



ANNA TOWN SQUARE
MIXED USE & RESIDENTIAL
1.950 SF LOTS

**FUTURE
MULTI-FAMILY**
± 500 UNITS

SITE

SITE

C.R. 423

**5
TEXAS**

SITE



HWY. 5 (POWELL PKWY.) & C.R. 423

ANNA, TX | COLLIN COUNTY | ANNA I.S.D | COMMERCIAL & RESIDENTIAL LAND FOR SALE

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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC.2022



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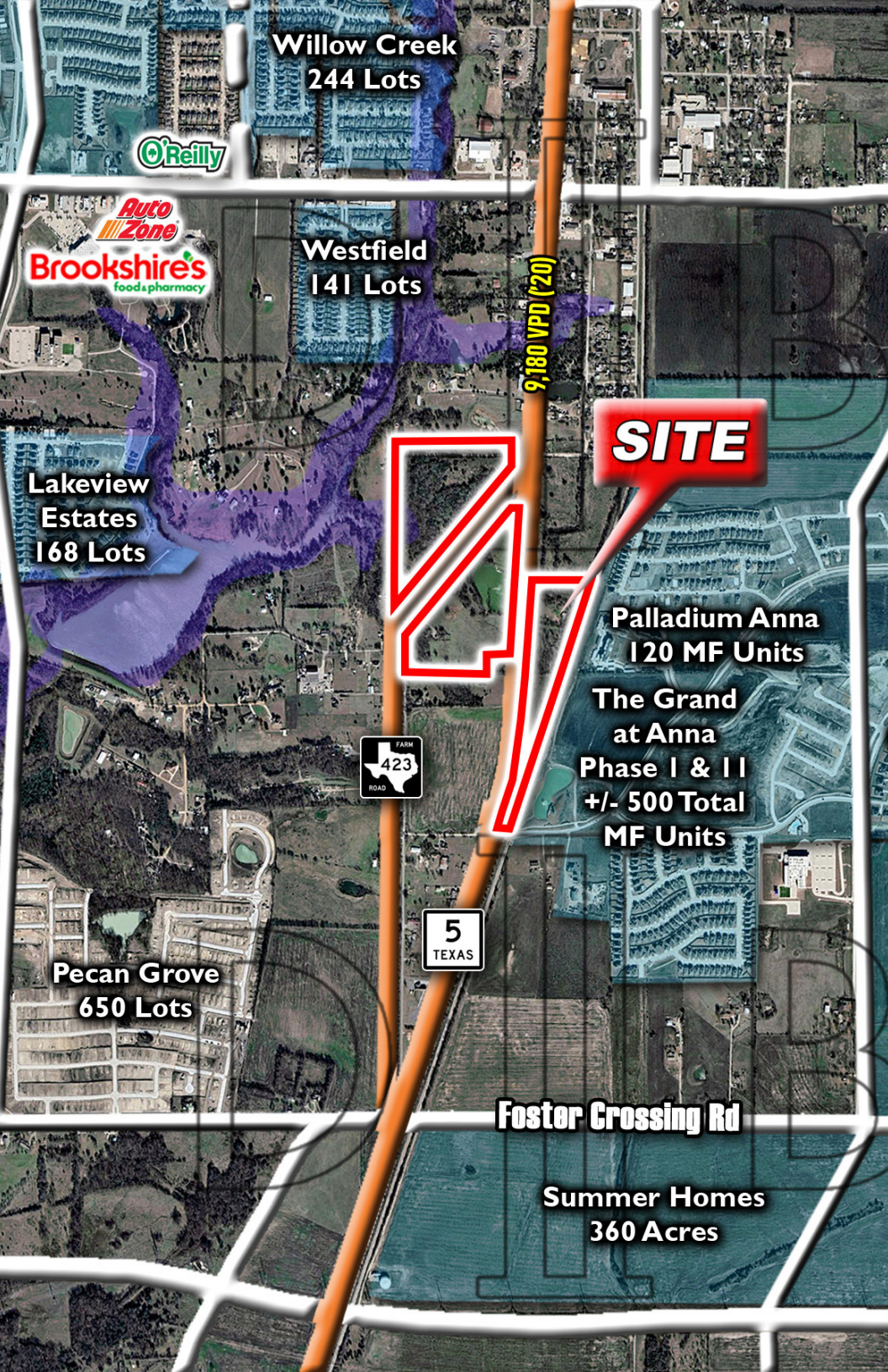
SITE

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FINLEY BLVD.



