



**Building Momentum**

**ANNUAL REPORT 2023**

# A Message from the Anna CDC/EDC



BOARD PRESIDENT  
**Bruce Norwood**

Dear Neighbors:

Once again, on behalf of the Anna Community and Economic Development Corporations, I am pleased to present the Anna CDC and EDC Fiscal Year 2023 Annual Report — it was yet another highly successful year! Some of the many notable highlights and achievements this past year include the continued implementation of the Downtown Master Plan, a lease with 3 Nations Brewing Company and a continued aggressive marketing campaign that includes sponsorships, digital and print media, and exit signs on US Highway 75. Further accomplishments include the Anna EDC hiring Bernie Parker as Assistant Director of Economic Development, creating the Meadow Vista and The Woods at Lindsey Place Public Improvement Districts; applying for and receiving a \$5,000 grant from the Texas Downtown Association for a mural project; funding a Wayfinding and Signage Analysis and Downtown Drainage Study; hosting a job fair in partnership with Anna ISD and Grayson College; and executing incentive agreements with Home Depot, 3 Nations Brewing Company, Megatel AnaCapri and Wyndham Garden Hotel. FY 2023 proved to be another year of tremendous growth that will leave a lasting impact on Anna.

As we approach the 25th anniversary of the Anna Community Development Corporation, I'd be remiss if I didn't recognize our history of achievements and success and the efforts of past and current staff, City Council, and Board members. Some of these accomplishments include the Chief Partners/Walmart Development, the purchase and sale of the Anna Business Park, improvements to Slayter Creek Park and many more. With a first-year revenue of \$27,494 in 1999 to over \$2.5 million in 2023, the City of Anna and its CDC have come a long way in a short period of time.

Thanks again to everyone for their hard work — I expect 2024 will continue this momentum!

Advancing Anna,

A handwritten signature in black ink, appearing to read 'Bruce Norwood', written in a cursive style.

Bruce Norwood



# City Of Anna CDC/EDC Board & Staff

## BOARD MEMBERS

**Bruce Norwood**

*President*

**Jody Bills**

*Vice President*

**Rocio Gonzalez**

*Secretary*

**Michelle Hawkins**

**Kylee Kelley**

**Ronald “Ronnie” Kerr**

**Allison Inesta**

## STAFF

**Joey Grisham**

*Director of Economic Development*

**Bernie Parker**

*Assistant Director of Economic Development*

## Vision

Anna has created wide range of housing and public facilities that build community identity and pride to engage neighbors in meaningful ways.

## Mission

### CDC

To identify and fund projects that enhance the quality of life in Anna and support the work of the EDC in the community.

### EDC

To identify and support opportunities that expand the city’s business tax base and promote job growth in Anna.







## Strategic Plan Goals

- Build first-rate organizational infrastructure to support a successful economic development program that achieves local, state and national recognition
- Strengthen the city’s commercial and employment base by focusing on catalyst areas and other opportunity areas
- Continue to foster relationships with businesses, partners and allies
- Create and promote a positive identity that differentiates Anna from surrounding communities using an integrated marketing and communications strategy
- Transform Downtown Anna into a vibrant district
- Improve the quality of life in Anna
- Increase the variety of housing in Anna
- Improve the aesthetics and appearance of the overall community through public and private investment
- Develop first-class infrastructure in Anna
- Increase retail, restaurant and entertainment options in Anna

