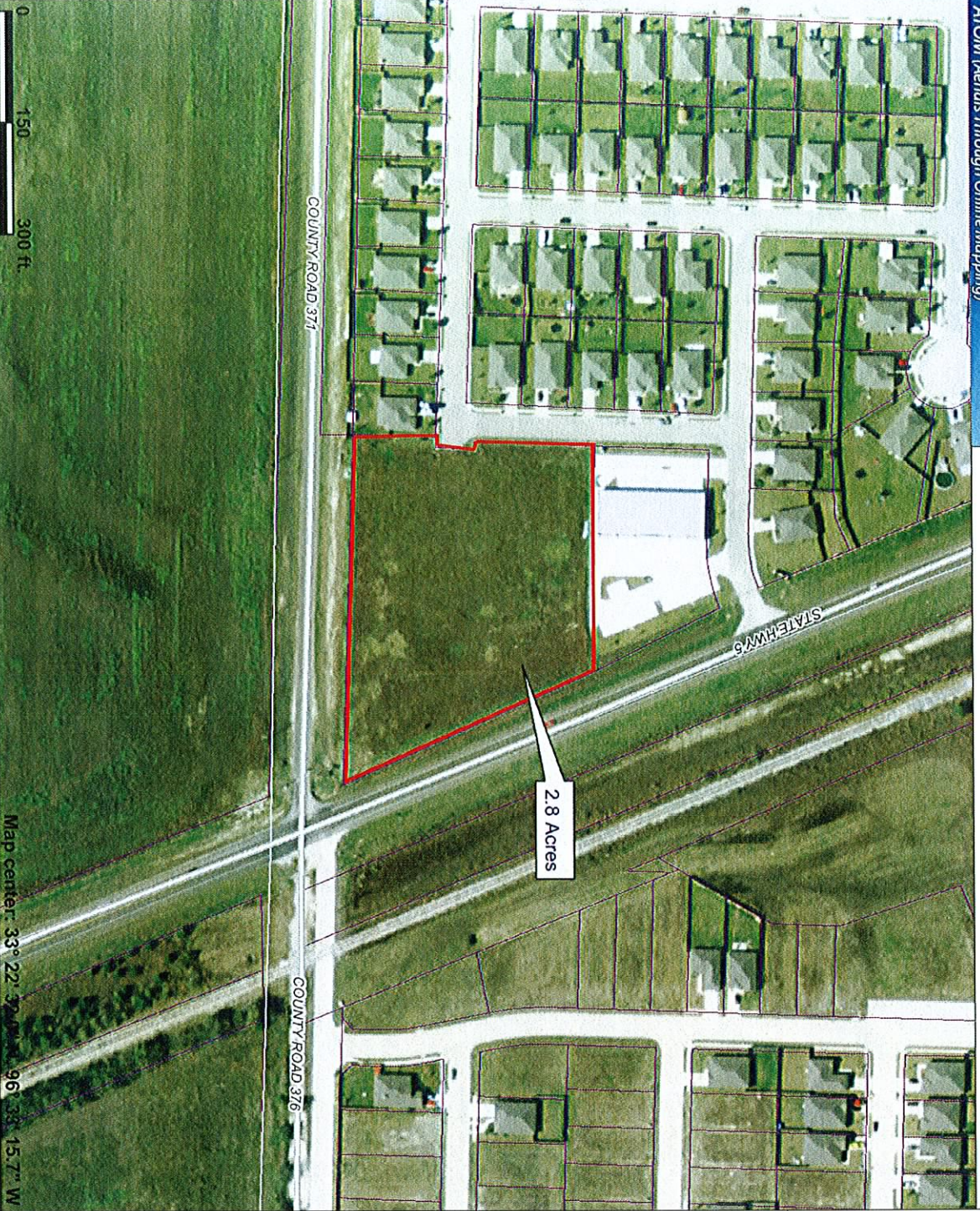
Zoning : Commercial

Features : Great Investment Tract North of Anna. C-1
Zoning. Next to Tara Farms Sub-division.

Property ID : KW

The information herein is furnished by Collin County Land Company to the best of our knowledge, but is subject to verification by purchaser, and agent assumes no responsibility for correctness thereof. The sale offering is made subject to errors, omissions, changes of price, prior sale or withdrawal without notice. In accordance with the Law, this property is offered without respect to race, color, creed, national origin, sex, familial status or disability. This is not intended to solicit property currently listed.

