



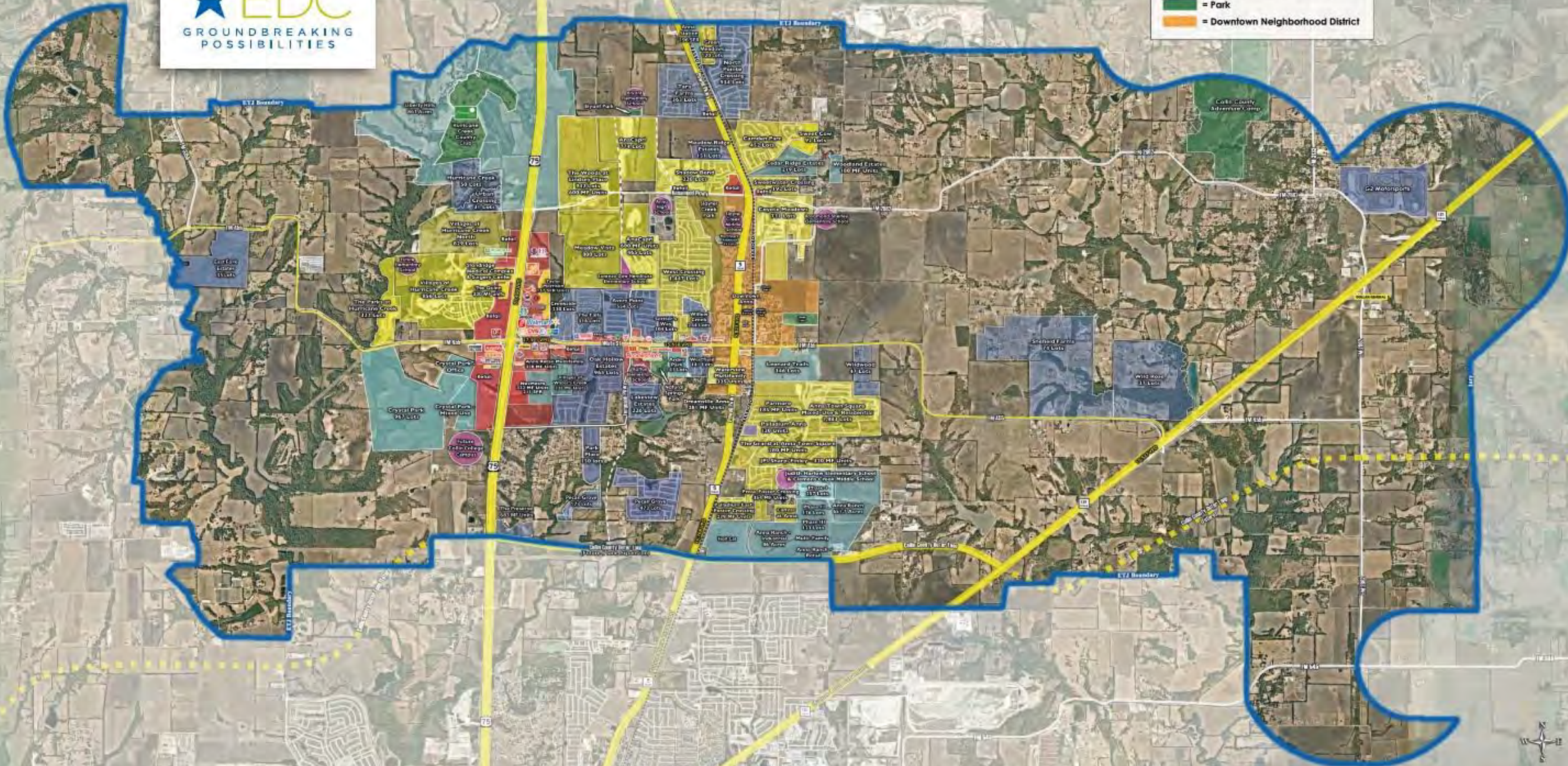
THE CITY OF
Anna
EDC
GROUNDBREAKING
POSSIBILITIES

- ▶ Pro-business and Pro-development City Council with heavy focus on economic development
- ▶ Streamlined permitting process
- ▶ US Census Bureau - Anna is ranked the Fourth fastest-growing cities in the Nation with a population at least 20,000.
- ▶ Current Population is above 26,000 - Projection of nearly 45,000-50,000 by 2030. Anna has tripled in population since 2010
- ▶ 9 multifamily projects under construction in 2023-2024 along with 4-5 others projected to commence in late 2025—we know that density drives commercial
- ▶ Located within 20 minutes of Sherman--two major semiconductor wafer projects worth \$35 B
- ▶ **Council's focus is on quality developments**
- ▶ Collin College - **100 Acres in Anna's ETJ**
- ▶ Averaging 1100-1300 SF permits annually

New Commercial/Medical Projects completed and coming soon

- ▶ Anna Surgery Center, 30,000 sf MOB, and Texoma Medical Center ER at Anna
- ▶ Home Depot, Einstein Bagels, Texas Roadhouse, Scooters, Chipotle, Salad and go, **Walgreens, Chili's, Chickfila, Whataburger, Popeye's, Hot Worx, Cold Stone Creamery, Starbucks, Panda Express, Country Charm Coffee, Jersey Mike's, Fuzzy's Tacos, UPS Store, Salsa Tex Mex, Cantina Lime, 3 Nations Brewing Company, Holt Caterpillar, Dairy Queen, Pizza Hut, and several more**
- ▶ 300,000 square feet of new medical/retail space planned in the next few years
- ▶ Density is driving demand for more commercial—retail, restaurants, entertainment, etc..
- ▶ Higher interest rates and Land Costs are making deals tougher, but many are still moving forward