## Core Values



**Unique**



**First-Rate**



**Community-Oriented**



**Diversified**



**Exceptional  
Quality of Life**



**Robust**

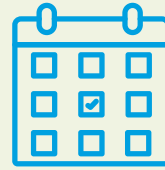


**Well-Maintained**

# Measurables



For every **5** meetings the EDC held, a new certificate of occupancy was issued



**33** events attended/  
hosted by the EDC,  
a **50%** increase since FY22



**191** broker/developer meetings



**\$2,607,332** CDC sales tax revenue,  
an **13%** increase since FY22



**38** new Commercial  
Certificates of Occupancy  
permits,  
a **90%** increase  
since FY22 (20)



**101** business retention  
and expansion visits/contacts



**25%** net annual increase in  
commercial property value



**24,121** website users,  
a **16%** increase  
since FY22 (20,769)



**35,907** website  
views/sessions,  
a **9%** increase  
since FY22 (32,792)

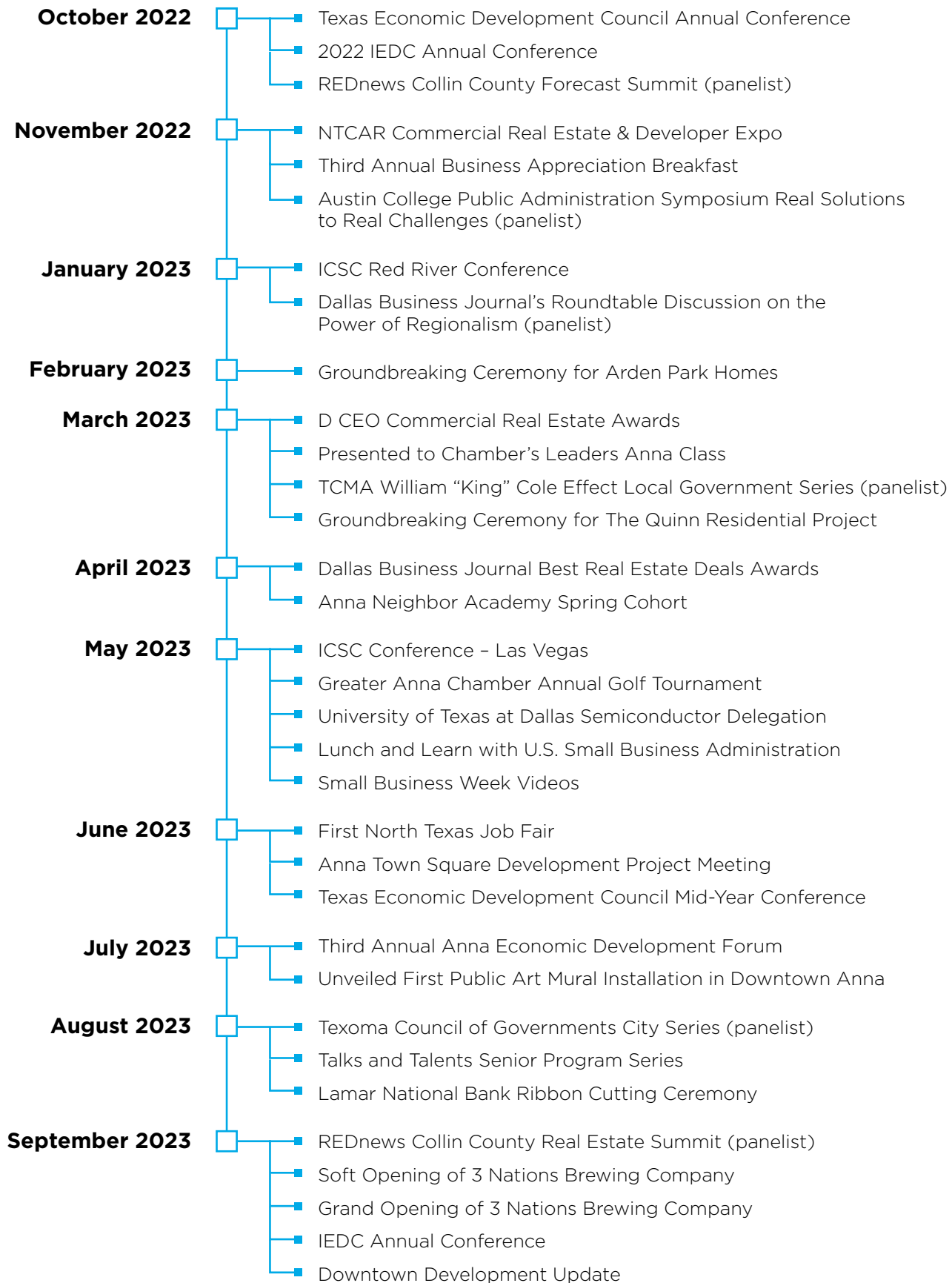


**1,915** newsletter  
subscribers (952 FY22),  
a **99%** increase since FY22



**1,328** LinkedIn followers,  
a **41%** increase  
since FY22 (940)

# Events Attended & Hosted





# Event Photos

## October 2022

REDnews Collin County Forecast Summit (panelist)



## January 2023

ICSC Red River Conference



## November 2022

NTCAR Commercial Real Estate & Developer Expo



## February 2023

Groundbreaking Ceremony for Arden Park Homes



Third Annual Business Appreciation Breakfast



## March 2023

D CEO Commercial Real Estate Awards





# Event Photos

## March 2023

Groundbreaking Ceremony for The Quinn Residential Project



## April 2023

Dallas Business Journal Best Real Estate Deals Awards



Anna Neighbor Academy Spring Cohort



## May 2023

ICSC Conference - Las Vegas



Greater Anna Chamber Annual Golf Tournament





# Event Photos

## May 2023

Lunch and Learn with U.S. Small Business Administration



Small Business Week Videos



## June 2023

First North Texas Job Fair



## July 2023

Third Annual Anna Economic Development Forum



Unveiled First Public Art Mural Installation in Downtown



## August 2023

Texoma Council of Governments City Series





# Event Photos

## August 2023

Lamar National Bank Ribbon Cutting Ceremony



## September 2023

Grand Opening of 3 Nations Brewing Company



## September 2023

REDnews Collin County Real Estate Summit (panelist)



Downtown Development Update





# Advertisements

## “Anna Says Yes” Campaign

### PRINT ADS

Dallas Business Journal - Book of Lists

**Have an ideal location?**

Anna says **“YES”**

An up-and-coming city with a booming population, Anna offers 61 square miles with a wealth of available sites for development, a prime location at the intersection of five major highways between Dallas and Sherman's rising tech hub in Grayson County. Combine these with an educated workforce, diverse housing in established and flourishing neighborhoods, and stellar schools, and you'll see why Anna is worth investing in.

To learn more about how Anna can help you realize your vision, visit [opportunities.com/annasaysyes](http://opportunities.com/annasaysyes) or contact **Joey Graham**, Director of Economic Development at 214-831-5394.

Dallas Business Journal Best Real Estate Deals

**Have a booming population?**

Anna says **“YES”**

**CONGRATULATIONS to the 2023 Dallas Business Journal Best Real Estate Deals Awards Finalists and Winners!**

As part of the second-fastest growing county in the U.S., Anna's population is expected to exceed 50,000 by 2030. Combine this with its prime location at the intersection of five major highways between Dallas and Sherman, diverse housing in established and flourishing neighborhoods, stellar schools and an open for business culture, and you'll see why Anna is worth investing in.

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DCEO Commercial Real Estate Awards

**Have a booming population?**

Anna says **“YES”**

**CONGRATULATIONS to all the 2023 D CEO Real Estate Awards Finalists and Winners!**

As part of the second-fastest growing county in the U.S., Anna's population is expected to exceed 50,000 by 2030. Combine this with its prime location at the intersection of five major highways between Dallas and Sherman's rising tech hub in Grayson County, diverse housing in established and flourishing neighborhoods, stellar schools and an open for business culture, and you'll see why Anna is worth investing in.

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Greater Anna Chamber of Commerce Banquet

**Have a pro-business mindset?**

Anna says **“YES”**

The Anna CDC is honored to be a sponsor of the Greater Anna Chamber Banquet and congratulates all the winners and those in consideration in each category.

Since its creation in 1999, the Anna CDC has been instrumental in multiple projects, including the issuance of more than \$2 million in bonds for improvements to Slayter Creek Park, providing more than \$8 million in infrastructure for the U.S. Highway 75 corridor that led to the Chief Partners (Walmart) Development, the sale of the Anna Business Park, creating a new Business, Retention and Expansion program and facilitating several other projects. The Anna CDC proudly supports the Anna business community!

