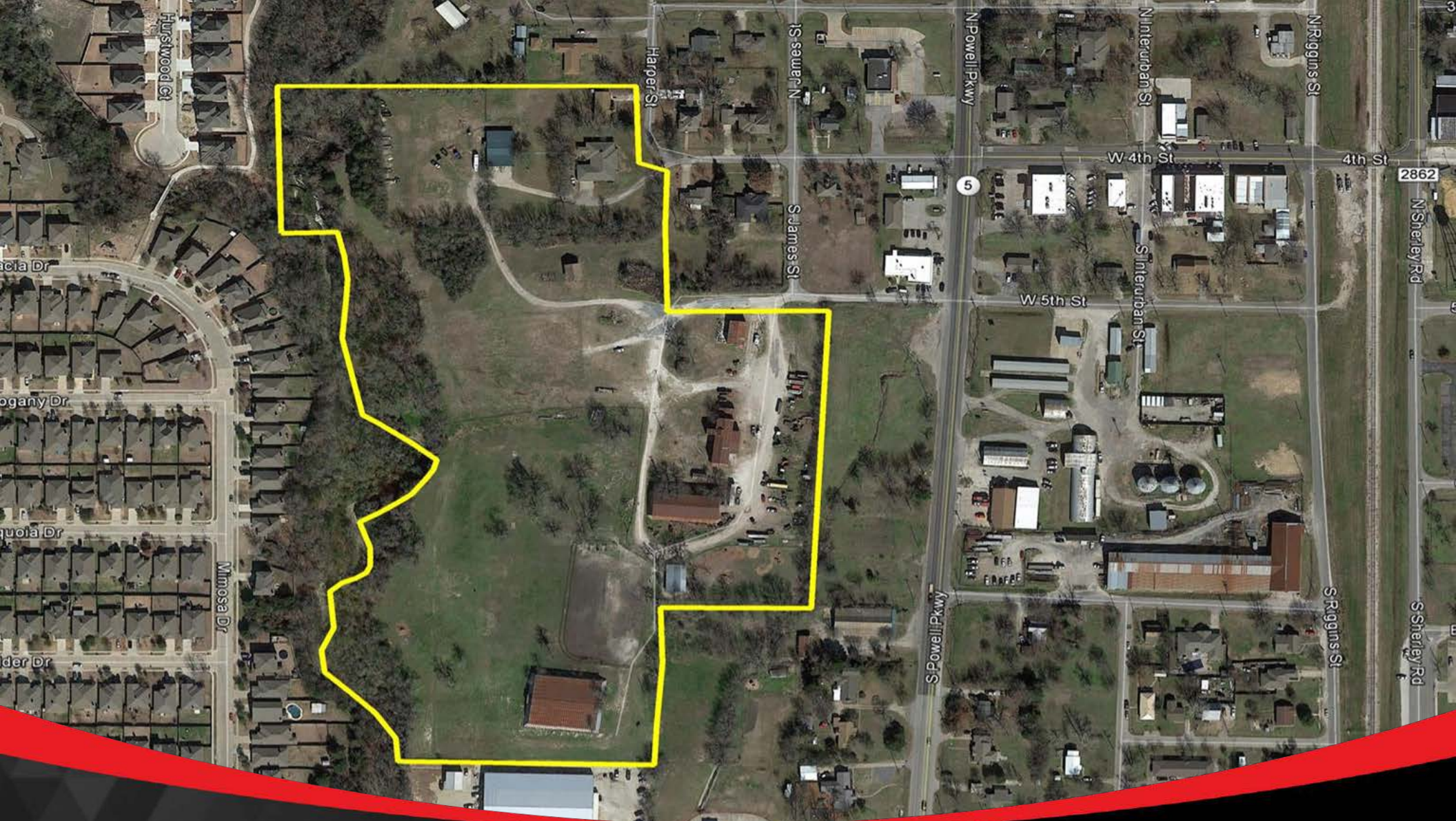




a limited liability company
McKissick & Associates

25.37 Acres

Anna, TX

\$6,630,703 - 101 Harper Street

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES- Real Estate Services, LLC.
Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Property Information

Brokerage ~ Consulting ~ Development

Asking Price:

\$6,630,703

Property Description:

25.37 Acres centrally located in the City of Anna's downtown district. Property is zoned C-1 Restricted Commercial. The property has four usable structures and good drainage. Owner financing is available with qualifications.

