

# Anna: Custom Trade Area

## Single Family Household Formation Analysis

Prepared for: City of Anna CDC

*May 2023*



## Residential Strategies

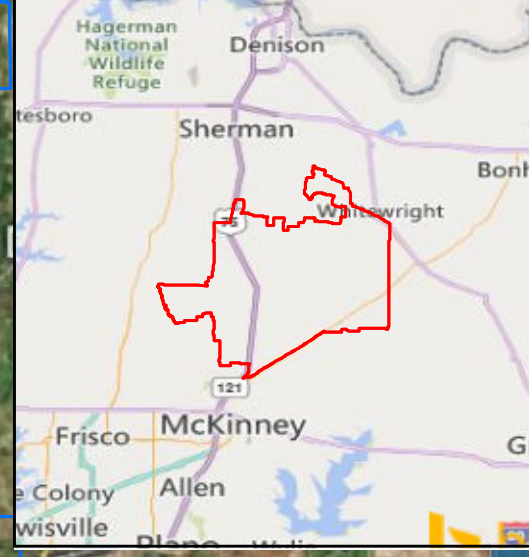
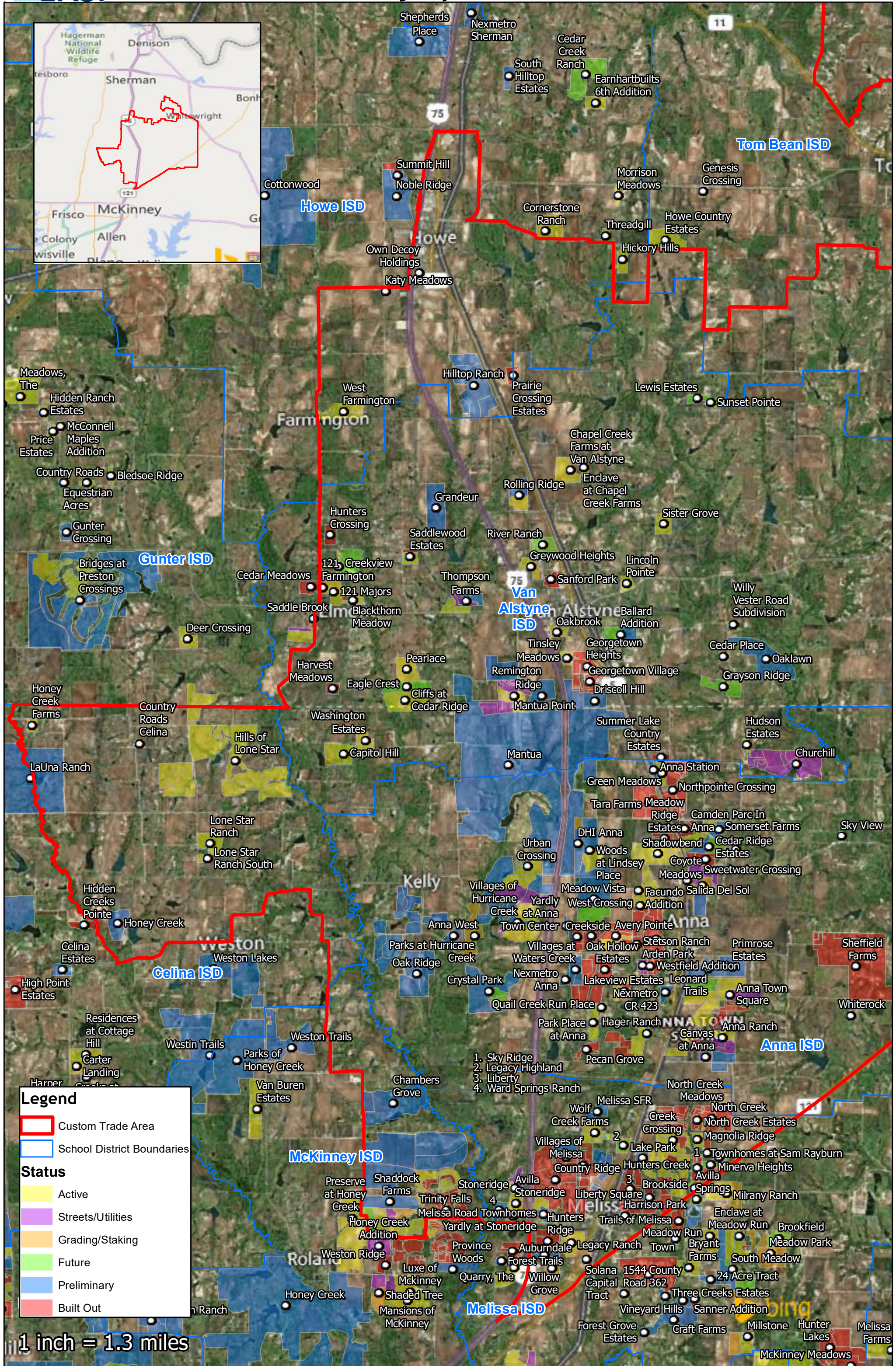
### Single Family Household Growth Forecast