2.8 AC Anna TX



Legend

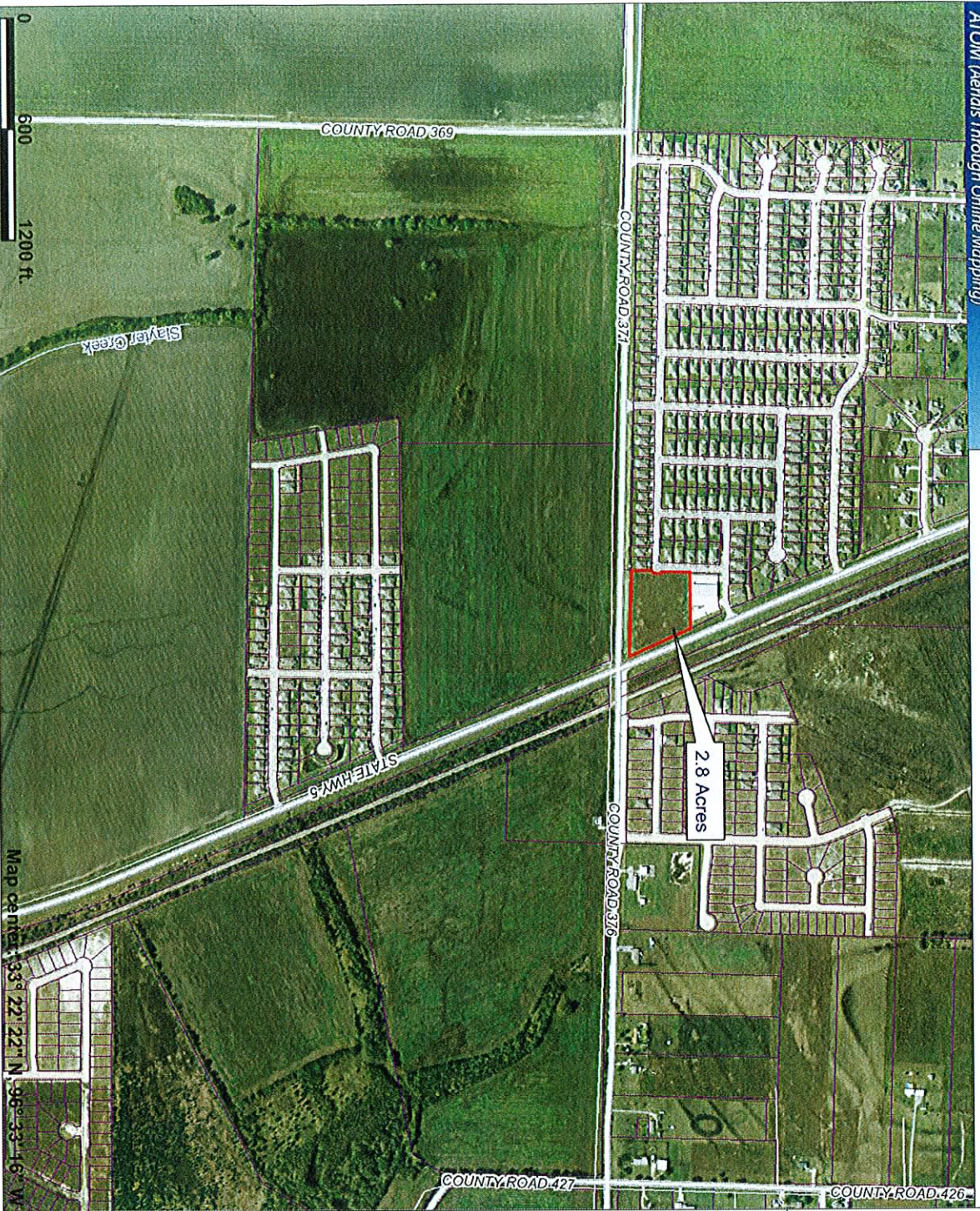
- Fannin Minor Roads
- Fannin Major Roads
- County Boundaries
- Dallas Roads
- Denton Roads
- Ellis Roads
- Erath Roads
- Hood Roads
- Hunt Roads
- Johnson Roads
- Kaufman Roads
- Navarro Roads
- Palo Pinto Roads
- Parker Roads
- Rockwall Roads
- Somervell Roads
- Tarrant Roads
- Wise Roads
- Roads10
- Collin County - Parcels
- Parks
- Airports
- Streams
- Lakes
- Aerials
- Current City Limits
- County