Location:

Collin County
Harper Street
City of Anna

Size:

25.37 Acres

Zoning:

C-1 - Restricted Commercial

Utilities:

All City Utilities

City Information - Anna:

The City of Anna, Texas is located on US 75, State Highway 5, and State Highway 121, about 40 miles north of Dallas, and is one of the fastest growing cities in the Dallas/Fort Worth Metroplex. Anna has approximately 13,000 residents in the city limits. Our residents enjoy an unhurried and friendly atmosphere, excellent schools, and access to many urban amenities. Anna is located in northern Collin County. According to the City of Anna website, the city has a total area of approximately 15 square miles in its city limits and approximately 60 square miles in its planning area. As of the 2010 census, there were 8,249 people, 2,576 households residing in the city.

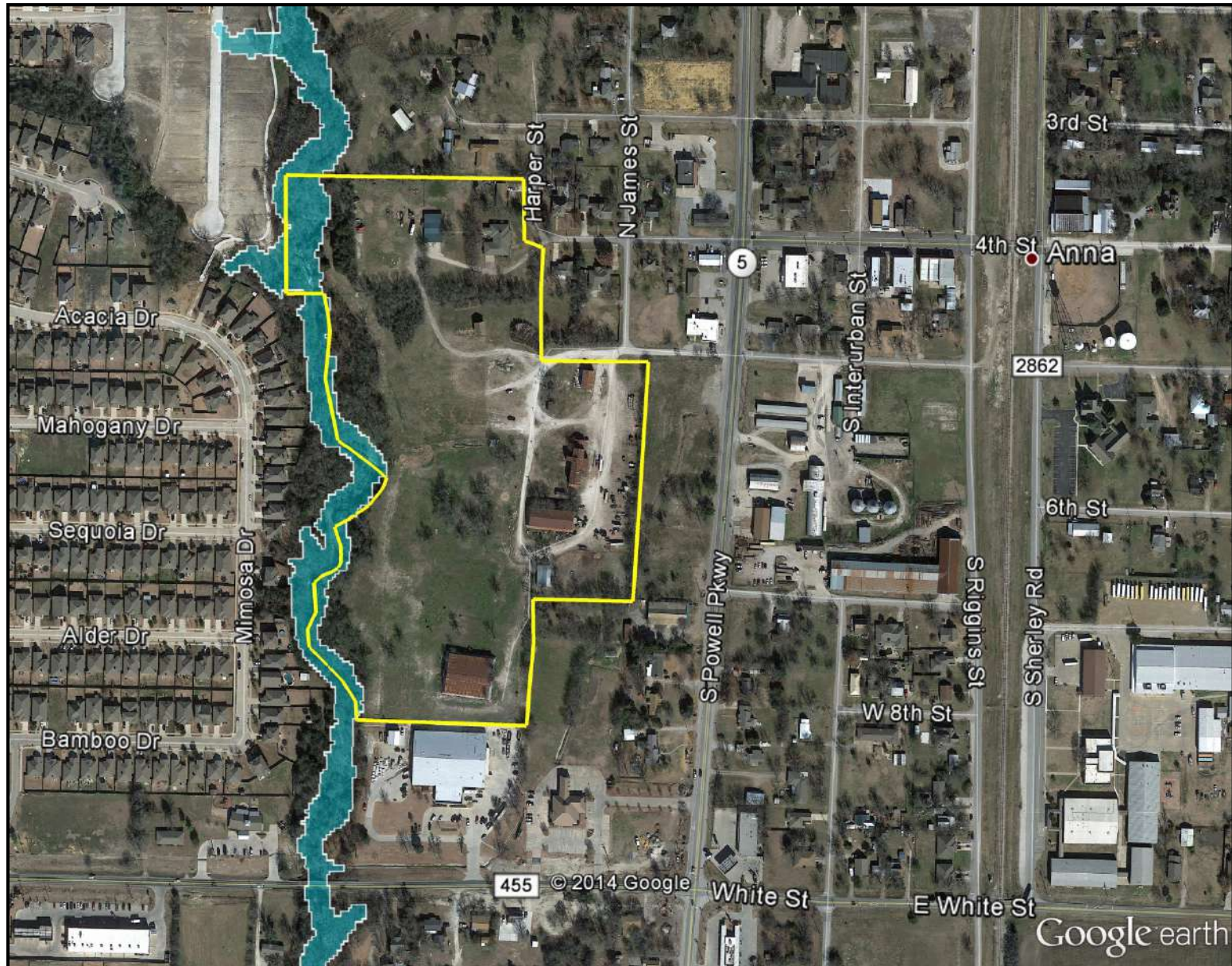


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CHARLES MCKISSICK - 972-562-9090 OFFICE - 214-533-5146 CELL - CMCKISSICK@RESMCKINNEY.COM - WWW.RESMCKINNEY.COM