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Dallas Regional Chamber Economic Development Guide

**Have an ideal location?**

Anna says **“YES”**

An up-and-coming city with a booming population, Anna offers 61 square miles with a wealth of available sites for development, a prime location at the intersection of five major highways between Dallas and Sherman's rising tech hub in Grayson County. Combine these with an educated workforce, diverse housing in established and flourishing neighborhoods, and stellar schools, and you'll see why Anna is worth investing in.

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DCEO State of DFW

**Wide open for business.**

**61 square miles of planning area**  
on U.S. Highway 75 near the intersection of 5 of the region's major highways.

- Top 10 fastest-growing cities in North Texas for 4 consecutive years
- 45 minutes from DFW Airport and Dallas Love Field, and 10 minutes from McKinney National Airport
- diverse local expertise for industrial, retail, medical, commercial and residential uses
- Nearly 14,000 new single-family homes are projected within a 5-mile radius over the next 5 years.

Come explore Anna's pro-business mindset and learn how Dallas' 2nd World's Best city for northern expansion is your chance for future growth and opportunity.

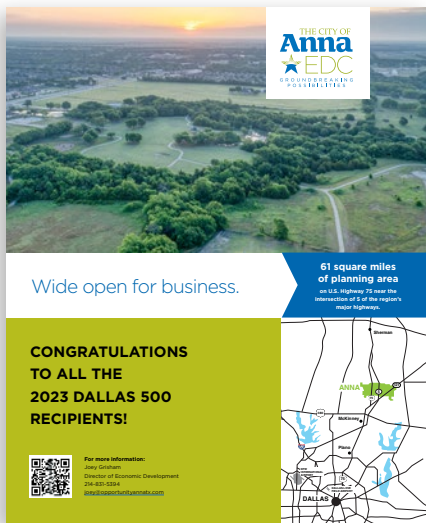
For more information, visit [opportunities.com/annasaysyes](http://opportunities.com/annasaysyes) or contact **Joey Graham**, Director of Economic Development at 214-831-5394.

# Advertisements

## DIGITAL ADS

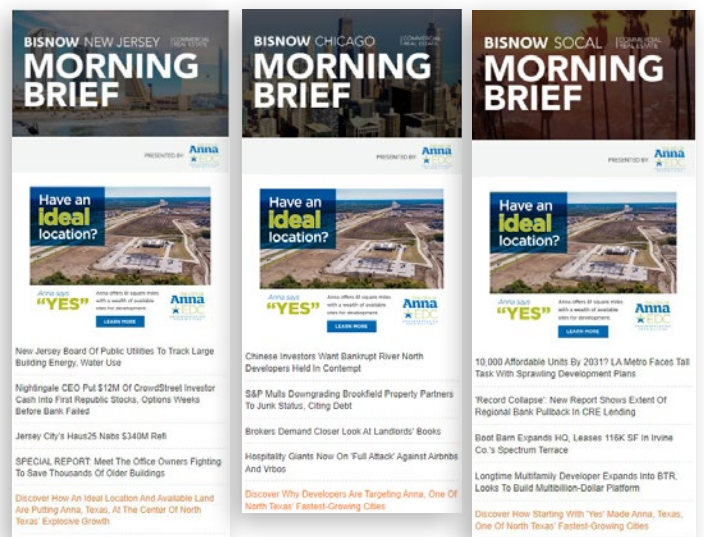


## D CEO Dallas 500

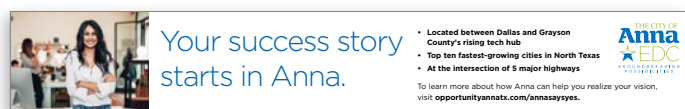


## Bisnow Newsletter Takeovers

(Bay Area, Chicago, DFW, New Jersey, Southern California)



## Dallas Business Journal - Book of Lists





# In The News

## 3 Nations Brewing Grand Opening

**Why the City of Anna is banking on a brewery to woo other venues**

Upgrades to the 5,580-square-foot facility include updated sidewalks and landscaping, a patio and stage, public art mural installations and new windows and doors.

**MORNING RUSH**  
 10 YEARS  
 WAGE INCREASE  
 THIS SUMMER  
 FREE MEALS

Author: Pamela Hesse (Dallas Business Journal)  
 Published: 7:55 AM CDT April 4, 2023  
 Updated: 7:55 AM CDT April 4, 2023

ANNA, Texas — *Editor's note: This article originally appeared in the Dallas Business Journal here.*

*This deal is a finalist in the Dallas Business Journal's Best Real Estate Deals awards program. Winners will be revealed at an awards event later this month.*

**Why the City of Anna is banking on a brewery to woo other venues**

Commercial Real Estate

The new 3 Nations Brewing location is expected to start this summer in Anna, Anna 502 and a national brewery company.

By Pamela Hesse — Staff Writer, Dallas Business Journal  
 April 3, 2023

**Lanes to this article** 4 2023

*This deal is a finalist in the Dallas Business Journal's Best Real Estate Deals awards program. Winners will be revealed at an awards event later this month.*

The idea to transform a former city finance and police building sparked by a conversation with a different organization.

The project with that group didn't work out, but the Anna Corporation still believed the location would be a great spot to spend out and met with about three different breweries in

**From cops and bills to hops and pils: 3 Nations Brewing taking over former Anna police and finance building**

Our subscribers make that possible.

From: News

3 Nations Brewing Co. is taking over the former Anna Police and Finance Building.

Latest Stories

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- Dallas selected as one of three national hubs for new medical innovation federal agency September 26, 2022
- Texas job growth likely to slow in late 2022, Dallas Fed economist says September 26, 2022

COMMUNITY

## AnaCapri Residential Community

**Builder says highly anticipated lagoon in Anna could open this year**

The lagoon-anchored AnaCapri residential community could expand to create nearly \$1 billion in total value for the city.

A sign shows the anticipated lagoon of AnaCapri, a community planned to bring more than 1,200 homes to Anna. (D'Arcy Alvarez / Staff Photographer)

By Michael Pardo  
 7:47 AM on Jan 26, 2023

The highly anticipated man-made lagoons at a new residential community in Anna could open later this year, and the builder is already looking to expand the development northward.

