

± 9 Acres - Collin County

Anna, TX 75409



For Sale // Land

Patria Realty Group presents the opportunity to purchase ± 9 Acres in Anna, TX for immediate development or investment.

Subject property is located on County Road 531 approximately 8 miles east of Downtown Anna.

*Price: \$876,000

JOHN SIMMONS

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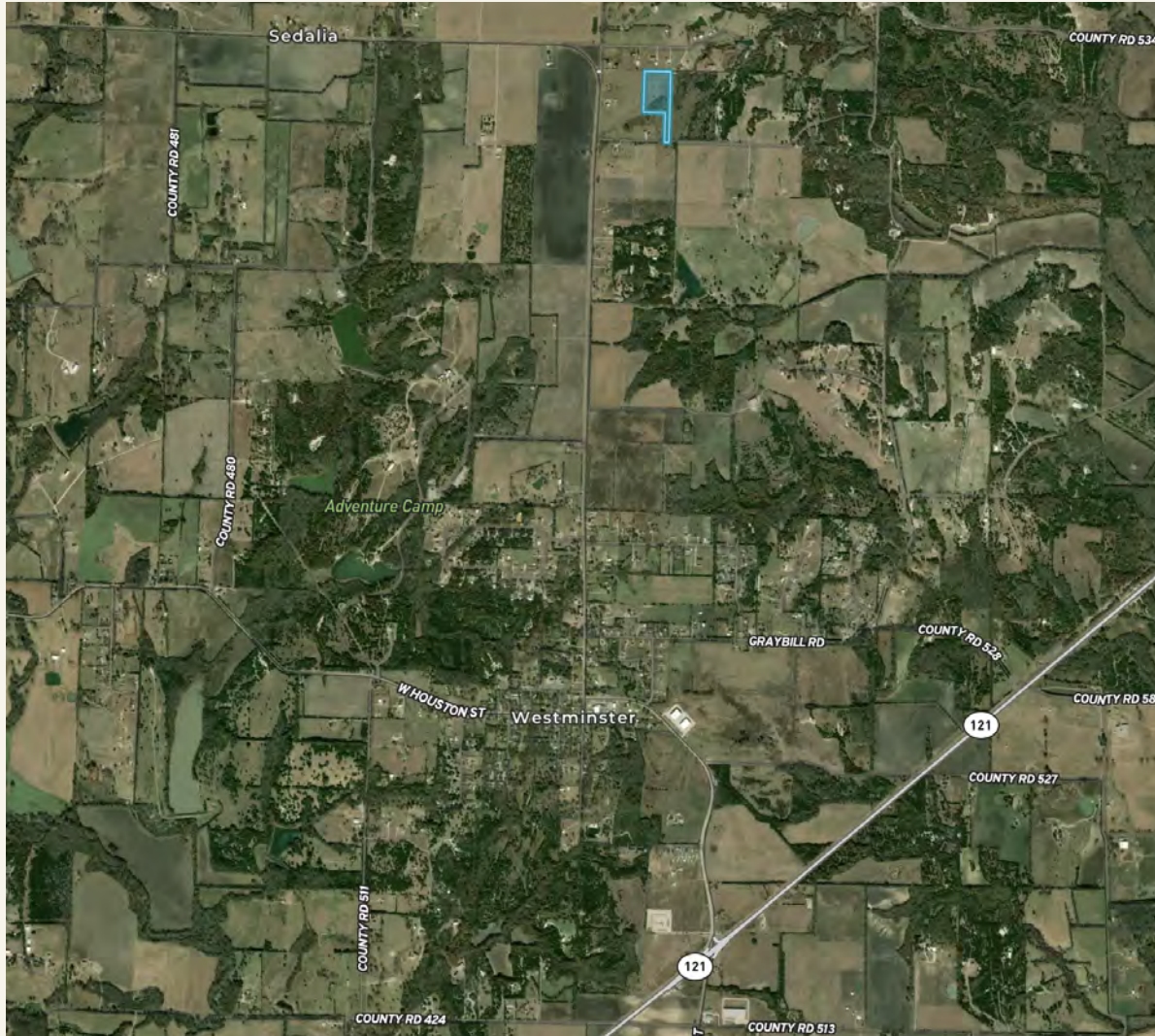
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Property Overview