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PROPERTY INFORMATION



SIZE:

Tract 1: ± 22.43 AC
 Tract 2: ± 22.30 AC
 Tract 3: ± 13.54 AC



TRAFFIC COUNTS:

Hwy. 5: 9,180 VPD (~20)



ZONING:

All Tracts Zoned SF - E (Estate Lots)
 Future Land Use:
 Tracts 1 & 2: Cluster Residential
 Tract 3: Commercial/Retail



UTILITIES:

Sewer: Existing 12" Line On-Site
 Water: 24" Line Across Hwy. 5, 3" Line
 Along C.R. 423

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2022 Population	2,278	29,921	43,994
% Proj Growth 2022-2027	8.04%	3.14%	4.13%
2022 Average HH Income	\$112,172	\$122,324	\$125,509
2022 Median HH Income	\$91,723	\$102,580	\$103,347

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\$600 MILLION ANNA DEVELOPMENT WILL BRING ALMOST 1,000 HOMES

Developers in the city of Anna north of McKinney have gotten zoning for a \$600 million mixed-use community that will include almost 1,000 new homes.

Called Crystal Park, the 390-acre project is on the west side of U.S. Highway 75 near FM 455.

The new community will include commercial properties along the highway, multifamily apartment development and a professional campus.

"Crystal Park will be a one-of-a-kind mixed-use development providing unique amenities and a variety of housing options for Anna neighbors," Anna Mayor Nate Pike said in a statement.

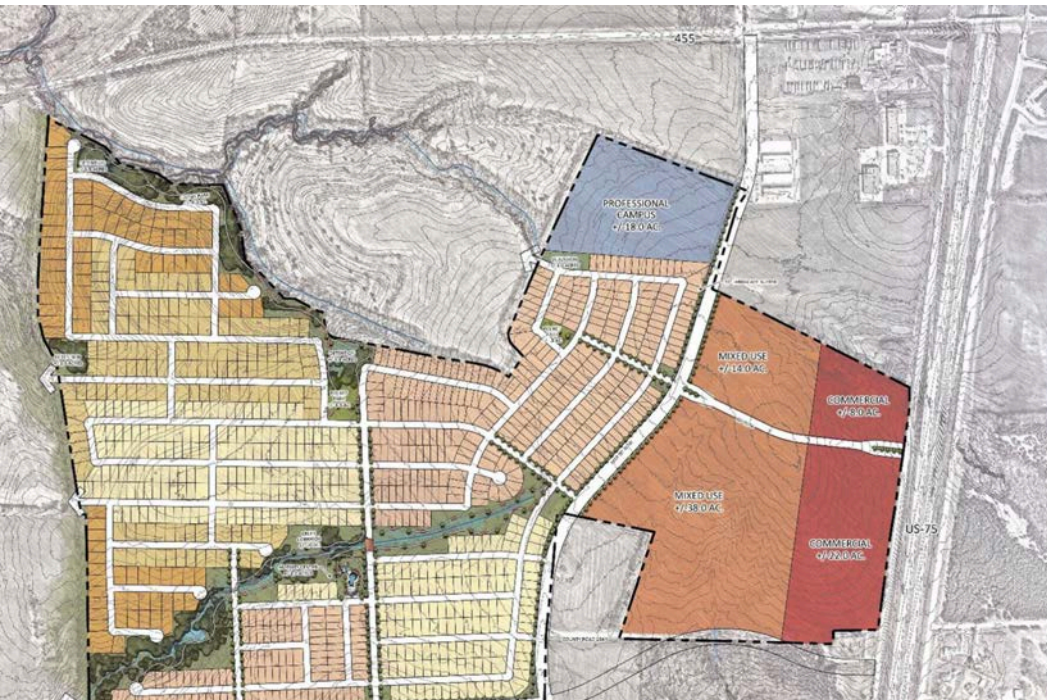
Longtime North Texas builder Bloomfield Homes will develop the property.

"We are excited to continue investing in Anna and believe that Crystal Park will be a sought-after address for many prospective homeowners," Bloomfield Homes chairman Don Dykstra said in a statement. "Anna provides a great location, good school district and small-town feel that many people are looking for in a community."

Most of Bloomfield Homes' new houses in the Dallas-Fort Worth area are priced between \$350,000 and \$500,000. It's one of the top homebuilders in North Texas.

Anna has added thousands of new homes in the last decade as builders have headed north up U.S. 75.

The Collin County city has a population of more than 18,000 and is expected to grow to 100,000 by 2050.