- = Existing Development
- = Current Development Activity
- = Planned Development
- = Retail/Commercial Development
- = Park
- = Downtown Neighborhood District



Anna Surgery Center



- ▶ 23,000 square feet
- ▶ 4 Operating Rooms, 4 Procedure Rooms, and Integrated Gastrointestinal Suite
- ▶ Located at Northwest Corner of US 75/FM 455
- ▶ Medical Office Building 30,000 SF



ER at Anna



- ▶ 14,000 sf Freestanding ER by Texoma Medical Center just north of Walmart on US 75
- ▶ Future phases include medical offices

Anna Town Center

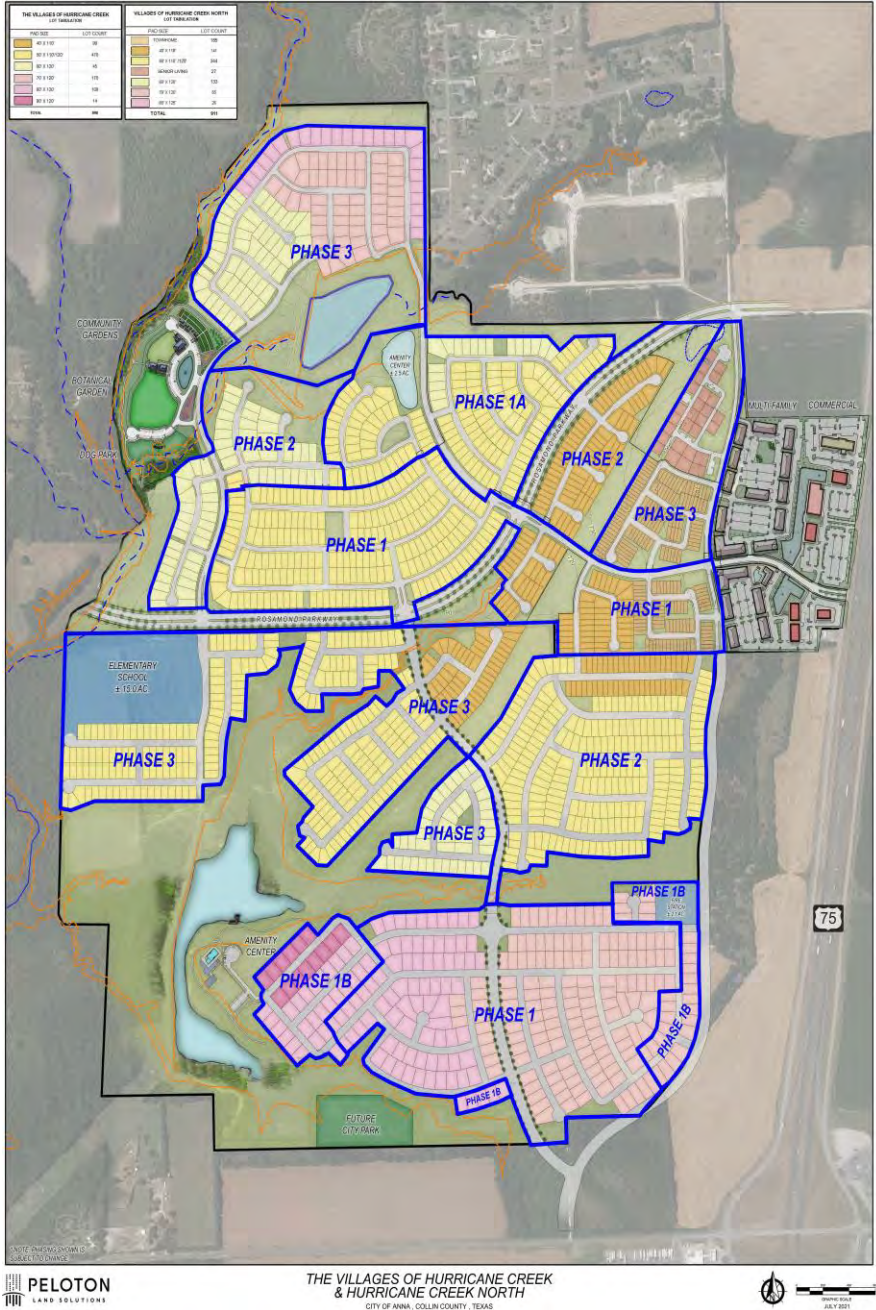
115 acres developed by
Chief Partners



- ▶ Anchored by Walmart
 - ▶ AT&T
 - ▶ Great Clips
 - ▶ CVS
 - ▶ Starbucks - opened 2020
 - ▶ Chick-fil-A - opened 2020
 - ▶ Salsa TexMex - opened 2020
 - ▶ Whataburger - opened 2020
 - ▶ Panda Express - opened July 2021
 - ▶ Fuzzy's Taco Shop - opened 2022
 - ▶ **Jersey Mike's** - opened 2023
 - ▶ Chili's - opened 2023
 - ▶ Chipotle - opened 2024
 - ▶ Texas Roadhouse - opened 2024
 - ▶ Home Depot - Coming Soon