Flood Map

Brokerage ~ Consulting ~ Development



Topography Map

Brokerage ~ Consulting ~ Development

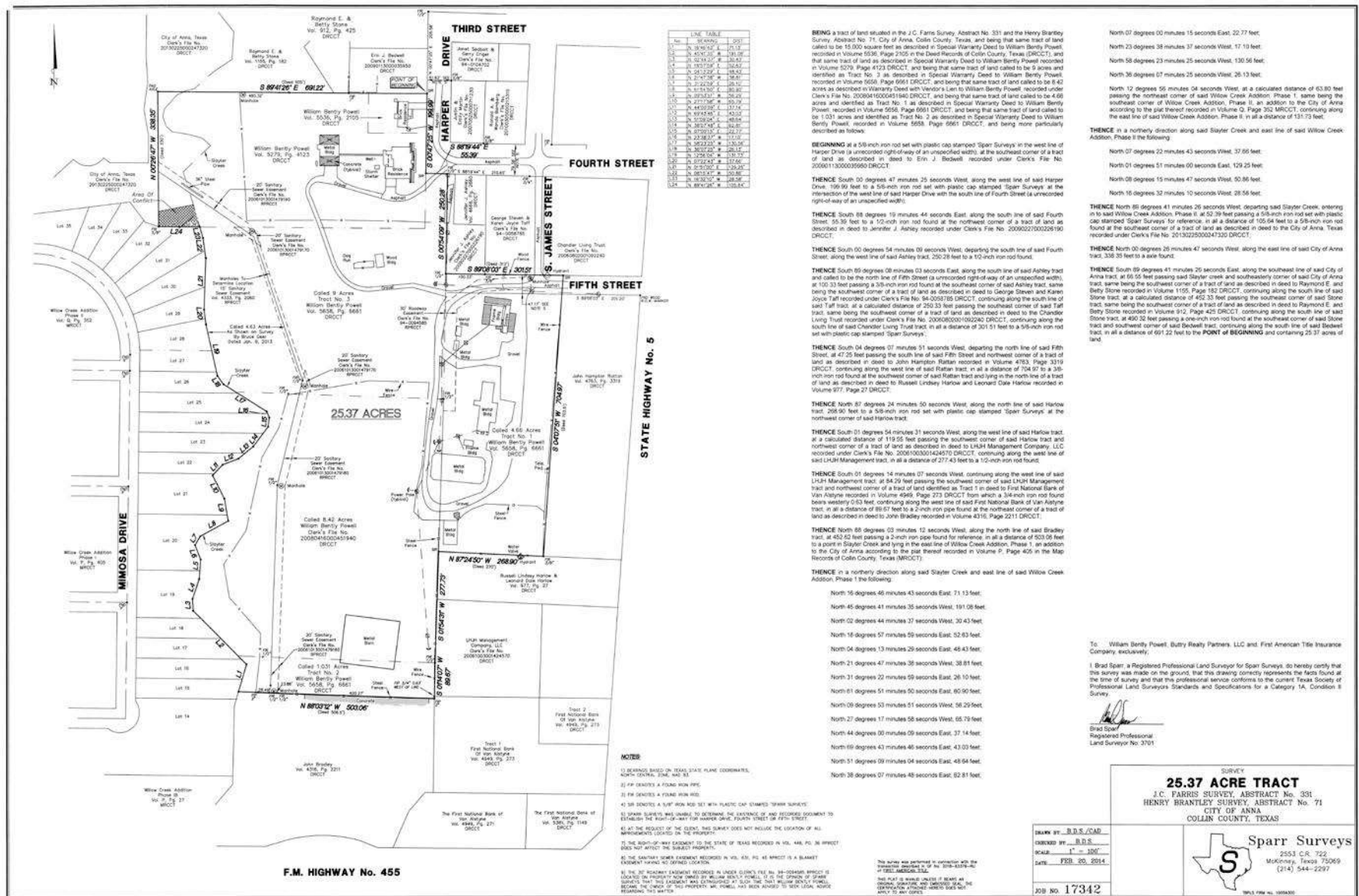