To arrive at the estimates and projections provided, RSI has utilized the following methodology:

- RSI begins with household and population counts from the 2020 census. It is assumed that these 2020 counts were accurate. Because the 2020 census was completed in/around June 2020, RSI's assessment of new household formation in DFW begins with 3Q20.
- RSI summarizes, by community, new home activity from 3Q20 to date. Information analyzed includes housing starts (new slabs poured), new home closings (physically occupied homes), vacant lots, final platted lots (both under developed and vacant land) and preliminary platted lots.
- Based on the development stage of new lots and RSI's knowledge from its builder and developer clients, a forecast is made as to the delivery date of the new communities.
- Based on RSI's knowledge of production builders (a majority of DFW activity is performed by RSI builder clients) and the capacity of new communities, RSI projects start activity for each community and by product type.
- Persons per household ratios are established from prior census information and imposed on new household formation.
- RSI's forecasts are extremely accurate as they are based on 'real world' occurrences. With the platted lot approach to determining demand and with RSI's extensive database on new home activity, RSI can paint a very clear picture of household count for the next 24 months.
- The normal time required for new lot development ranges from 6-24 months. In many cases, new projects that will materialize in 3-5 years have not yet been conceptualized.
- RSI's forecasts tend to be conservative and anticipated household growth as summarized in this report is projected at slow to moderate growth rates, depending on the area and current market conditions.

***Please note that RSI's data spans from approximately 1998 to current. Any subdivision that was developed and completed prior to that timeframe would not be included in our mapped developments. In addition, RSI does not include housing activity occurring outside of subdivisions with 5+ lots, manufactured housing or multi-family developments.***





**Legend**

- Custom Trade Area
- School District Boundaries

**Status**

- Active
- Streets/Utilities
- Grading/Staking
- Future
- Preliminary
- Built Out

1 inch = 1.3 miles



Anna Custom Trade Area  
Population and Household Growth  
Current Quarter Estimates (2Q22-1Q23),  
Future Projections



Custom Trade Area

## Population

1Q28 Projection*	105,317
1Q26 Projection*	89,182
1Q24 Projection*	72,724
1Q23 Estimate*	66,295
2020 Census	48,974
Growth 2020 - 1Q23	35.37%

## Households

1Q28 Projection*	34,530
1Q26 Projection*	29,240
1Q24 Projection*	23,844
1Q23 Estimate*	21,736
2020 Census	16,033
Growth 2020 - 1Q23	35.57%

## New Home Activity

SF Household Growth Projection (1-Year)	2,108
SF Household Growth Projection (3-Year)	7,504
SF Household Growth Projection (5-Year)	12,794
Annual New Home Starts	2,073
Annual New Home Closings	2,253
Median New Home Price	\$425,419
Vacant Lots	3,561
Lots Under Development	4,474
Future & Preliminary Lots	26,710
Total Potential Future Homesites	34,745
Total Single Family Lots	52,880

Custom Trade Area

*\*Note that as the lot supply within the market area is limited today, RSI's forecasts are dependent upon additional lot deliveries being made in a timely manner; if delivery timeframes are protracted, the pace of new home starts may be negatively impacted*

Residential Strategies, Inc. conducts a quarterly census of new home activity throughout the DFW metroplex and provides household estimates and projections based on this quarterly review of activity.\* All estimates and future projections are for single-family development and households only. Multi-family growth has not been included outside of single-family rental activity.