Villages of Hurricane Creek Centurion American

- ▶ Total of 1,794 single-family lots, 400 MF units, and 50,000-60,000 sf of commercial
- ▶ Will include a Future Elementary school
- ▶ Fire Station #2
- ▶ Phase 1, 2 under construction
- ▶ Builders include Mattamy, Beazer, and First Texas



Villages of Hurricane Creek Centurion American



Meadow Vista (Bloomfield)



- ▶ Located on the east side of US 75 just north of Walmart development
- ▶ 763 SF lots
- ▶ 223 acres
- ▶ Phase 1 under construction

The Woods at Lindsey Place—DR Horton



- ▶ Located on the east side of US 75
- ▶ 942 Single-family lots with 600 MF units
- ▶ 275 acres
- ▶ Under construction



Arden Park

- ▶ Located on the south side of FM 455 just east of Natural Springs Park
- ▶ 28 acres
- ▶ 144 home sites, 91 SF amenity center, community pool, dog park, walking trails connecting to city park and commercial space
- ▶ Under construction

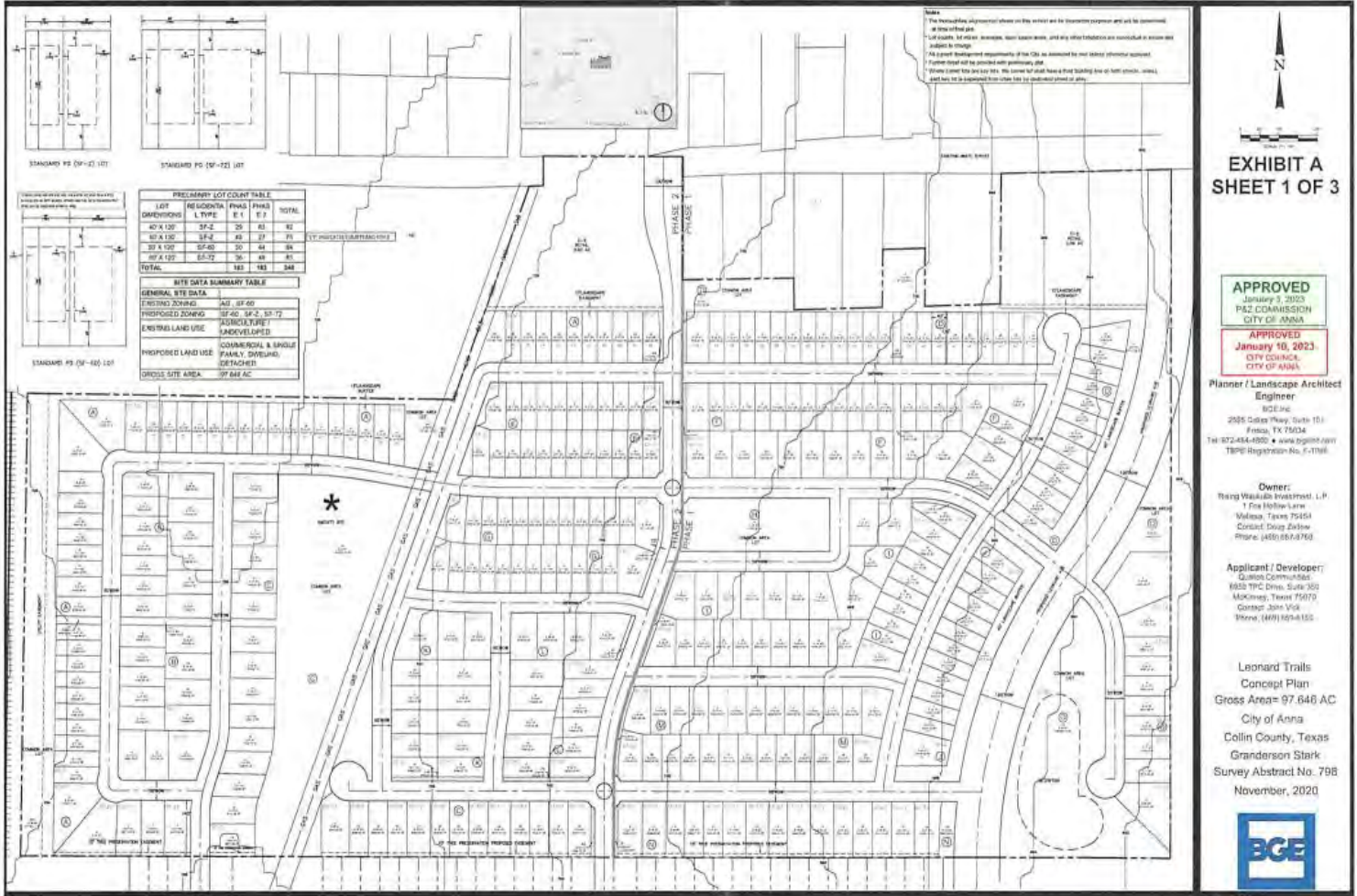


Arden Park



Leonard Trails

- ▶ Located on east SH 455 (White Street)
- ▶ 98 acres
- ▶ 346 SF lots
- ▶ Under Construction