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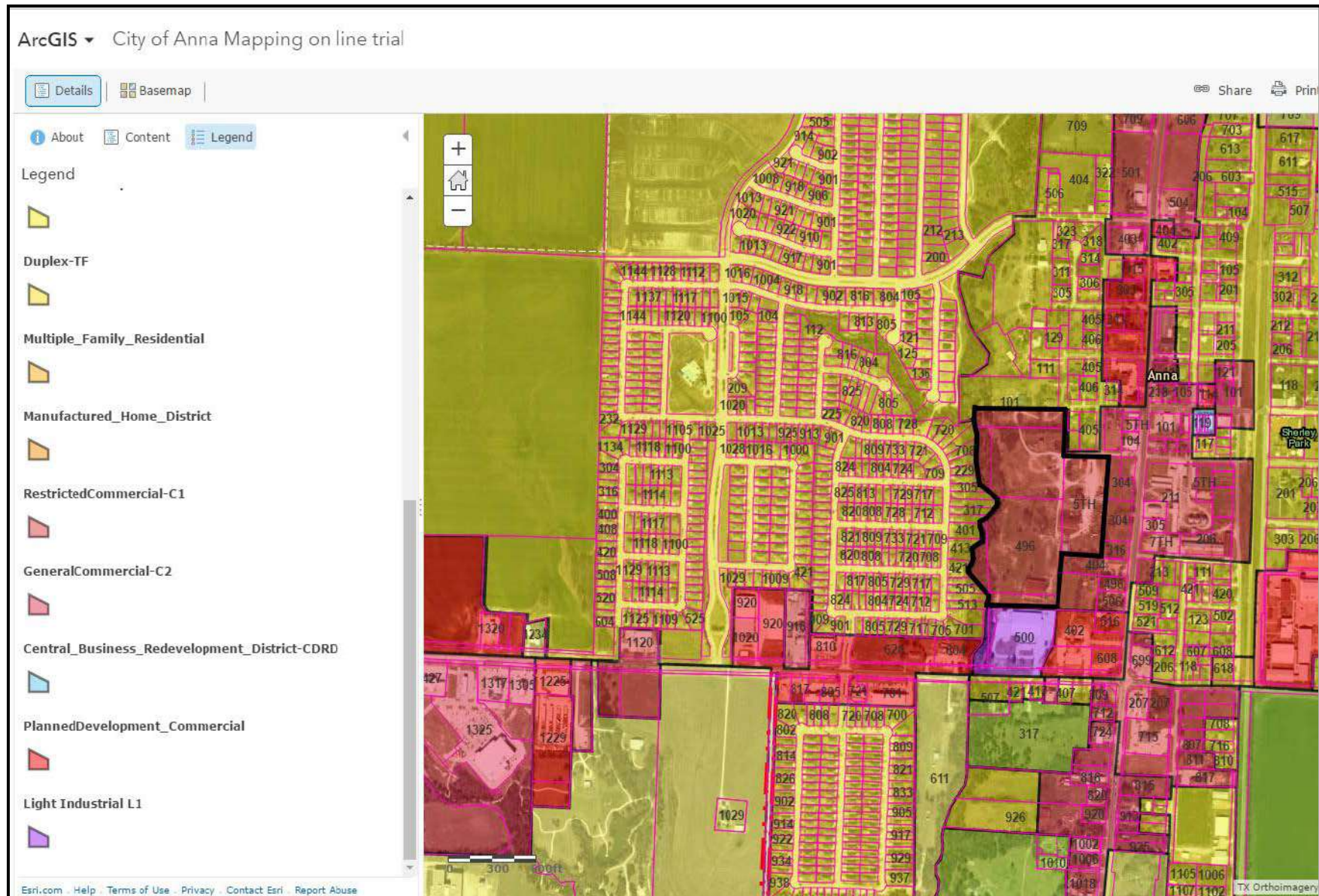
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Zoning Map