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IT'S GOING TO BE BETWEEN SHERMAN AND SINGAPORE

DALLAS BUSINESS JOURNAL

"Aw, shucks."

That's the feeling that permeated Sherman when Texas Instruments Inc. (Nasdaq: TXN) announced it would phase out a facility that opened in the 1960s a few years back.

Granted, the Grayson County seat had scored its share of victories from Panda Power Funds, Finisar (now II-VI) and others within the past decade, but the loss of TI was a blow to the tune of 500 well-paying jobs.

Then an official from the Dallas-based semiconductor heavyweight scheduled a 30-minute meeting with Kent Sharp, president of Sherman Economic Development Corporation, on what would turn out to be a fateful Friday last summer.

The encounter kicked off with a request to sign a nondisclosure agreement before explaining the scope of a near-\$30 billion phased investment consisting of up to four semiconductor wafer fabrication plants and 3,000 jobs.

"They said, 'Here's the thing: It's going to be between Sherman and Singapore,'" Sharp recalled. A community of 50,000 competing against an entire country – well, that wasn't something the folks in Sherman expected. Yet it wasn't something that it was ill-equipped for either, given its familiarity with the arsenal of incentives available to Texas communities.

Sharp asked how long the community and county would have to create an incentive package. TI responded with a deadline of August 1.

"What we did was we expedited it. I called the mayor, the county judge and Robby Hefton, the city manager, and we got all the elected officials and their CEOs to come in to the SEDCO boardroom for a meeting. That was the first Friday meeting of that type," said Sharp.

Singapore had already made it clear it wanted TI's investment there with its own enticements. Not to be bested, the taxing entities and SEDCO came to play with their own incentives protocols – the largest of drivers being a key abatement from Sherman ISD by way of the vital but soon-to-be-sunsetted Texas Tax Code 313.

The efforts of the city and its economic development corporation, Grayson County and Sherman ISD clearly paid off.

A week before Thanksgiving, TI announced its official selection of Sherman with plans to begin construction on its first phase of fabs in 2022.

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A TI spokesperson said community cooperation was key in putting together something of this magnitude.

"One of our long-standing company ambitions is to be a company that we're personally proud to be a part of and would want as our neighbor. With that, we partnered with local and state officials to thoughtfully plan what is needed to operate a fab site of this scale and ensure that we balance those needs with the economic opportunities we are providing," said the TI spokesperson.

Coupled with Sherman's proximity to the company's other manufacturing operations in Dallas and Richardson, the TI spokesperson said Sherman provided unique advantages, such as a competitive business environment, access to a highly trained technical workforce and an existing supplier base.

When city officials received word that Sherman had scored the fabs project, City Manager Robby Hefton said they celebrated for about 24 hours before getting back to work.

"We're doing 10 years of improvement projects in the span of two years. It's a monumental effort," said Hefton.

"We don't have the luxury of missing on this. It's a very aggressive timeframe. It's no secret that TI wants to be producing chips in 2025, and we're dedicated to making sure that they have what they need from the city before they need it," he added.

There's an oft-quoted saying that goes, "Luck is what happens when preparation meets opportunity."

That's Sherman.

The city equipped itself in such a way that it could strike quickly if and when the right chances arose. While Sherman couldn't have predicted a phased development of this magnitude would wind up on its doorstep or a global chip shortage, it was ready.

A proactive approach to infrastructure not only produced critical street updates and even a thoughtful partnership with the Texas Department of Transportation, but a capital investment of \$30 million for an expansion to its water treatment facility.

The foresight to add a water plant without the immediate need for 10 million more gallons in capacity speaks to the anticipation with which Sherman is meeting both the growth of the northward march spilling out of Collin County and its own compounding, organic growth tied to industrial might.

"We've really given legs to incentives for our home developers using different tools in our toolbox," said Sherman Mayor David Plyler. "Cities have to encourage developers to come and develop neighborhoods because, with a

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DALLAS BUSINESS JOURNAL



facility like this, people need a place to live.”

Mayor Plyler said after TI’s announcement land prices and home values rose while the supply of houses has shrunk considerably.

“There are a lot of things coupled with an announcement like this that could be a real problem, but Robby and his team have worked really hard in order to get Sherman to the point where not only can we support a TI and a \$30 billion investment over so many years but can also support their vendors and other business that cater to them that are coming our way,” said Mayor Plyler.

It’s a bit of an impertinent question to ask Sherman “What’s next?” after this victory, but Mayor Plyler, Hefton and Sharp agreed: They’re building the foundation for Sherman 40 years from now in the same way their forefathers did 40 years ago.