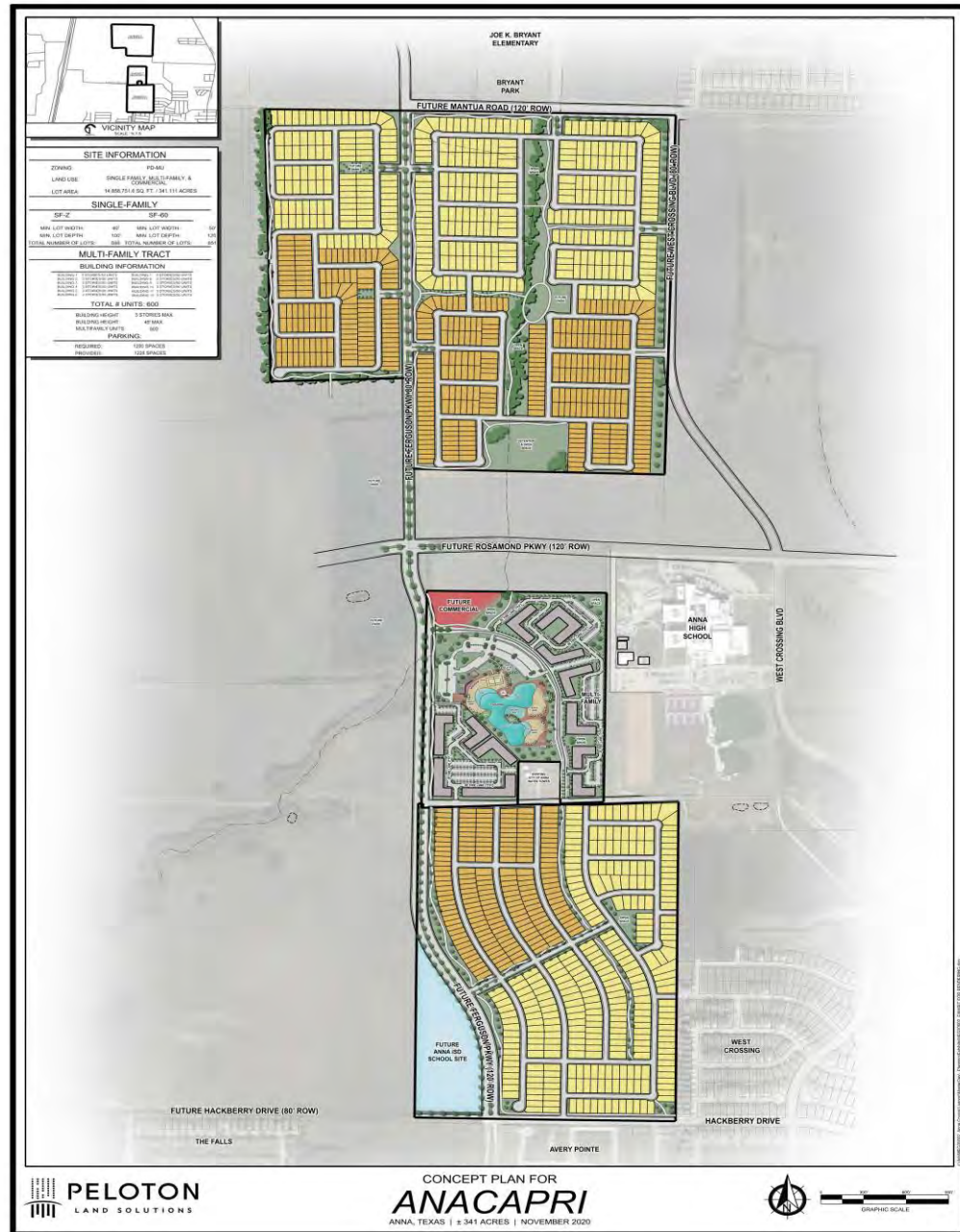


Leonard Trails



Anacapri by Megatel

- ▶ Located on the east side of US 75 near Anna High School
- ▶ Features a 2.3-acre crystal lagoon, 1,239 single-family lots, 600 MF units, and an elementary school
- ▶ Under construction