Dallas-based Megate! Homes will soon begin construction of the lagoon amenity at the AnaCapri community near the intersection of Highway 75 and Hackberry Drive and aims to open it by the end of this year, Megate! vice president Steve Magliocava told Anna City Council in a [presentation on the development](#) Tuesday evening.

**Swanky suburban lagoons are coming to North Texas**

Michael Mooney

Resort-style property in ... Anna, illustration: Courtesy of Megate! Homes

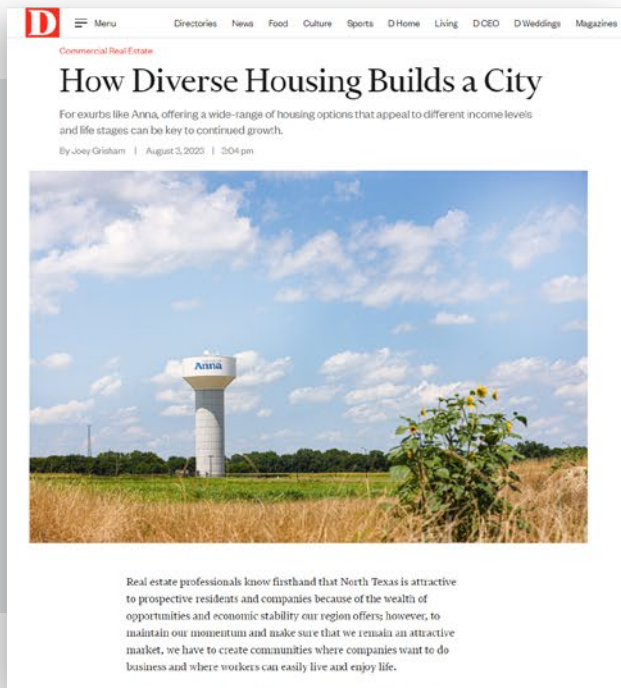
Who needs Hurricane Harbor or Schlitterbahn when you have ... the suburbs.

- North Texas is on the precipice of a lagoon bonanza.


**Driving the news:** Dallas-based Megate! Homes will break ground on the AnaCapri community — a subdivision built around an ersatz lagoon — within weeks, a Megate! representative [told Anna City Council](#) last week.

# In The News

## D CEO Blog Post

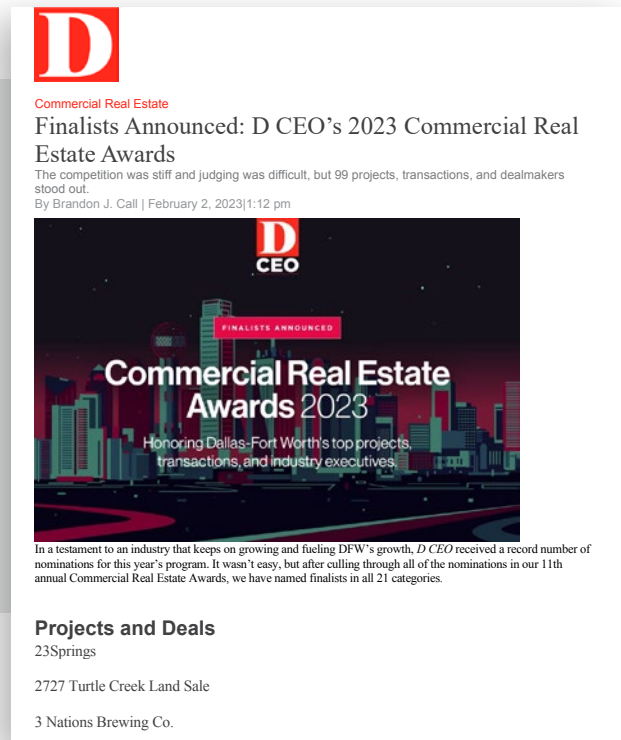


**Commercial Real Estate**  
**How Diverse Housing Builds a City**  
For exurbs like Anna, offering a wide-range of housing options that appeal to different income levels and life stages can be key to continued growth.  
By Joey Graham | August 3, 2023 | 3:04 pm




Real estate professionals know firsthand that North Texas is attractive to prospective residents and companies because of the wealth of opportunities and economic stability our region offers; however, to maintain our momentum and make sure that we remain an attractive market, we have to create communities where companies want to do business and where workers can easily live and enjoy life.

## D CEO Commercial Real Estate Awards



**Commercial Real Estate**  
**Finalists Announced: D CEO's 2023 Commercial Real Estate Awards**  
The competition was stiff and judging was difficult, but 99 projects, transactions, and dealmakers stood out.  
By Brandon J. Call | February 2, 2023 | 1:12 pm



In a testament to an industry that keeps on growing and fueling DFW's growth, *D CEO* received a record number of nominations for this year's program. It wasn't easy, but after culling through all of the nominations in our 11th annual Commercial Real Estate Awards, we have named finalists in all 21 categories.

**Projects and Deals**  
23Springs

2727 Turtle Creek Land Sale

3 Nations Brewing Co.

## Dallas Business Journal Feature



**DALLAS BUSINESS JOURNAL**

- Sponsored Content by Anna Economic Development Corporation
- Commercial Real Estate

**How leaders in Anna, Texas, are leveraging its location for growth while preserving the city's "hometown feel"**

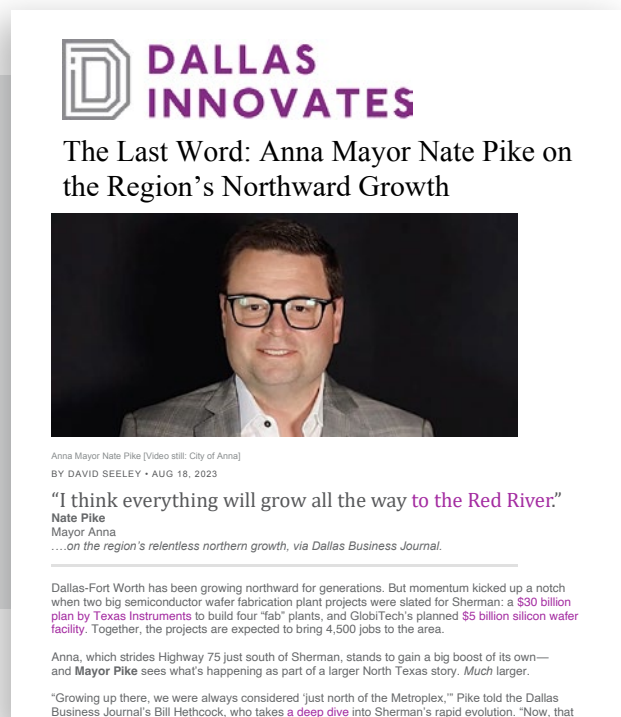


In the past three years, Anna, Texas, has added more than 80 new businesses and finalized agreements for commercial and residential projects representing investments of over \$3 billion.  
By Anna Economic Development Corporation  
Sep 15, 2023  
[City of Anna 2022](#) from [Anna, Texas EDC](#) on [Yimeo](#).