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Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Lots	Lots Under Development	Prelim/Future Lots	Total Potential Lots Remaining	Total Lots Estimated at Build Out
Anacapri	Anna	2	0	456	237	540	1,233	1,235
Anna Ranch	Anna	32	22	52	151	301	504	558
Anna Ranch Estates	Anna	0	0	0	0	23	23	23
Anna Station	Anna	0	0	0	0	196	196	196
Anna Town Square	Anna	237	187	264	247	277	788	1,932
Anna West	Anna	0	0	0	0	299	299	299
Arden Park	Anna	0	0	0	144	0	144	144
Avery Pointe	Anna	2	58	0	0	0	0	568
Camden Parc In Anna	Anna	179	133	21	0	16	37	425
Canvas at Anna	Anna	0	0	0	125	0	125	125
Cedar Ridge Estates	Anna	0	0	0	0	223	223	223
Chambers Grove	Anna	0	0	0	0	927	927	927
Church Street Addition	Anna	0	0	0	0	6	6	6
Coyote Meadows	Anna	0	0	0	515	216	731	731
Creekside	Anna	0	0	0	0	0	0	230
Crystal Park	Anna	0	0	0	0	969	969	969
DHI Anna	Anna	0	0	0	130	200	330	330
Facundo Addition	Anna	0	0	0	0	3	3	3
Falls, The	Anna	0	0	0	0	0	0	316
Green Meadows	Anna	41	38	13	0	0	13	120
Hager Ranch	Anna	0	0	0	0	25	25	25
Lakeview Estates	Anna	0	35	0	0	0	0	225
Leonard Trails	Anna	0	0	0	0	346	346	346
Meadow Ridge Estates	Anna	0	0	0	0	0	0	151
Meadow Vista	Anna	0	0	0	0	730	730	730
Nexmetro Anna	Anna	0	0	0	0	211	211	211
Nexmetro CR 423	Anna	0	0	0	0	203	203	203
Northpointe Crossing	Anna	0	0	0	0	0	0	735
Oak Hollow Estates	Anna	0	0	0	0	0	0	967
Oak Ridge	Anna	0	0	0	0	1,979	1,979	1,979
Park Place at Anna	Anna	56	51	31	0	0	31	150
Parks at Hurricane Creek	Anna	0	0	0	288	0	288	288
Pecan Grove	Anna	2	72	0	0	0	0	648
Primrose Estates	Anna	0	0	0	0	403	403	403
Quail Creek Run Place	Anna	0	0	0	0	15	15	16
Salida Del Sol	Anna	0	0	0	0	6	6	6
Shadowbend	Anna	102	156	177	0	0	177	451
Sheffield Farms	Anna	0	0	0	0	0	0	62
Sky View	Anna	0	0	0	0	11	11	11
Somerset Farms	Anna	0	0	0	0	92	92	92
Stetson Ranch	Anna	0	0	0	0	0	0	104
Sweetwater Crossing	Anna	0	0	0	0	0	0	197
Tara Farms	Anna	0	0	0	0	0	0	363
Urban Crossing	Anna	1	0	5	0	0	5	31
Villages at Waters Creek	Anna	0	0	0	0	166	166	166
Villages of Hurricane Creek	Anna	19	141	438	568	791	1,797	2,011
West Crossing	Anna	43	147	140	0	0	140	1,114