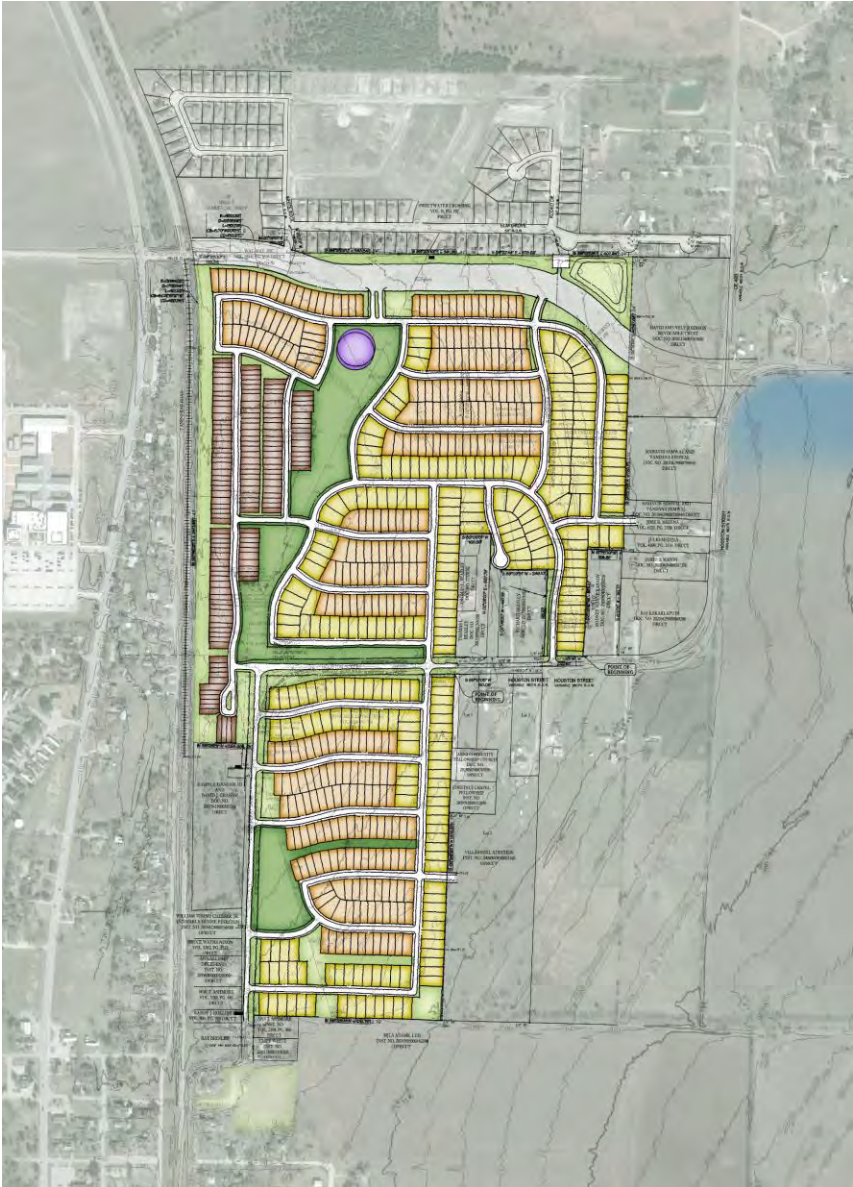


Anacapri by Megatel



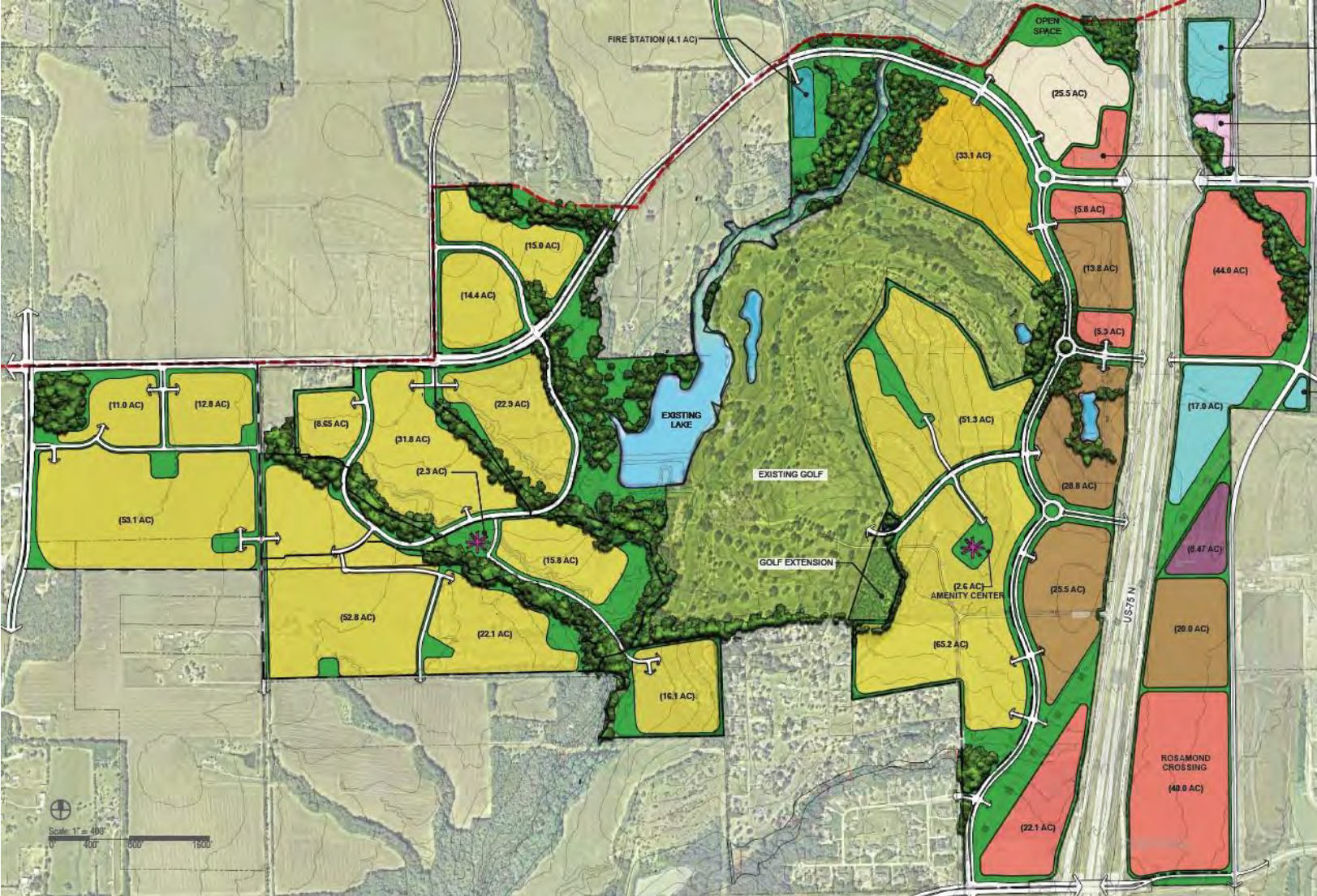
Coyote Meadows

- ▶ Located on the east side of SH 5 near Rosamond Pkwy.
- ▶ 731 lots—SF homes and Townhomes
- ▶ 153 acres
- ▶ Under construction