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Zoning Information

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Section 22. C-1 Restricted Commercial

22.01 General Purpose and Description

The C-1 District is established to accommodate the shopping needs of residents in adjacent residential areas. This District is meant to be used in limited areas, where retail or service establishments deal directly with customers. Businesses in the C-1 District should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

22.02 General Regulations

- (a) Business uses above the ground floor are permitted on any floor above the ground floor except in those Buildings where Dwelling Units are established.
- (b) All business establishments shall be retail or service establishments which deal directly with the customers. All goods produced on the premises shall be sold to consumers only on the premises where produced.
- (c) All business, servicing or processing, except for off-Street parking, off-Street loading, temporary display of merchandise such as garden, lawn, and recreational supplies and equipment for sale to the public, and automobile service station operation, shall be conducted within completely enclosed Buildings.
- (d) Parking of trucks as an Accessory Use, when used in the conduct of a permitted business listed in this Part, shall be limited to vehicles of not over 1½ ton capacity when located within 150' of a residence District boundary line.
(Ord. No. 448-2009, adopted 06/23/09)

22.03 Permitted Uses

A Building or premise shall be used only for the purposes/uses as listed in Appendix 2 of this Part of the Code.

22.04 Permitted Specific Uses

The following specific uses shall be permitted when granted in accordance with Section 37:

- (a) hotels and motels, provided that the zoning Lot shall be not less than one acre.
- (b) Dwelling Units, restricted to a total Gross Floor Area of 5,000 square feet above the ground floor of a commercial Buildings.
- (c) Retail Ice and Dispensed Water Sales, provided that the ice and water are housed within a structure; that the structure is set back so that all portions of the structure are either even with or behind the average front building face of the primary structure(s) in the surrounding retail area; and that the entire structure be masonry.
- (d) other uses as may be permitted by the City Council.
- (e) uses as listed in Appendix 2 of this Part of the Code.
(Ord. No. 517-2010, adopted 10/26/10)