Scale: 1:2,493

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2.8 AC Anna TX Aerial 2



Legend

- Fannin Minor Roads
- Fannin Major Roads
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- Tarrant Roads
- Wise Roads
- Roads 10
- Collin County - Parcels
- Parks
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- Lakes
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Map center: 33° 22' 22" N, 96° 33' 16" W

Scale: 1:9,970

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2.8 AC Anna Locator Map



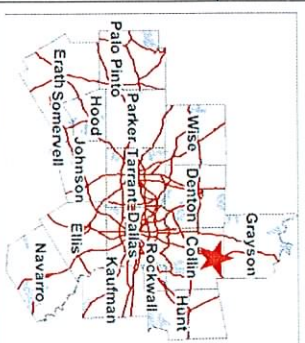
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0 4500 9000 ft.



Scale: 1:79,762

- Legend**
- Fannin Major Roads
 - County Boundaries
 - Freeway
 - Toll
 - Major Roads 12
 - Parks
 - Airports
 - Streams
 - Lakes
 - Current City Limits
 - County



MLS# 11411656 Active 000 State Hwy 5 * Anna* 75409* LP: \$487,872



Category: Lots & Acreage **Type:** Commercial **Orig LP:** \$487,872
Area: 63*/1* **Map:** CG*/0410*/S* **Low:**
Subdv: Tara Farms Commercial **S/Acre:** \$ 174240.00
County: Collin* **Plan Dev:**
Parcel ID: R853400r00101* **Legal:** Tara Farms Commercial, Block R*
Lot: 1* Blk: R* MUD Dst: No **MultiParcel:** No **Unexempt Taxes:** \$10842

of Lots: **Lots Sold Sep:** **Lots Sold Pkg:**
Road Frontage: 866 **Feet to Road:** **Rd Asmt:**

Land SqFt: 121,968 / Other **\$/Lot SqFt:** \$ 4.00 **Subdivided:**
Acres: 2.800 **LotDim:** 2.8 net acres **Will Subdivide:** No
Media: 1 / 0 / 0 **Property History:** Y HOA: None HOA Dues: \$/
Documents: 0 / 0 / 0

Click on Image for More Options

School District: Anna ISD*

Bus: Type: E **Name:** Joe K Bryant
Bus: Type: M **Name:** ANNA
Bus: Type: H **Name:** ANNA
Bus: Type: **Name:**

Crop Retire Prog:
Land Leased:
AG Exemption: No

Lakes:
Ponds:
Stock Tanks:
Wells:
Wtr Meters:

Pasture Acres:
Cultivated Acres:
Bottom Land Acres:
Irrigated Acres:

Lot Description	Proposed Use	Utilities Installed	Electric	Unknown Encumbrance(s)	Possession
Acreage	Commercial	Zoned	Topography	Easements	Closing/Funding
Corner	Zoning Info	Street/Utilities	Level	Utilities	Showing
Lot Size/Acreage	Other	Asphalt	Road Frontage Desc	Documents	Sign on Lot
1 Acre to 2.99 Acres	Development	City Sewer	County	Plat Approved	
Present Use	City Limits	City Water	State	Assumption Info	
Other	Plat Approved	Other Utilities	Restrictions	Not Assumable	

Property Description: C-1 zoning on this small commercial site north of Anna, all priced at \$4.00 per sf, pad sites priced at \$6.50 per sf. Utilities on site. Good location next to Tara Farms subdivision.

Directions: North of Anna on Hwy. 5, property located at the northwest corner of Hwy. 5 and County Road 371

SUB: 3% **BAC:** 3% **Var:** No **List Type:** Exclusive Right to Sell/Lease **CDOM:** 10 **DOM:** 10 **LD:** 5/28/2010 **XD:** 11/28/2010

LO: CCLC01 **Collin County Land Company**
(972)346-3333

Fax: (972)346-3430

Brk Lic#: 0197120

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Fax:

Agent Other: (214) 957-5875

LA Cell: (214)957-5875 **LA Voice Mail:**

LA Pager:

LA Email:

LA Website: <http://www.collincountylandcompany.com>

kwebster@collincountylandcompany.com

Location:

Preferred Title Co:

Call:

Appt: X:

Owner Name: see agent

Keybox #: 000

Seller Type: Individual(s)

Occupancy: Vacant

Show Instr: Sign on property

Owner Permission to Video:

Prepared By: Kathy Webster / Collin County Land Company

----- Information herein deemed reliable but not guaranteed. -----

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