Liberty Hills

- ▶ Mixed-use including single-family, multifamily, commercial, medical, and more
- ▶ 1,000 acres in City of Anna
- ▶ Developer Old Prosper Partners



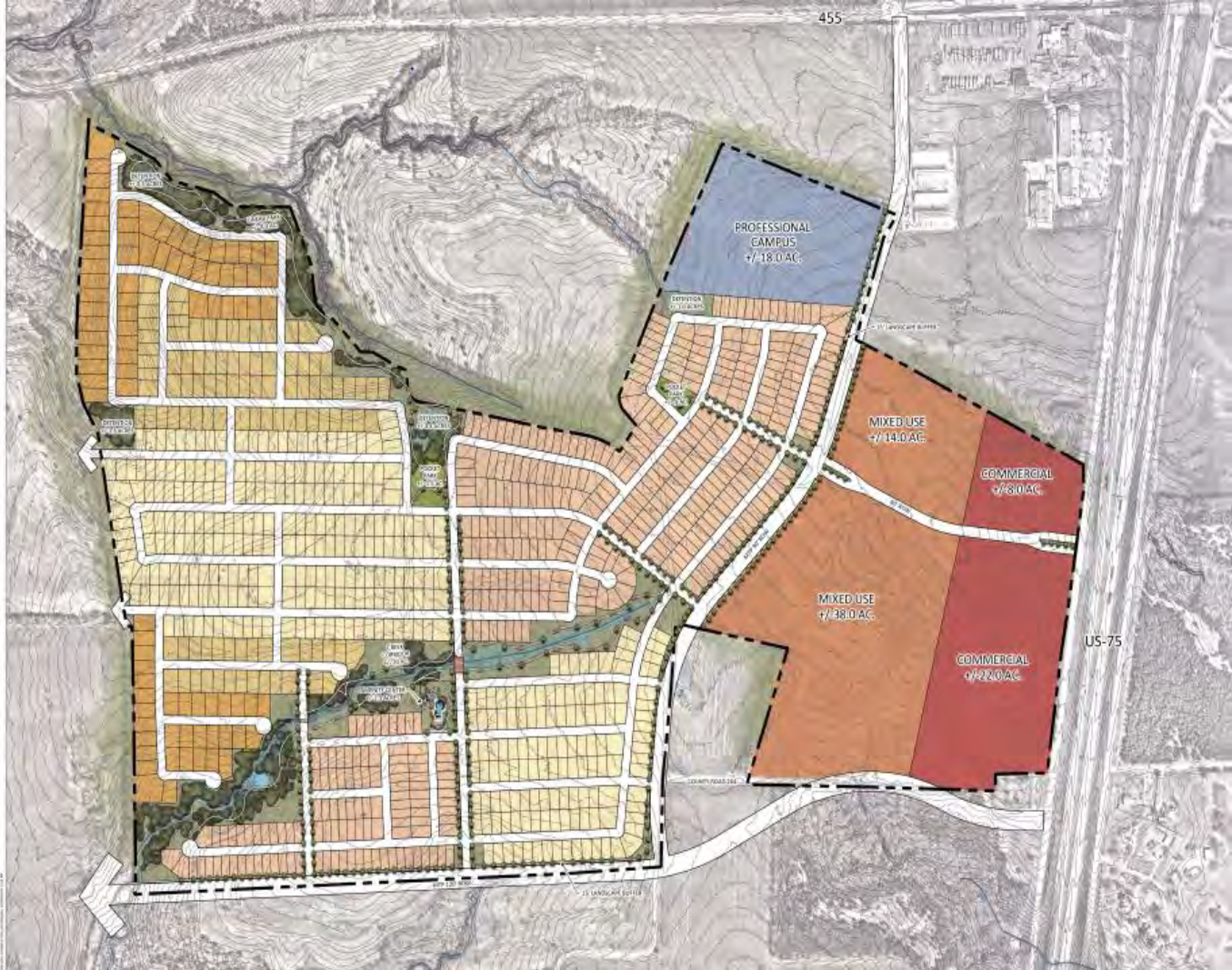
Rockhill Development

- ▶ Mixed-use including 83 acres single-family, 35 acres multifamily, and commercial development
- ▶ Construction to commence in 2025



Crystal Park (Bloomfield)

- ▶ 981 single-family lots
- ▶ 82 acres of planned mixed-use; commercial and professional campus
- ▶ Total of 391 acres
- ▶ Construction to commence in 2025