Today, Collin County is the third-fastest growing county in the nation and the City of Anna, located in the county's northern corridor along U.S. 75 between Dallas and Grayson County's rising tech hub, is now one of the most vibrant and rapidly evolving cities in North Texas.


Several factors are fueling growth in Anna. With its prime location and more than 61 square miles of planning area, Anna offers ample, available land for development, a diverse range of housing and a community committed to creating a thriving quality of life.

## Dallas Innovates



**DALLAS INNOVATES**

**The Last Word: Anna Mayor Nate Pike on the Region's Northward Growth**



Anna Mayor Nate Pike [Video still: City of Anna]  
BY DAVID SEELEY • AUG 18, 2023

**"I think everything will grow all the way to the Red River."**  
Nate Pike  
Mayor Anna  
...on the region's relentless northern growth, via [Dallas Business Journal](#).

Dallas-Fort Worth has been growing northward for generations. But momentum kicked up a notch when two big semiconductor water fabrication plant projects were slated for Sherman: a **\$30 billion** plan by **Texas Instruments** to build four "fab" plants, and **GlobiTech's** planned **\$5 billion silicon water facility**. Together, the projects are expected to bring 4,500 jobs to the area.

Anna, which strides Highway 75 just south of Sherman, stands to gain a big boost of its own—and **Mayor Pike** sees what's happening as part of a larger North Texas story. *Much* larger.

"Growing up there, we were always considered 'just north of the Metroplex,'" Pike told the Dallas Business Journal's Bill Hethcock, who takes a [deep dive](#) into Sherman's rapid evolution. "Now, that whole Texas region is very quickly becoming a part of DFW."



# In The News

## Dallas Morning News

### The Dallas Morning News

#### 'We always start with a yes,' Anna mayor says of proposed economic development projects

Some residents say not so fast, have mixed feelings about the explosive growth in this Collin County town.



Traffic runs along U.S. Highway 75 in Anna on Tuesday, Aug. 30, 2022 in Anna.

By Shafkat Anwar / Staff Photographer

5:45 AM on Aug 21, 2023

With about 25,000 residents, Anna has seen its population triple since 2010, and with the town expected to reach have 45,000 residents by 2030, planners are thrilled about the future and newcomers are basking in the present price point, while some longtime residents long for the good old days.

Sandwiched between McKinney and Sherman, Anna showcases its affordability and location as major reasons for explosive growth. Compared to Melissa and Sherman, two of its neighbors on U.S. Highway 75 north of U.S. Highway 380, Anna still has plenty of room to grow. It's a blank canvas, according to Anna Mayor Nate Pike, and planners want the city to be known for having an easy path to development.

**'Fast, safe and legal': G2 Motorsports Park to open in Anna early in 2023**  
 Lou Gigliotti has devoted his whole life to racing. Now he's opening a 3.1-mile track for racers with a need for speed like himself.

Driving fast cars is an addiction for 73-year-old Lou Gigliotti. The seven cars he owns aren't your average commuter specials. He sometimes tests out his everyday car, a 2022 Maserati GT5 Porsche, on the 3.1-mile track he's in Anna. He also owns a 2021 Ferrari F8 Tributo and a Corvette C6-Z06 that make their way onto the track, too.

"This is my heroin — racing," Gigliotti said. "This is my rehab."

Lou Gigliotti is creating a 3.1-mile road course at the members-only G2 Motorsport in Anna.

**Sneak peek of Slayter Creek Splash Pad**  
 Here are a few other water spots in Collin County to consider.

The city of Anna's newly renovated Slayter Creek Park Splash Pad is a scenic look to cross the top of the former one and updated amenities including interactive play areas, tunnels and water surface area for play. (City of Anna)

The city of Anna is offering a sneak peek of its newly renovated Slayter Creek Park Splash Pad on June 22-23 from 10 a.m. to 8 p.m. After a brief closure the park will officially open July 1.

Frances La Ros, communications manager, said the park, located at 425 W. Rossmore Parkway, was demolished and rebuilt from the ground up, resulting in a state-of-the-art recreational area.

## JPI Jefferson Finley Rental Community

**DALLAS BUSINESS JOURNAL**

**\$80 million multifamily project heading to the City of Anna**

A rendering of the forthcoming Jefferson Finley development. JPI

By Spencer Brewer - Staff Writer, Dallas Business Journal  
 Aug 28, 2023

Listen to this article's min

JPI plans to bring an \$80 million multifamily project to the City of Anna

The forthcoming development, located at East Finley Boulevard and Shiloh multifamily units as well as 5,000 square feet of retail development. The Finley, has an anticipated start date later this year and would deliver in

All told, Jefferson Finley will total 430,000 square feet, according to a firm

"We're still in the very early stages but are excited to be partnering with community," said Miller Sylvan, senior vice president and regional development statement. "Jefferson Finley will provide much-needed housing including a percentage set aside to serve the local workforce."

**local press**

NEWS FOOD + DRINK COMMUNITY THINGS TO DO MAGAZINE LOCAL

**\$80 Million Development Project Headed To Anna, Texas**

The project includes 320 multifamily units and retail space

Virginia Montgomery  
 Aug 28, 2023

Photo: City of Anna / Melissa

The developer and construction company JPI, recently earned the **most active developer** in the Dallas Fort Worth area, announced a \$80 million multifamily project planned for Anna in Collin County. According to the **Dallas Business Journal**, the development will include 320 multifamily units as well as 5,000 square feet of retail space for development.