TBD County Road 531, Anna, TX



For Sale // Land

Overview

- Size: ±9 Acres
- Frontage: ± 80 ft of road frontage on County Road 531
- Utilities: Westminster SUD Water & Electric at the road
- Zoning: N/A
- Future Use: Ideal for future residential development or buy and hold investment
- Drive time: Approximately 30 minutes to DFW metroplex
- Close Proximity to State Highway 121

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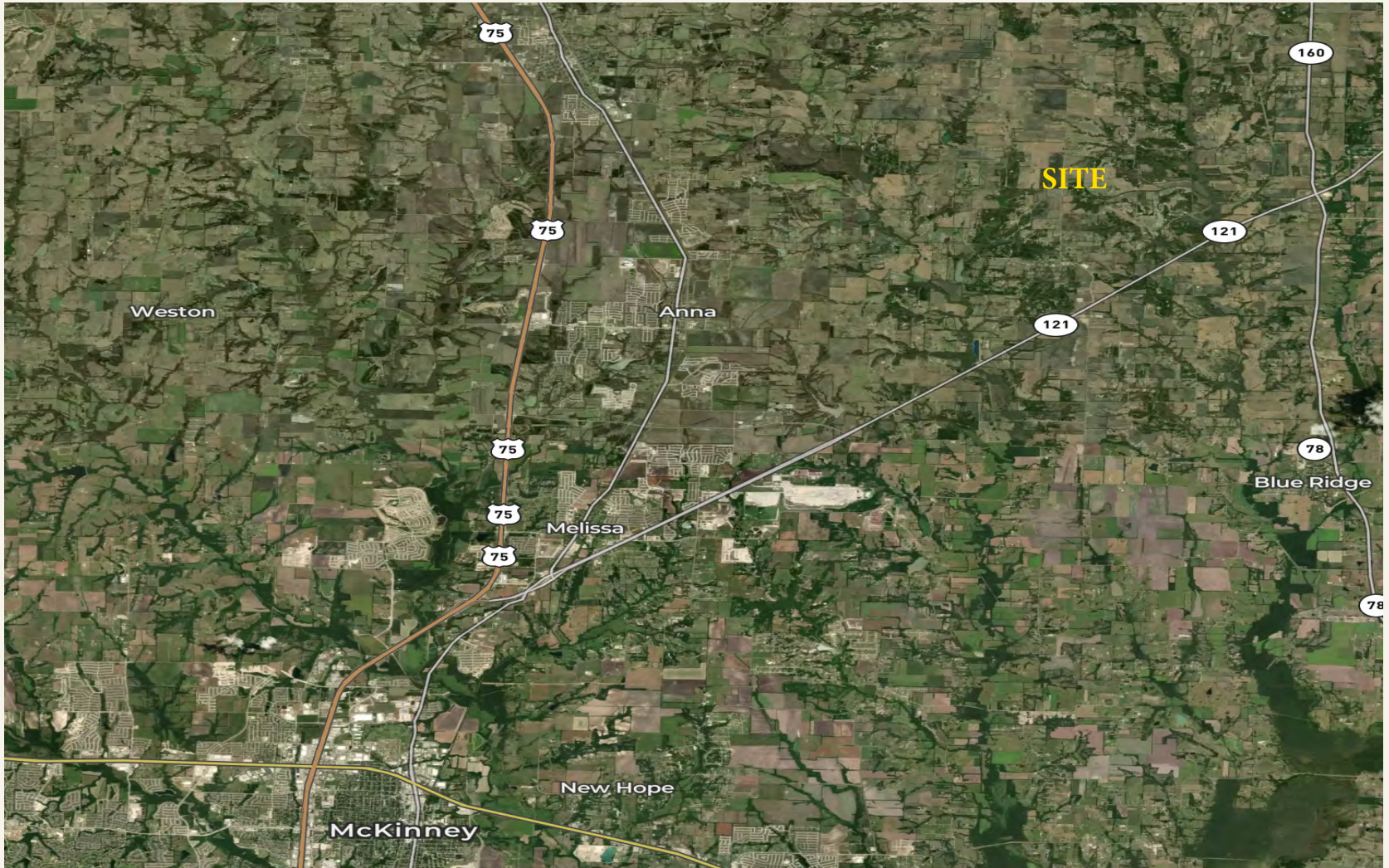