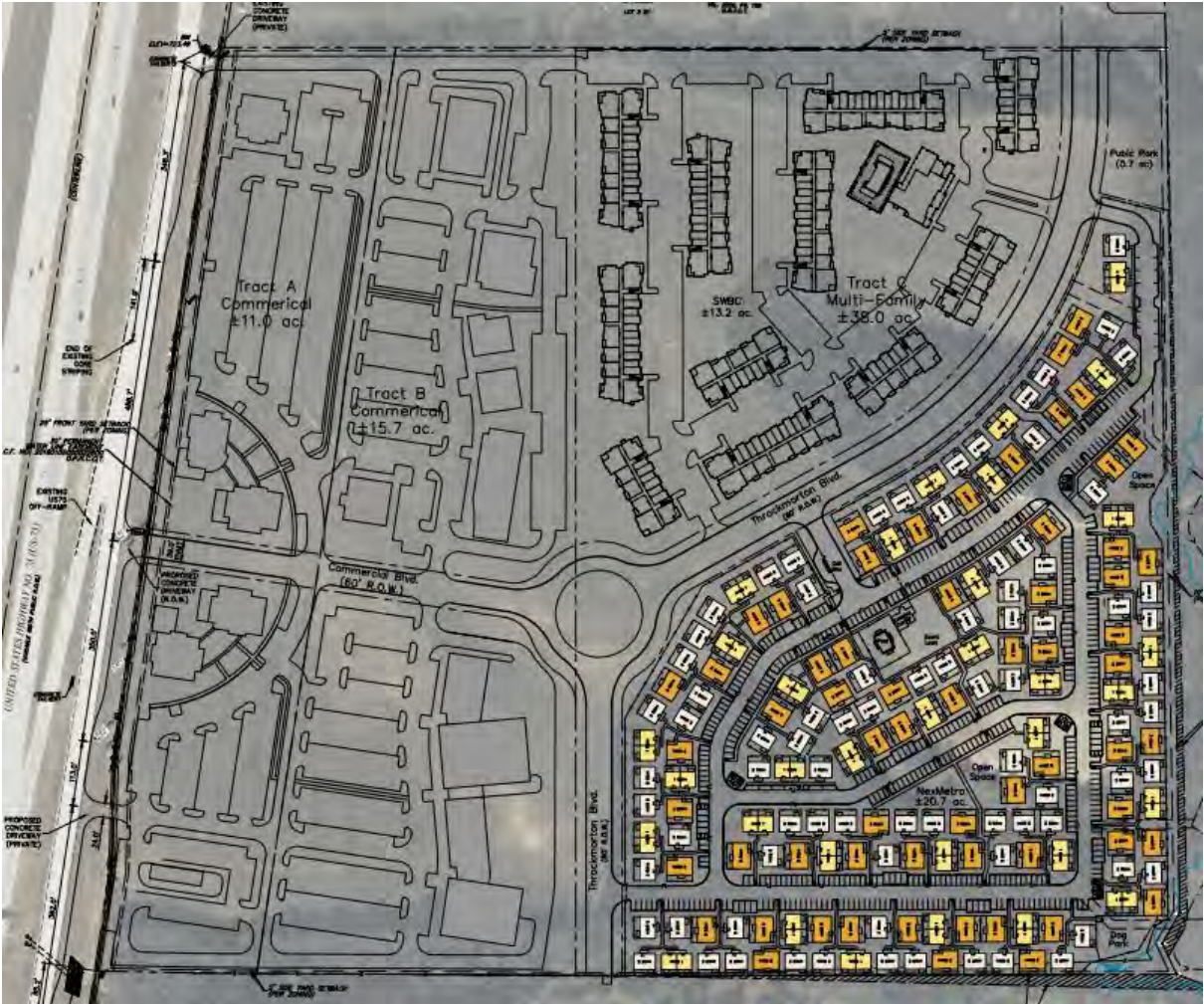
Anna Ranch

- ▶ Zoned for Industrial, MF and Single Family
- ▶ Located on the Collin County Outer Loop
- ▶ Construction will commence in 2025



NexMetro/High Mark Capital

- ▶ Located on the east side of US 75 and Buddy Hayes Blvd.
- ▶ 533 Multifamily Units with commercial lots
- ▶ 65 acres
- ▶ Construction will commence in 2025



Multifamily Under Construction

- ▶ Waterview (Provident)--300 units on SH 5
- ▶ The Grand at Anna Town Square (CLX Ventures) --280 units
- ▶ Woods at Lindsey Place (D.R. Horton- SFR)- 150 units
- ▶ Canvas at Anna (Watermark)--125 SF for rent units on Foster Crossing
- ▶ Taylor Morrison SF for Rent—157 units behind Walmart
- ▶ The Quinn (Beall Investments)—330 units on US 75
- ▶ Villages of Waters Creek (JPI)- 325 units on FM 455
- ▶ Sharp/Finley at Anna Town Square (JPI)—320 units
- ▶ The District/Anna Station (SFR)- 191 units

Multifamily Commencing in 2024-2025

- ▶ AnaCapri (Megatel)- 300 units
- ▶ NexMetro/High Mark- 533 units
- ▶ Woods at Lindsey Place (D.R. Horton- SFR)- 150 units
- ▶ Villages at Hurricane Creek Senior Living- 200 units
- ▶ The Preserve- 683 units (TBD)
- ▶ Liberty Hills- TBD

Road Projects

- ▶ Rosamond Pkwy.
- ▶ Collin County Outer Loop
- ▶ Leonard Ave.
- ▶ SH 5
- ▶ Hackberry Dr.
- ▶ Ferguson Rd.
- ▶ Buddy Hayes Blvd. (South)
- ▶ US Hwy. 75 (North Expansion)
- ▶ US Hwy. 75 Frontage Road (North of Rosamond Pkwy.)