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Lots	Lots Under Development	Prelim/Future Lots	Total Potential Lots Remaining	Total Lots Estimated at Build Out
Westfield Addition	Anna	0	0	0	0	0	0	140
Whiterock	Anna	0	0	0	0	5	5	5
Willow Creek	Anna	0	0	0	0	0	0	243
Woodland Estates	Anna	0	0	0	0	180	180	180
Woods at Lindsey Place	Anna	31	0	188	0	733	921	952
Yardly at Anna Town Center	Anna	0	0	0	0	157	157	157
Country Roads Celina	Collin County NW	2	1	0	0	0	0	5
Hills of Lone Star	Collin County NW	8	15	30	0	0	30	131
Honey Creek Farms	Collin County NW	1	0	1	0	0	1	7
LaUna Ranch	Collin County NW	0	0	0	0	1,957	1,957	1,957
Lone Star Ranch	Collin County NW	0	1	2	0	0	2	15
Lone Star Ranch South	Collin County NW	0	0	1	0	0	1	2
Hilltop Ranch	Howe	0	0	0	0	1,371	1,371	1,371
Katy Meadows	Howe	0	0	0	0	15	15	15
Own Decoy Holdings	Howe	0	0	0	0	0	0	4
Prairie Crossing Estates	Howe	0	0	0	0	0	0	17
Shaddock Farms	McKinney-North	0	0	0	0	377	377	377
Trinity Falls	McKinney-North	279	262	502	173	1,699	2,374	4,771
Avilla Stoneridge	Melissa	217	0	0	0	0	0	217
Brookside	Melissa	0	0	8	0	0	8	188
Country Ridge	Melissa	0	0	16	0	0	16	208
Creek Crossing	Melissa	72	86	1	0	0	1	309
Harrison Park	Melissa	0	0	0	57	0	57	57
Hunters Creek	Melissa	0	0	0	0	0	0	185
Hunters Ridge	Melissa	0	0	0	0	0	0	382
Lake Park	Melissa	0	0	0	0	78	78	78
Legacy Highland	Melissa	0	0	0	0	133	133	133
Legacy Ranch	Melissa	77	112	133	0	0	133	330
Liberty	Melissa	200	244	172	0	0	172	1,776
Liberty Square	Melissa	0	0	0	0	0	0	79
Magnolia Ridge	Melissa	0	31	0	0	0	0	174
Melissa Road Townhomes	Melissa	0	0	0	0	146	146	146
Melissa SFR	Melissa	0	0	0	0	315	315	315
Minerva Heights	Melissa	0	0	0	0	110	110	110
North Creek	Melissa	1	0	0	0	0	0	409
North Creek Estates	Melissa	0	0	0	0	0	0	645
North Creek Meadows	Melissa	0	0	0	0	0	0	42
Sky Ridge	Melissa	0	0	20	0	0	20	20
Solana Capital Tract	Melissa	0	0	0	0	53	53	53
Stoneridge	Melissa	19	0	90	85	0	175	194
Texas Star Independant Living	Melissa	0	0	0	0	78	78	78
Townhomes at Sam Rayburn	Melissa	0	0	0	0	118	118	118
Villages of Melissa	Melissa	0	0	0	0	695	695	1,461
Ward Springs Ranch	Melissa	0	0	0	0	125	125	125
Willow Grove	Melissa	0	0	0	270	0	270	270
Wolf Creek Farms	Melissa	204	80	168	0	0	168	372

Subdivision	Submarket	Annual Starts	Annual Closings	Vacant Lots	Lots Under Development	Prelim/Future Lots	Total Potential Lots Remaining	Total Lots Estimated at Build Out
Woods of Country Ridge	Melissa	0	0	0	0	0	0	27
Yardly at Stoneridge	Melissa	0	0	0	222	0	222	222
121 Majors	Van Alstyne	5	1	1	0	0	1	45
Ballard Addition	Van Alstyne	0	0	0	0	175	175	175
Blackthorn Meadow	Van Alstyne	2	4	3	0	0	3	25
Capitol Hill	Van Alstyne	0	0	61	0	0	61	61
Cedar Place	Van Alstyne	2	1	3	0	0	3	9
Chapel Creek Farms at Van Alstyne	Van Alstyne	0	3	0	0	0	0	59
Churchill	Van Alstyne	0	0	0	772	0	772	772
Cliffs at Cedar Ridge	Van Alstyne	4	0	23	0	0	23	27
Creekview	Van Alstyne	6	0	0	9	80	89	95
Driscoll Hill	Van Alstyne	0	0	0	0	142	142	142
Eagle Crest	Van Alstyne	0	0	0	0	57	57	57
Enclave at Chapel Creek Farms	Van Alstyne	1	1	17	0	0	17	20
Georgetown Heights	Van Alstyne	0	0	0	0	6	6	299
Georgetown Village	Van Alstyne	0	0	0	0	0	0	293
Grandeur	Van Alstyne	0	0	0	0	559	559	559
Grayson Ridge	Van Alstyne	0	0	0	0	49	49	49
Greywood Heights	Van Alstyne	52	51	37	0	0	37	225
Harvest Meadows	Van Alstyne	0	1	0	0	0	0	27
Hudson Estates	Van Alstyne	1	2	3	0	0	3	8
Hunters Crossing	Van Alstyne	0	0	0	0	0	0	30
Lewis Estates	Van Alstyne	0	0	0	0	12	12	12
Lincoln Pointe	Van Alstyne	0	0	86	0	0	86	86
Mantua	Van Alstyne	0	0	0	0	2,435	2,435	2,435
Mantua Point	Van Alstyne	56	101	17	324	0	341	547
Oakbrook	Van Alstyne	50	96	2	0	0	2	153
Oaklawn	Van Alstyne	0	0	0	0	695	695	695
Pearlace	Van Alstyne	14	1	21	0	0	21	35
Remington Ridge	Van Alstyne	0	0	0	0	411	411	411
River Ranch	Van Alstyne	0	0	0	0	185	185	185
Rolling Ridge	Van Alstyne	3	0	143	0	163	306	309
Saddlewood Estates	Van Alstyne	7	16	3	0	0	3	31
Sanford Park	Van Alstyne	1	5	0	0	0	0	111
Sister Grove	Van Alstyne	1	0	39	0	0	39	40
Summer Lake Country Estates	Van Alstyne	0	0	0	0	0	0	10
Sunset Pointe	Van Alstyne	1	0	3	0	8	11	12
Thompson Farms	Van Alstyne	38	98	4	157	97	258	414
Tinsley Meadows	Van Alstyne	0	0	90	0	0	90	90
Treasure Island	Van Alstyne	0	0	0	0	3,973	3,973	3,973
Washington Estates	Van Alstyne	2	0	8	0	0	8	15
West Farmington	Van Alstyne	0	0	68	0	0	68	78
Willy Vester Road Subdivision	Van Alstyne	0	0	0	0	6	6	6
Honey Creek	Weston	0	0	0	0	138	138	138
<b>Total</b>		<b>2,073</b>	<b>2,253</b>	<b>3,561</b>	<b>4,474</b>	<b>26,710</b>	<b>34,745</b>	<b>52,880</b>