Located at East Finley Boulevard and Shiloh Street, the new community, named Jefferson Finley, will encompass a total of 430,000 square feet. Its construction is expected to begin this year to be delivered in 2025.

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Texas • Dallas Fort Worth • Apartments (August 29, 2023)

By Alex Spill

**JPI Bringing \$80M Rental Community to Anna**

Listen to this article

08:17:10

The development would bring 320 multifamily units as well as 5,000 square feet of retail development. The project, dubbed Jefferson Finley, has an anticipated start date later this year and would deliver in 2025. The Dallas Business Journal reports JPI holds the title of the most prolific multifamily developer in North Texas. The company also ranks among the most active commercial real estate developers in the DFW area.

JPI's Miller Sylvan added "Jefferson Finley will provide much-needed housing to a rapidly growing area, including percentage set aside to serve the local workforce." JPI has plans to expand its offerings within the affordable housing sphere, saying that market has seen steady growth and rising rental rates.

The company also has plans to build a \$12 million residential development in south Fort Worth. Located along Brewer Boulevard, the

**THE REAL DEAL**

NEWS FINANCIAL EVENTS MARKET + REES DATA PARTNERS

Market Mergers and an...  
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**CAP Multifamily institutionalizing small assets, JPI proliferates in DFW**

Summit Peak Capital Partners lists Lake Highlands complex, more multifamily news

Top stories

Summit Peak...  
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**CAP Multifamily** first plans with the state to build a small apartment building in North Dallas

Its project at 2200 Mail Avenue near Love Field is planned for formerly single-family lots. The firm plans a 28-unit building with 33 parking spaces. The 290,000-square-foot project is expected to cost \$6.6 million to build, coming to about \$180,000 per unit, although estimates are preliminary and subject to change.

By TRD Staff  
 Research by Christian Boudreau

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# In The News


## The Quinn Luxury Apartment Community Groundbreaking

AXIOS Dallas News Business Things to Do Sports Food and Drink Politics Real Estate

Apr 12, 2023 • Things to Do

### Anna is getting a resort-style lazy-river shaped like Texas

Michael Mooney



Ready for pool toys shaped like tiny, fragile power grids. Illustration: Courtesy of Beall Development

Like most people, you've probably dreamed of swimming from the top of North Texas all the way down to the Rio Grande Valley.


**Yes, but:** There's just so much darn land in the way.

- Well, bust out the flippers and water wings because a local real estate developer has a solution.

### The Dallas Morning News

### Construction kicks off on Anna apartment community

New rental project is first phase of larger development.



Quinn apartment community is under construction in Anna. (Contributed / UD Architects)

By Steve Brown  
6:00 AM on Mar 28, 2023

Builders have [broken ground in Anna](#) on the first phase of a mixed-use project near U.S. Highway 75.


Colleyville-based Beall Development is building the Anna Village project, which will include 317 apartments.

"Our project is really going to be the trailblazer in that market for a Class A apartment project," Beall Development president Logan Beall said in an email. "The project is named The Quinn."

WFAA abc

### Upscale apartment community with Texas-shaped pool headed to Anna as part of bigger project

In addition to the apartment complex, the five-acre site will be developed for restaurants and other retail and office uses.



Author: Bill Hethcock (Dallas Business Journal), Dallas Business Journal  
Published: 8:01 PM CDT March 30, 2023  
Updated: 8:01 PM CDT March 30, 2023

ANNA, Texas — *This story originally appeared in the Dallas Business Journal, a WFAA news partner.*

The Collin County city of [Anna](#) will get a new upscale apartment community, with a dog park, lazy river and a resort-style pool shaped like Texas.

Preliminary site work has started on The Quinn, a 317-unit, four-story apartment complex at 125 S. Standridge Blvd.


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### Texas

US Real Estate News / Texas Real Estate News

More Regions and Sectors +

Texas • Dallas-Fort Worth • Apartments | March 30, 2023



By: Mike Boyd


### Texas-Shaped Swimming Pool to Cool Off Anna Renters

Work has started on The Quinn, a 317-unit, four-story multifamily community in Anna that will be home to a lazy river and a pool shaped like Texas. The Dallas Business Journal reports that the project, Anna Village, developed by Beall Development, will be on five acres and will include potential restaurant, retail and office spaces.

DALLAS BUSINESS JOURNAL

### Upscale apartment community with Texas-shaped pool headed to Anna as part of bigger project

In addition to the apartment complex, the five-acre site will be developed for restaurants, and other retail and office uses.



Author: Bill Hethcock (Dallas Business Journal), Dallas Business Journal  
Published: 8:01 PM CDT March 30, 2023  
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# In The News

## NexMetro and HighPark Communities



### NexMetro Communities plans two additional build-for-rent communities in DFW

The company will soon open Avilla Boat Club in Fort Worth, a 107-home gated luxury rental home neighborhood.



Author: Dallas Business Journal, Spencer Brewer  
Published: 9:31 AM CDT August 10, 2023  
Updated: 9:31 AM CDT August 10, 2023

FORT WORTH, Texas — Read [this story and more North Texas business news from our partners at the Dallas Business Journal](#).

Recently, the Anna City Council [cleared the way for a NexMetro Communities](#) build-for-rent residential and commercial mixed-use development on 65 acres of vacant land along U.S. Highway 75 in the fast-growing city.

The development will include 27 acres of future commercial developable land that will tailor to restaurants, local retail, medical offices, banks and other retail and services.

The development will also have a 24-acre residential cottage community built by Phoenix-based NexMetro consisting of 211 detached single-family and duplex units with private backyards and one to three bedrooms per unit.

## The Dallas Morning News

### Two big rental communities are on the way in Anna

The developments near U.S. Highway 75 include apartments and rental homes.



312-unit apartment development in Anna called Southgate (Contributed / HighPark Capital)

Prime properties north of McKinney in Anna with plans to build two rental communities.