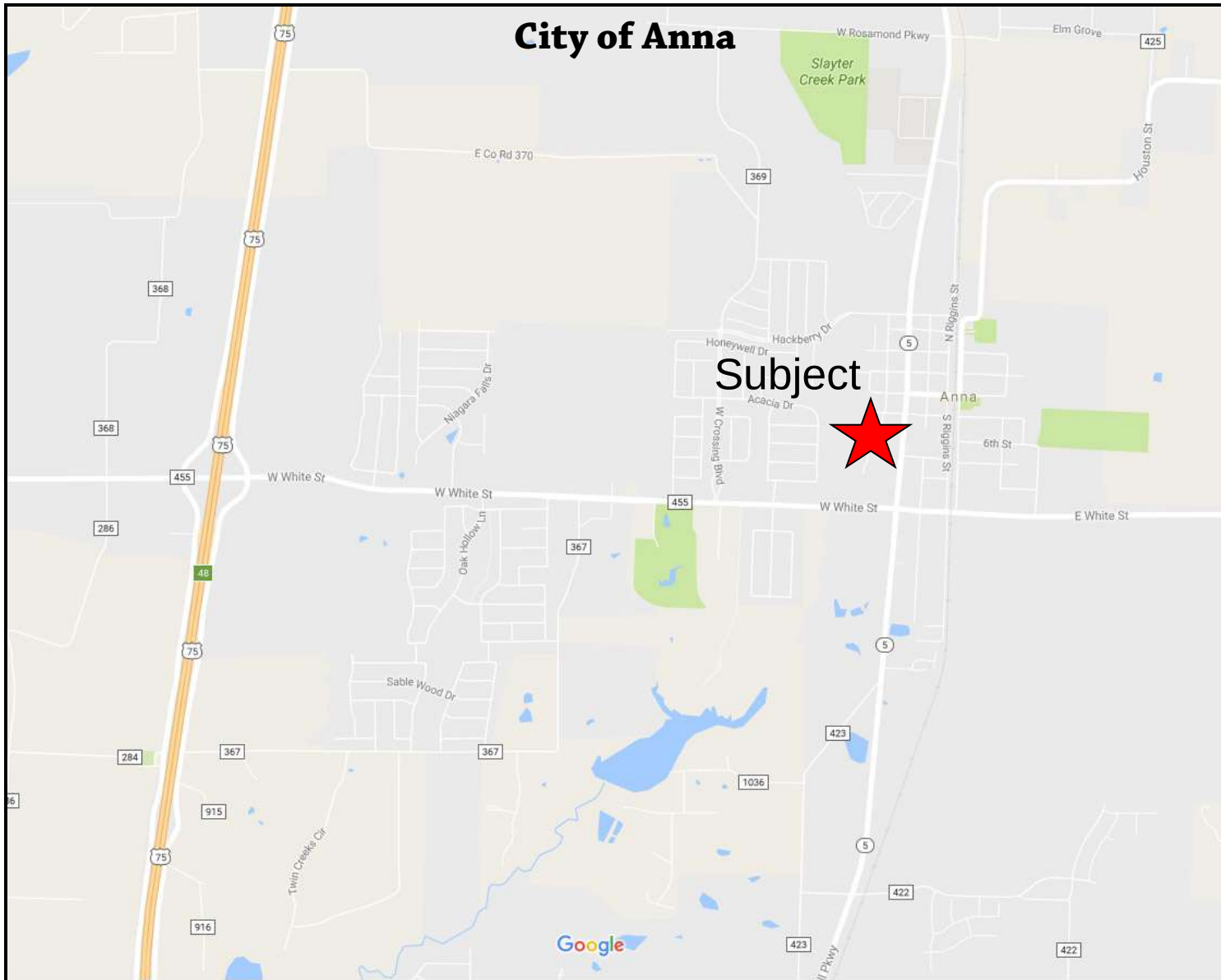
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Location Map

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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 represent 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 for your records.

RES-Real Estate Services, McKinney

Licensed Broker/Broker Firm Name or Primary Assumed Business Name		972-562-9090
9003405	cmckissick@resmckinney.com	
License No.	Email	Phone
Charles B. McKissick	0140928 cmckissick@resmckinney.com	972-562-9090
Designated Broker of Firm	License No.	Email
		Phone

Licensed Supervisor of Sales Agent/Associate

License No.	Email	Phone
Bently Powell	360722 bently@resmckinney.com	972-741-5607
Sales Agent/Associate's Name	License No.	Email
		Phone

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



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