# Demographic and Income Profile

480850301001  
Area: 223.77 square miles

Prepared by Esri  
Latitude: 434.1039  
Longitude: -1255.3342

Summary	Census 2010	Census 2020	2022	2027
Population	28,008	48,974	57,942	67,151
Households	9,621	16,033	18,871	21,892
Families	7,692	-	14,838	17,239
Average Household Size	2.90	3.05	3.07	3.06
Owner Occupied Housing Units	7,844	-	15,492	18,403
Renter Occupied Housing Units	1,777	-	3,378	3,488
Median Age	35.0	-	35.7	34.8

Trends: 2022-2027 Annual Rate	Area	State	National
Population	2.99%	0.88%	0.25%
Households	3.01%	0.92%	0.31%
Families	3.05%	0.96%	0.28%
Owner HHs	3.50%	1.19%	0.53%
Median Household Income	2.06%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	555	2.9%	415	1.9%
\$15,000 - \$24,999	740	3.9%	557	2.5%
\$25,000 - \$34,999	896	4.7%	619	2.8%
\$35,000 - \$49,999	1,537	8.1%	1,144	5.2%
\$50,000 - \$74,999	2,729	14.5%	2,676	12.2%
\$75,000 - \$99,999	3,102	16.4%	3,652	16.7%
\$100,000 - \$149,999	5,080	26.9%	6,606	30.2%
\$150,000 - \$199,999	2,518	13.3%	3,706	16.9%
\$200,000+	1,715	9.1%	2,517	11.5%
Median Household Income	\$98,696		\$109,304	
Average Household Income	\$118,242		\$138,288	
Per Capita Income	\$38,552		\$45,146	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,235	8.0%	4,429	7.6%	5,307	7.9%
5 - 9	2,409	8.6%	4,688	8.1%	5,540	8.3%
10 - 14	2,346	8.4%	4,635	8.0%	5,440	8.1%
15 - 19	1,969	7.0%	3,861	6.7%	4,474	6.7%
20 - 24	1,271	4.5%	3,011	5.2%	3,265	4.9%
25 - 34	3,766	13.4%	7,725	13.3%	9,775	14.6%
35 - 44	4,312	15.4%	8,918	15.4%	10,292	15.3%
45 - 54	3,961	14.1%	7,351	12.7%	8,088	12.0%
55 - 64	2,955	10.6%	6,303	10.9%	6,548	9.8%
65 - 74	1,795	6.4%	4,501	7.8%	5,097	7.6%
75 - 84	735	2.6%	2,021	3.5%	2,687	4.0%
85+	254	0.9%	500	0.9%	638	1.0%

