

CENTURY 21[®]

Judge Fite Company



453 COUNTY ROAD 371

ANNA, TX 75409



\$2,275,000



1 acres

DESCRIPTION

Position your next project in the direct path of North Texas's most explosive growth. Located in Anna's ETJ, just north of the landmark \$800M lagoon-based development, this improved acreage offers a rare plug-and-play infrastructure advantage for developers. While currently serviced by a 6-inch water line on CR 371 with 12-inch sewer lines already nearby, the city's confirmed infrastructure roadmap significantly elevates this site's capacity. Planned municipal upgrades include upsizing water lines to 16 inches and sewer lines to 24 inches, providing the high-volume utility backbone required for high-density residential or mixed-use development. With road access already established and utilities on-site, this property minimizes the typical raw land hurdles, offering a streamlined timeline to vertical construction in one of the fastest-growing submarkets in the DFW metroplex.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21193728
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: Jc Burge Surv
LIST DATE: 03/13/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10.94
LOT SIZE (SQFT): 476,372

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium

LOT DESCRIPTION:

- Acreage
- Cleared

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jacob Schwartz 

PHONE: 972.562.8883

BROKERED BY: Keller Williams NO. Collin Cty

century21judgefite.com

each office is independently owned and operated