



## DESCRIPTION

BRYAN HAGGARD LAND GROUP has been exclusively retained to present this incredible opportunity in Anna, Texas. Situated in Anna's rapidly expanding Western Corridor, this site is a 40-acre property with no zoning restrictions, offering unparalleled flexibility for investment. Positioned between two upcoming master-planned communities, Oak Ridge and City Park West, and just 7 minutes from US 75, this tract is ideally located near major retailers like Walmart and Chick-fil-A. Future infrastructure improvements, including the planned Taylor Road and the creation of a hard corner at CR 285, further enhance the site's commercial potential. The site is approximately 22 miles from the \$30 billion Texas Instruments Chip Manufacturing Plant in Sherman and approximately 15 miles from The Dallas North Tollway. The property is well-equipped to be positioned for future development, including a 2 in. water line with a 12 in. located 1 mile North. A 48 in. sewer trunk line is located just past the Eastern boundary of the tract with a wastewater treatment plant expected to be operational just South within the next 12-14 months. The City of Anna, recently ranked the #5 fastest-growing city in the U.S., is revising its comprehensive plan to emphasize commercial development at this location, with a focus on retail, restaurants, and office condos on this particular tract—making this tract a perfect fit for these needs. Given its strategic location near major employment hubs like Frisco, Plano, and Dallas, along with its alignment with the city's vision for growth, Anna Corners represents a unique and timely investment opportunity. Investors can leverage the site's flexibility and future infrastructure to meet the growing demand in one of Texas's most dynamic regions.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21188128

**YEAR BUILT:**

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** H T CHENOWETH SURVEY

**LIST DATE:** 02/28/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 40

**LOT SIZE (SQFT):** 1,742,400

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural

## UTILITIES

### UTILITIES:

- SeeRemarks

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Joshua Bryan 

**PHONE:** 972.422.2500

**BROKERED BY:** Fairview Development Inc.

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