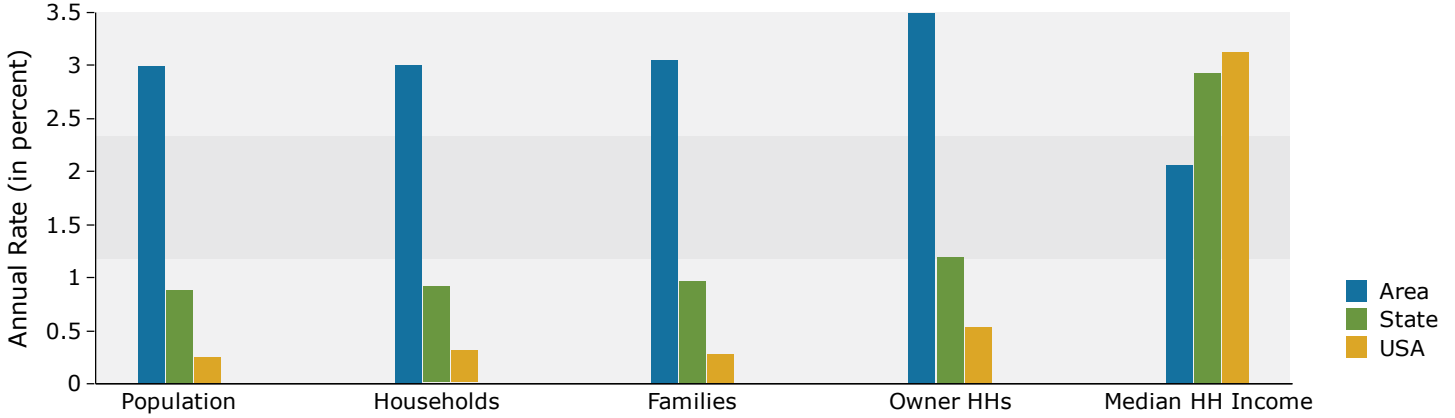
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	24,222	86.5%	34,552	70.6%	40,118	69.2%	45,263	67.4%
Black Alone	1,146	4.1%	4,022	8.2%	4,903	8.5%	5,611	8.4%
American Indian Alone	270	1.0%	540	1.1%	678	1.2%	843	1.3%
Asian Alone	151	0.5%	975	2.0%	1,183	2.0%	1,417	2.1%
Pacific Islander Alone	12	0.0%	30	0.1%	36	0.1%	53	0.1%
Some Other Race Alone	1,492	5.3%	3,105	6.3%	3,907	6.7%	5,047	7.5%
Two or More Races	715	2.6%	5,752	11.7%	7,117	12.3%	8,917	13.3%
Hispanic Origin (Any Race)	3,741	13.4%	8,851	18.1%	10,886	18.8%	13,192	19.6%

**Data Note:** Income is expressed in current dollars.

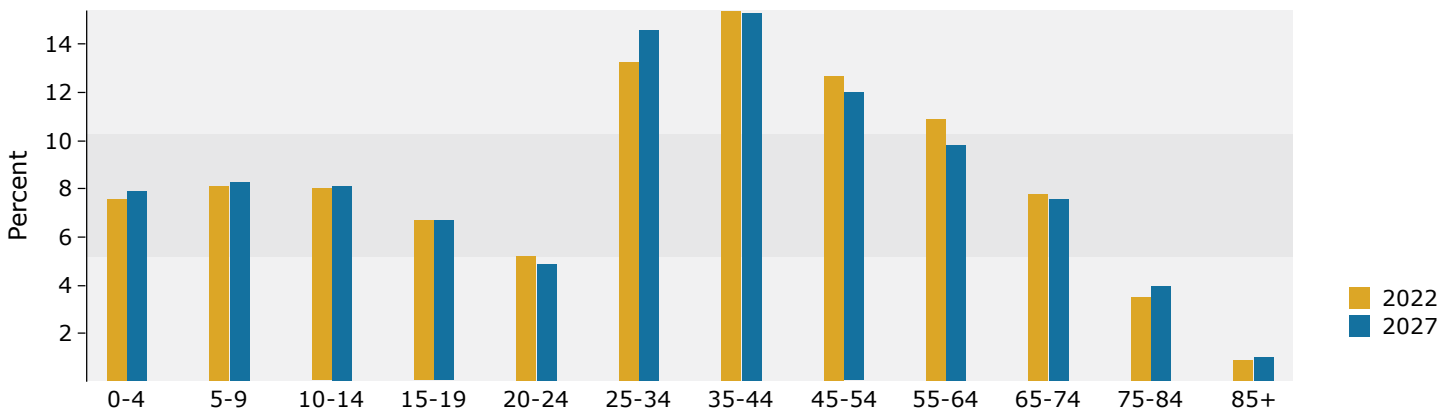
**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