“We’re very intentional, and we want to build a community for our children and grandchildren,” said Sharp.

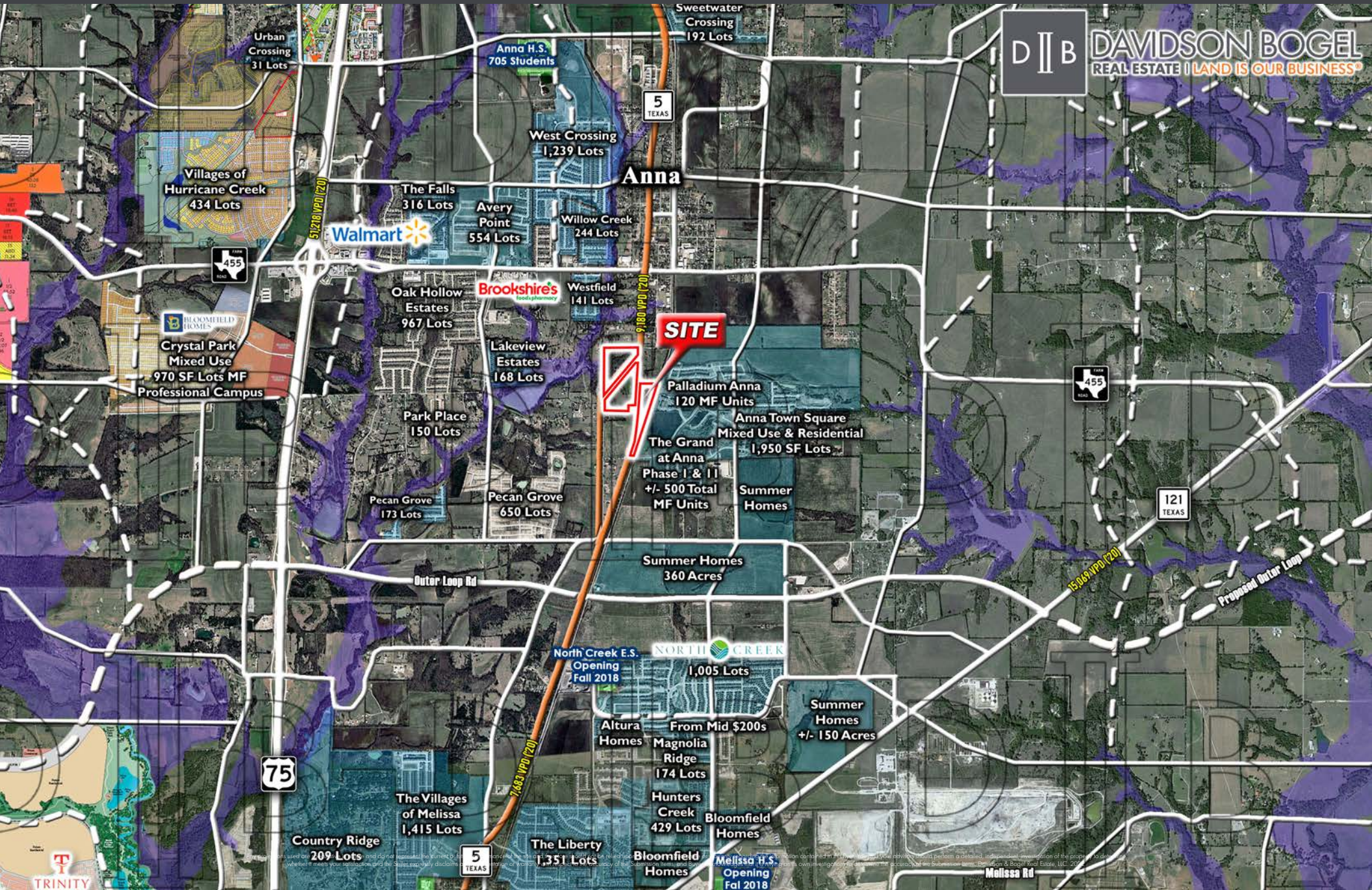
None of this came together by accident with the right people in the right place at the right time, according to Hefton.

“I’m always going to give glory where it belongs – to God. He’s worked great in our community, and we’re seeing the fruits of that,” said Hefton.

“Some of the deals that we do are once a decade or once a generation. This is a deal that’s once in a lifetime,” he added.

HWY. 5 (POWELL PKWY.) & C.R. 423

WIDE AERIAL



HWY. 5 (POWELL PKWY.) & C.R. 423

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date