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Aerial Map



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Demographics



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| Demographics | 2 Mile | 5 Mile | 10 Mile |
|----------------------|----------|-----------|----------|
| 2023 Population | 13,752 | 38,543 | 96,270 |
| 2028 est. Population | 15,535 | 43,320 | 105,660 |
| Growth '23-'28 | 2.6% | 2.5% | 2.0% |
| Median HH income | \$96,850 | \$105,748 | \$93,251 |

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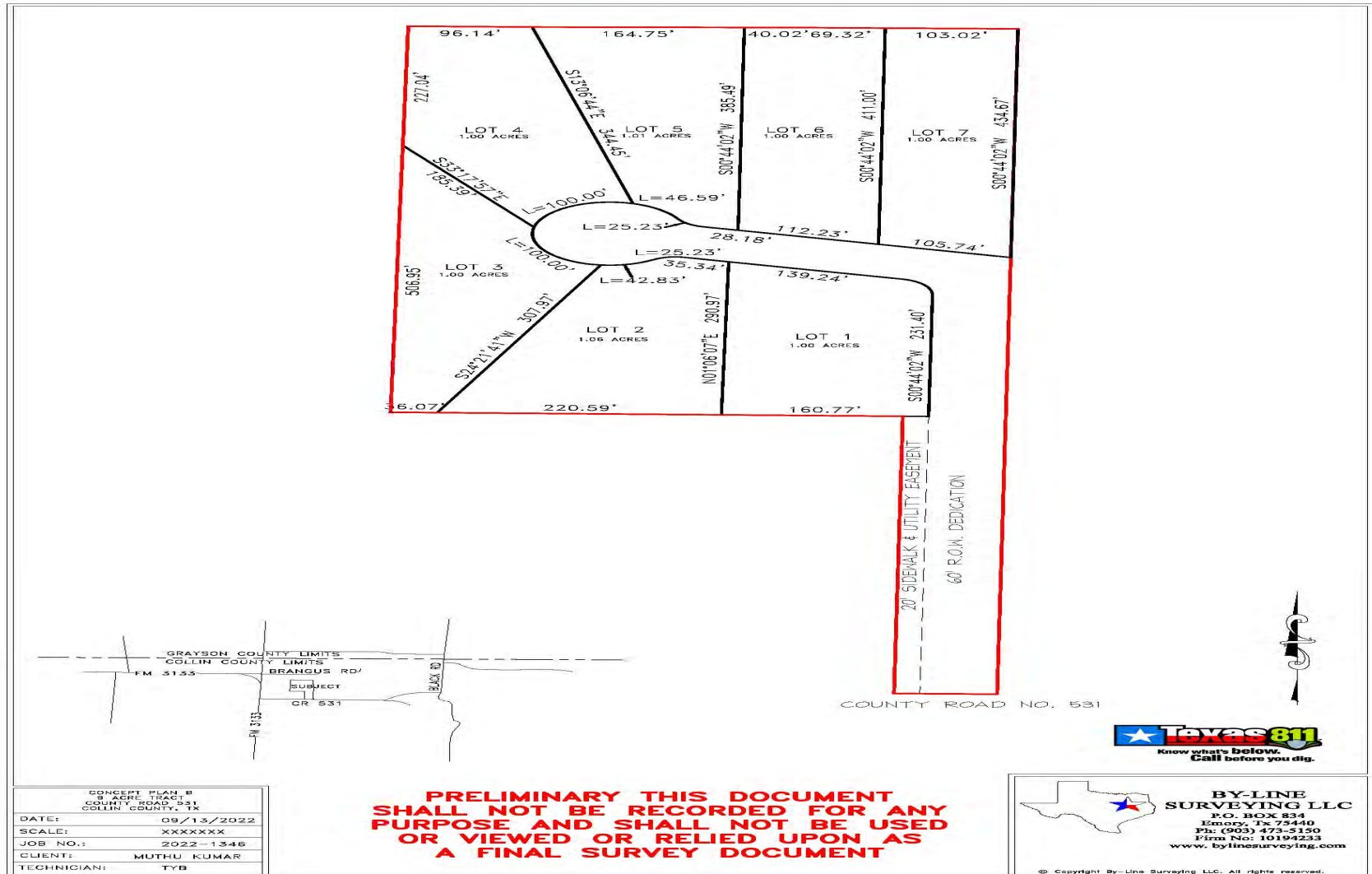


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Concept Plan



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Site Photos



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