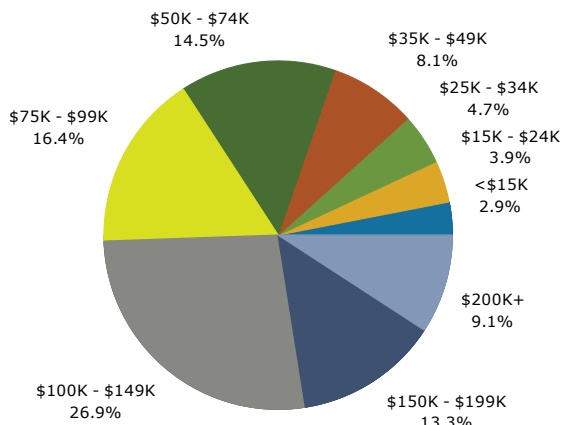
## Trends 2022-2027



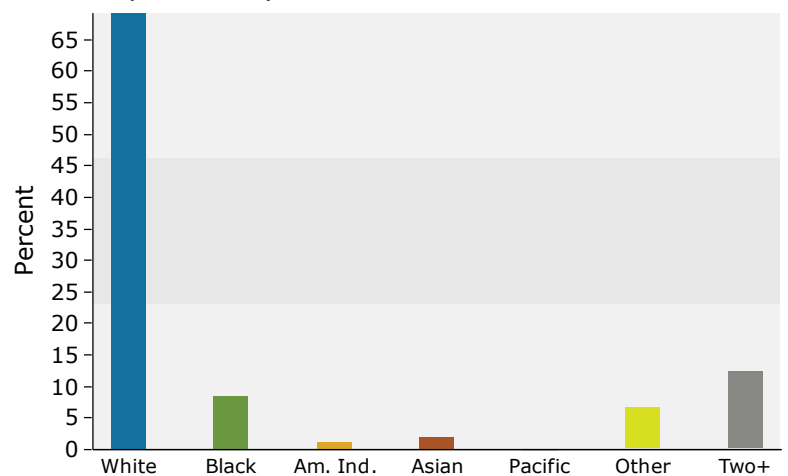
## Population by Age



## 2022 Household Income



## 2022 Population by Race



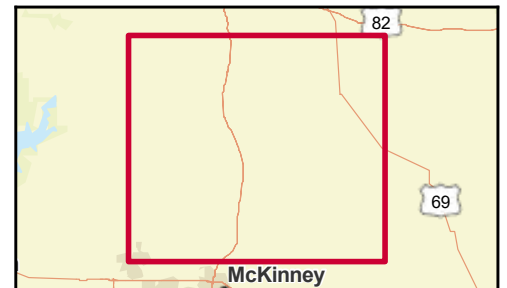
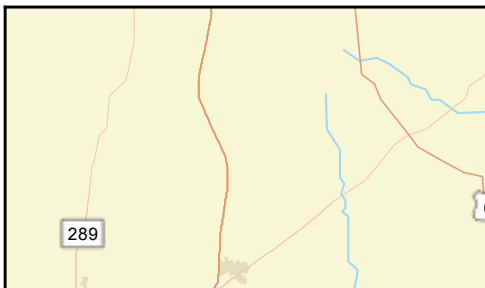
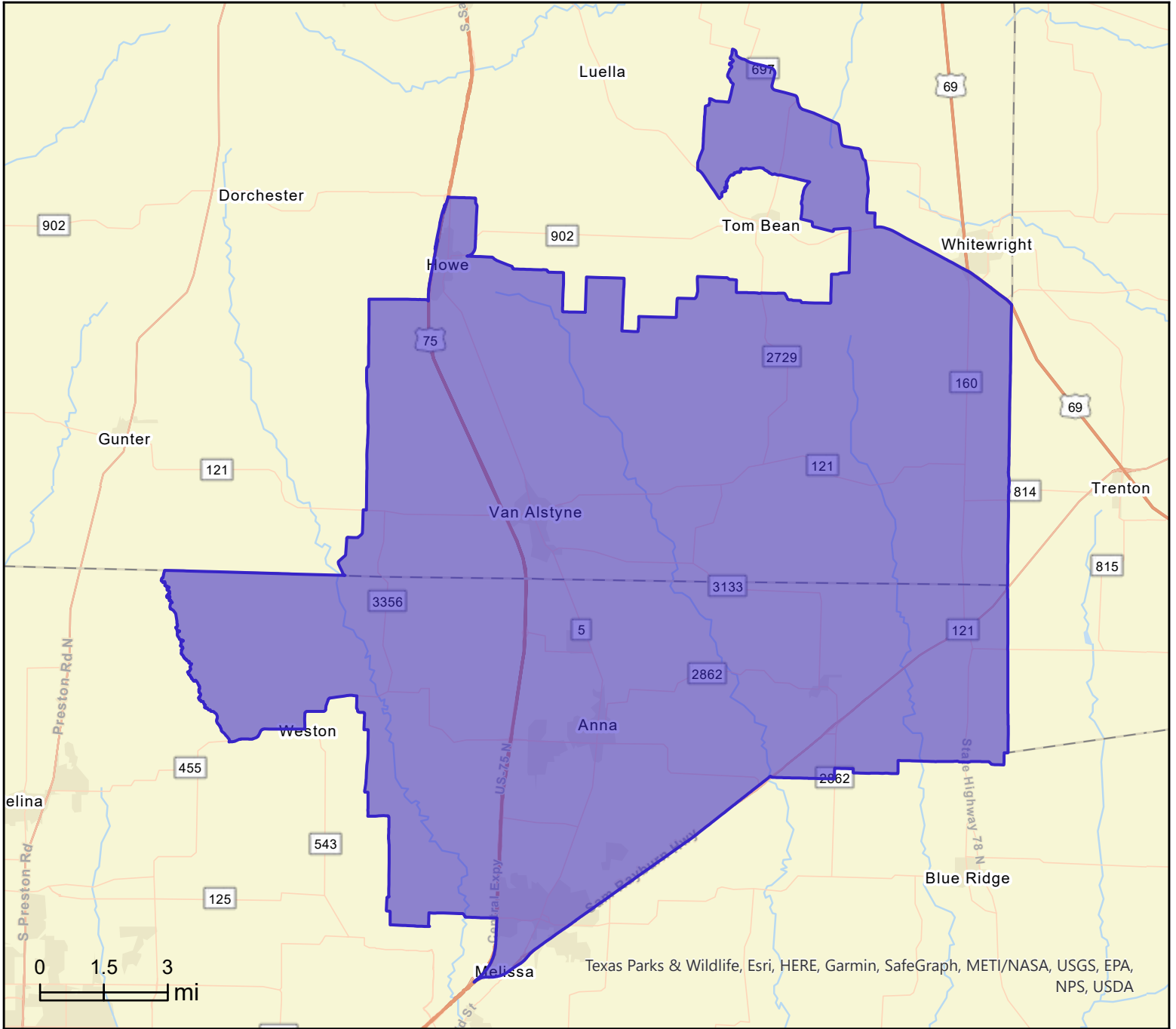
2022 Percent Hispanic Origin: 18.8%



# Site Map

480850301001  
Area: 223.77 square miles

Prepared by Esri  
Latitude: 434.1039  
Longitude: -1255.3342



April 25, 2023





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The following contingencies and limiting conditions are noted as fundamental assumptions that may affect the accuracy or validity of the analysis and conclusions set forth in this report. Specifically, the parties assume:

- that the DFW metropolitan area, the State of Texas, and the nation as a whole will not suffer any major economic shock during the time period of the forecast contained in this report;
- that general population levels will continue to increase at or above the rate forecast;
- that the public and third party sources of statistical data and estimates used in this analysis are accurate and complete in all material respects, and that such information is a reasonable resource for project planning purposes;

Any change in facts affecting the proposed project or any of the assumptions noted above or in the attached report could materially affect the conclusions set forth in this report or necessitate the re-evaluation of all or any portion of this report.