One development is on U.S. Highway 75 south of White Street. Earlier this year, Anna City Council cleared the way for mixed-use development.

NexMetro Communities and HighPark Capital this month to construct two rental projects.

HighPark Capital also plans to build a 312-unit apartment community on its site that will include a 284-unit apartment development in nearby Anna. The property firm has other rental projects on the way.

**DALLAS BUSINESS JOURNAL**

### NexMetro Communities plans two additional build-for-rent communities in DFW

The company will soon open Avilla Boat Club in Fort Worth, a 107-home gated luxury rental home neighborhood.

By [Spencer Brewer](#) – Staff Writer, Dallas Business Journal  
Aug 8, 2023

NexMetro Communities has continued its growth streak in DFW, closing escrow on two sites in Anna and Cleburne within the last month.

The luxury build-for-rent firm has rolled out a slate of projects in North Texas. Since opening its first DFW development, NexMetro has undertaken 3,000 homes locally, including those already built and currently under construction.

“Consumers are increasingly choosing to rent but don’t want to sacrifice the lifestyle of a home that they’ve worked to achieve,” Steve Fritzer, managing director for NexMetro’s DFW Division, said in a prepared statement. “We continue to see considerable demand in submarkets across Dallas and Fort Worth for our best of both worlds lifestyle offering.”

## North Texas e-News

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Local News

### Anna City Manager proposes to lower city property tax rate

By City of Anna  
Aug 12, 2023

[Print](#) [Email](#) [Recommended](#)

*The budget lays a solid foundation for the future growth*

Anna, Texas (Aug. 11, 2023) — Tuesday, Aug. 8, the Anna City Manager proposed a \$158 million total budget for Fiscal Year 2024 that would result in a nearly three-cent reduction in the city's property tax rate. The budget, which includes \$103.2 million in capital improvement projects, would lower the city's property tax rate from \$0.539750 to \$0.510717. The proposed rate means property owners would pay \$0.510717 per \$100 of assessed property value.

**THE CITY OF Anna**

In addition to a lower tax rate, in June, Anna City Council unanimously voted in favor of increasing homestead exemptions. The decision reflects the Council's dedication to ensuring an affordable living environment and fostering a sense of inclusivity for all residents. Previously, the General Homestead Exemption stood at 1%, with a minimum of \$5,000, while individuals over the age of 65 were eligible for an exemption of \$30,000. Building upon this foundation, the Council introduced a 3% homestead exemption (with the same \$5,000 minimum) and added an exemption of \$30,000 for disabled individuals, underscoring our dedication to providing further relief for our valued neighbors.

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Lifestyles

### AnnaFest celebrates the best of Texas heritage

By City of Anna  
Oct 4, 2023

[Print](#) [Email](#) [Recommended](#)

Anna, Texas — Bring your boots and cowboy hat for a Texas-sized celebration in Anna, Texas, on Oct. 7: The latest North Texas festival introduces a new spin on Texas-themed celebrations by paying homage to the old west. Attendees will be swaying to the music flowing from the main stage, featuring live music by the Del Castillo Band.

Families of all sizes will enjoy the evening playing western games, watching a live-action gun-slinging showdown, armadillo races, Blue Bell ice cream eating contests and photo ops with a live Texas longhorn. The favors of the south will have your mouth watering at the food courtyard, and attendees 21 and up can wet their whistle at the watering hole beer and wine garden.

In honor of Texas's cultural heritage, the main stage will feature performances of the beautiful traditional dances of Ballet Folklórico to the cross-cultural powerhouse Del Castillo Band. Their original music blends rock, Latin, blues and world music into a cinematic celebration of sound that lifts your soul.

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Local News

### Rosamond Parkway in Anna opens for access

By City of Anna  
Mar 1, 2023

[Print](#) [Email](#) [Recommended](#)

Anna, Texas (Feb. 27, 2023) — The City of Anna is excited to announce Rosamond Parkway to U.S. 75 is now open. The roadway serves as a critical East/West connection between U.S. 75 and S.H. 9 in northern Anna. Additionally, it provides a direct connection to Anna High School, improves traffic circulation at the high school and middle school, and will help relieve congestion at P.M. 455.

“Rosamond Parkway opens a new chapter of opportunity for future development in northern Anna,” said Mayor Nate Pike. “I can’t wait to see what the future holds.”

The city had a Public-private partnership through a subdivision improvement agreement with DR Horton, which provided \$8,450,774.38 in funding for the construction of Rosamond Parkway to U.S. 75, major water system improvements, and a truck-sewer line serving north Anna.

“Private-Public partnerships like this help provide essential infrastructure for the city without additional burden on our neighbors’ taxes—a goal we always strive to achieve,” said Greg Peters, Interim Assistant City Manager.

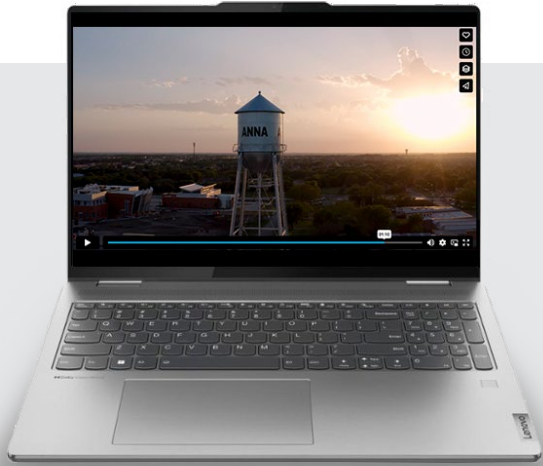
# Awards & Honors

## Anna Marketing Video



Web-Based Production:  
Short Form Web Video  
(Government)

Gold Award



## “Anna Says ‘YES” Campaign



Have an **ideal** location?

Anna says **“YES”**

As an area growing city with a booming population, Anna offers 61 square miles worth of available sites for development, some located at the intersection of two major highways between Dallas and Brownsville and near the Crayson County Courthouse. Come see all the educational, workforce, and other exciting opportunities and exciting possibilities in Anna today. Visit [www.anna-tx.com](http://www.anna-tx.com) to learn more about how Anna can help you realize your vision, and [opportunities@anna-tx.com](mailto:opportunities@anna-tx.com) or contact [Joey Graessle](mailto:Joey.Graessle@anna-tx.com), Director of Economic Development at 214-831-5334.