Downtown

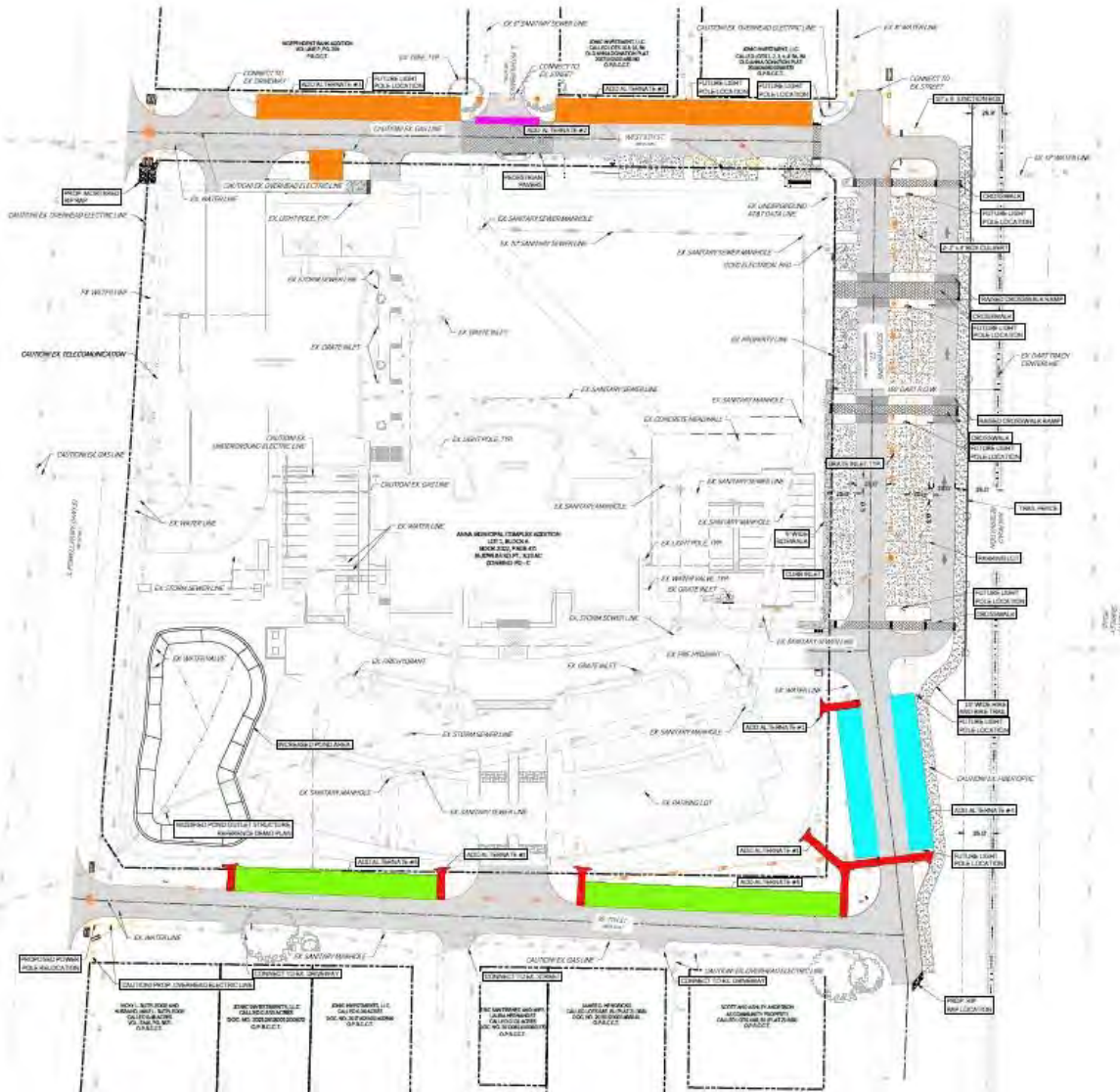
- ▶ Downtown Master Plan adopted in 2021
- ▶ TIRZ District created in Dec. 2021
- ▶ City undertaking \$3 million in water/wastewater upgrades
- ▶ New Incentive Policy
- ▶ New Municipal Complex with Library planned to open second quarter of 2025
- ▶ Current total Downtown investment: \$60 million







Downtown



EDC Downtown Land



Collin College

- ▶ Looking at starting in the next five years
- ▶ Owns 100 acre-site on US 75



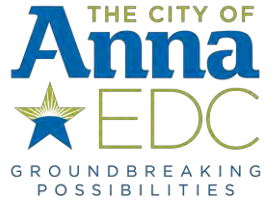
Coming Up

- ▶ Currently working with four developers on prospective projects that represent several thousand SF lots, MF, commercial, and other amenities:
 - ▶ 763 acres
 - ▶ 1,000 acres
 - ▶ 165 acres
 - ▶ 264 acres

Moving Forward

- ▶ High Priority on:
 - ▶ Collin College Campus
 - ▶ Recruiting advanced manufacturing jobs
 - ▶ Downtown Redevelopment
 - ▶ Medical
 - ▶ Mixed-use
 - ▶ Commercial (retail, restaurants, entertainment, etc)

Questions/Contact Info



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