THE CITY OF Anna EDC

Have a **booming** population?

Anna says **“YES”**

CONGRATULATIONS to the 2023 Dallas Business Journal Best Real Estate Deals Awards (Rising and Winner!)

As part of the second fastest growing county in the U.S., Anna continues to maintain its status as the 2023 Dallas Business Journal Best Real Estate Deal Award Winner. Anna's booming population is a testament to the area's economic growth and the quality of life it offers. Visit [www.anna-tx.com](http://www.anna-tx.com) to learn more about how Anna can help you realize your vision, and [opportunities@anna-tx.com](mailto:opportunities@anna-tx.com) or contact [Joey Graessle](mailto:Joey.Graessle@anna-tx.com), Director of Economic Development at 214-831-5334.

THE CITY OF Anna EDC

Have an **ideal** location?

Anna says **“YES”**

Anna offers 61 square miles with a wealth of available sites for development.

LEARN MORE

THE CITY OF Anna EDC

Have a **pro-business** mindset?

Anna says **“YES”**

The Anna CDC is honored to be a sponsor of the Greater Anna Chamber Banquet and congratulates all the winners and those in consideration in each category.

Since its creation in 1999, the Anna CDC has been instrumental in multiple projects, including the issuance of more than \$2 million in bonds for improvements to Slayter Creek Park, providing more than \$8 million in infrastructure for the U.S. Highway 75 corridor that led to the Chief Partners (Walmart) Development, the sale of the Anna Business Park, creating a new Business, Substation and Expansion program and facilitating several other projects. The Anna CDC proudly supports the Anna business community!

To learn more about how Anna can help you realize your vision, visit [opportunities@anna-tx.com](http://opportunities@anna-tx.com) or contact [Joey Graessle](mailto:Joey.Graessle@anna-tx.com), Director of Economic Development at 214-831-5334.

THE CITY OF Anna EDC

Have an **ideal** location?

Anna says **“YES”**

Anna offers 61 square miles with a wealth of available sites for development.

LEARN MORE

THE CITY OF Anna EDC

Have an **ideal** location?

Anna says **“YES”**

Anna offers 61 square miles with a wealth of available sites for development.

LEARN MORE

THE CITY OF Anna EDC

## Tradeshow Booth and Banners



Gold Award

Have a **boomin** population?

As part of the third fastest-growing county in the U.S., Anna's population is expected to exceed 50,000 by 2035. And it's growing by 18% since 2010.

THE CITY OF Anna EDC

OpportunityAnnaTx.com

Have an **ideal** location?

Located at the intersection of two major highways between Dallas and Sherman's rising tech hub in Crayson County, Anna is comprised of 61 square miles and offers a wealth of available development sites throughout the city.

THE CITY OF Anna EDC

OpportunityAnnaTx.com

Have a **pro-business** mindset?

In Anna, we understand that speed to market is everything. Our employee culture sets the stage with a streamlined permitting process.

THE CITY OF Anna EDC

OpportunityAnnaTx.com

TOP 3 COLLEGE COUNTY RANKING AS THE 3RD FASTEST-GROWING COUNTY IN THE U.S.

4,500 NEW HOUSING UNITS PROJECTED OVER THE NEXT FIVE YEARS

12,800 NEW SINGLE-FAMILY HOMES PROJECTED IN THE NEXT FIVE YEARS

TOP 10 ANNA RANKED AS ONE OF 10 FASTEST-GROWING CITIES IN NORTH TEXAS FOR THE LAST FIVE YEARS

THE CITY OF Anna EDC

OpportunityAnnaTx.com

6ft

THE CITY OF Anna EDC

GROUND-BREAKING POSSIBILITIES



# Major Milestones/New Business Openings

FY23 Q1	FY23 Q2	FY23 Q3	FY23 Q4
<p><b>OCTOBER 2022</b></p> <p>Grand Liquor Store Sydoni Skincare and Beauty Supply Pizza Hut Nanda's Tex Mex Restaurant Fuzzy's Taco Spark Life Chiropractic</p> <p><b>NOVEMBER 2022</b></p> <p>AISD Indoor Multipurpose Facility Dollar General Cloud 9 Smoke Shop</p> <p><b>DECEMBER 2022</b></p> <p>Dairy Queen</p>	<p><b>JANUARY 2023</b></p> <p>Popeyes Qualgear Jersey Mike's Acai Bowlz Artistic Cutz</p> <p><b>FEBRUARY 2023</b></p> <p>Chilis Beyond Beauty Popeyes Jersey Mike's</p> <p><b>MARCH 2023</b></p> <p>Magnet Realty</p>	<p><b>APRIL 2023</b></p> <p>Deborah Fisher, MD Cantina Lime Restaurant</p> <p><b>MAY 2023</b></p> <p>Cold Stone Creamery Hot Worx</p> <p><b>JUNE 2023</b></p> <p>Lamar National Bank Caliber Collison</p>	<p><b>JULY 2023</b></p> <p>Brakes Plus Tri-County Air Care Clemons Creek Middle School</p> <p><b>AUGUST 2023</b></p> <p>Tropical Illusion Tanning Rainbow Dancing Company Kumon Math &amp; Learning Center of Anna</p> <p><b>SEPTEMBER 2023</b></p> <p>Three Nations Brewery Life Storage Paw of the family NTX MMA Parmore Anna Senior Living La Chiquilla Michoacana</p>

## FY 2024 Priorities

<p><b>Recruit additional industrial and primary job projects</b></p>	<p><b>Continue implementation of the Downtown Master Plan</b></p>	<p><b>Attract additional medical projects</b></p>	<p><b>Design the Interurban Pedestrian Street project</b></p>
<p><b>Identify other industrial land</b></p>	<p><b>Continue implementation of an aggressive marketing strategy</b></p>	<p><b>Attract retail, restaurant, and entertainment projects</b></p>	



[opportunityannatx.com](http://opportunityannatx.com)