

THE CITY OF
Anna
★ EDC
GROUNDBREAKING
POSSIBILITIES



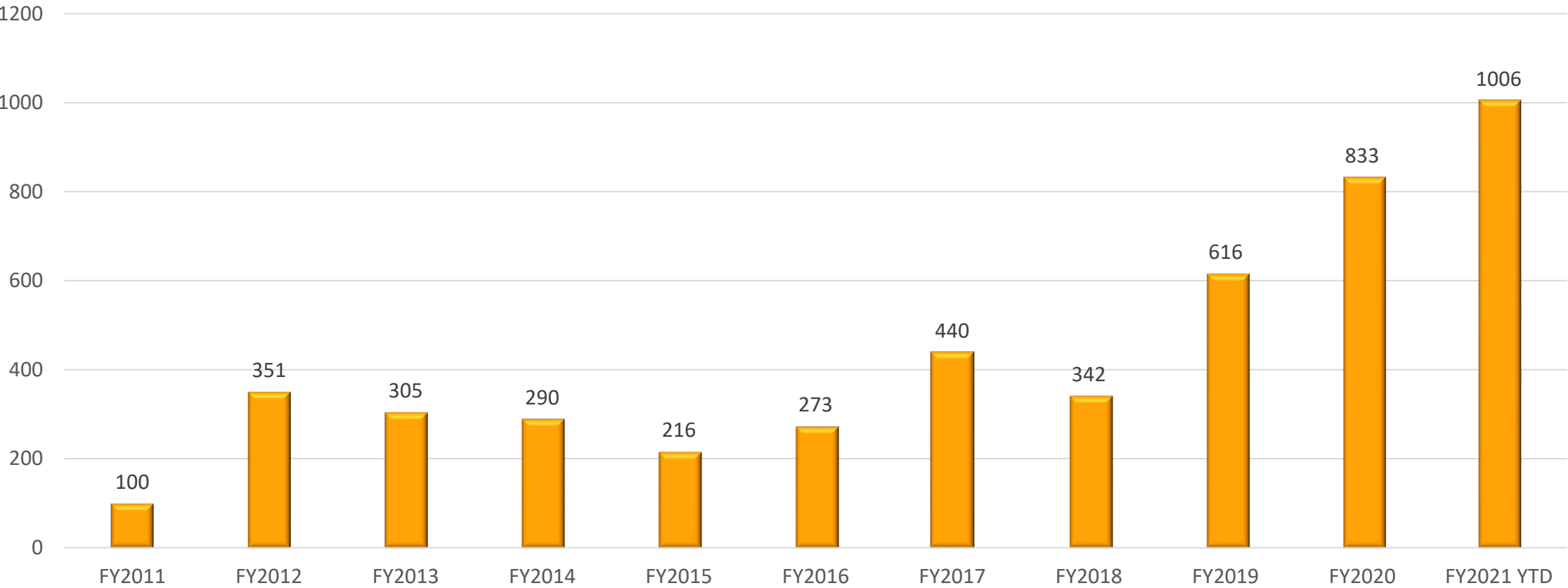
Why Anna?

- ▶ Pro-growth community with excellent leadership and vision
- ▶ Received upgraded bond rating from Moody's in June 2021 to Aa2
- ▶ Affordable housing options
- ▶ 100-acre Collin College Campus coming in next 4-5 years
- ▶ Strategic location on US Highway 75—enough distance from McKinney and Sherman/Denison to establish itself as a stand-alone market
- ▶ Future buildout population over 250,000
- ▶ Multiple sites available on US Highway 75
- ▶ Voters approved \$58 million bond package that includes a new fire station, library, and sports complex in May 2021

Growth/Development Numbers

- ▶ Over 7,600 multifamily units entitled--900 units expected to be under construction by the 1st quarter of 2022
- ▶ Single-family lots that have been preliminarily platted: 3,027
- ▶ Lots with Final Plats: 4,317 total lots
 - ▶ 3,362 lots have been permitted or built on, 955 are vacant, and 848 have been approved but not filed
- ▶ Surrounding communities, Van Alstyne, Melissa and others, are growing rapidly
- ▶ Median home price up \$50,000 year-over-year

Residential Permits by Year



City Strategic Plan Vision

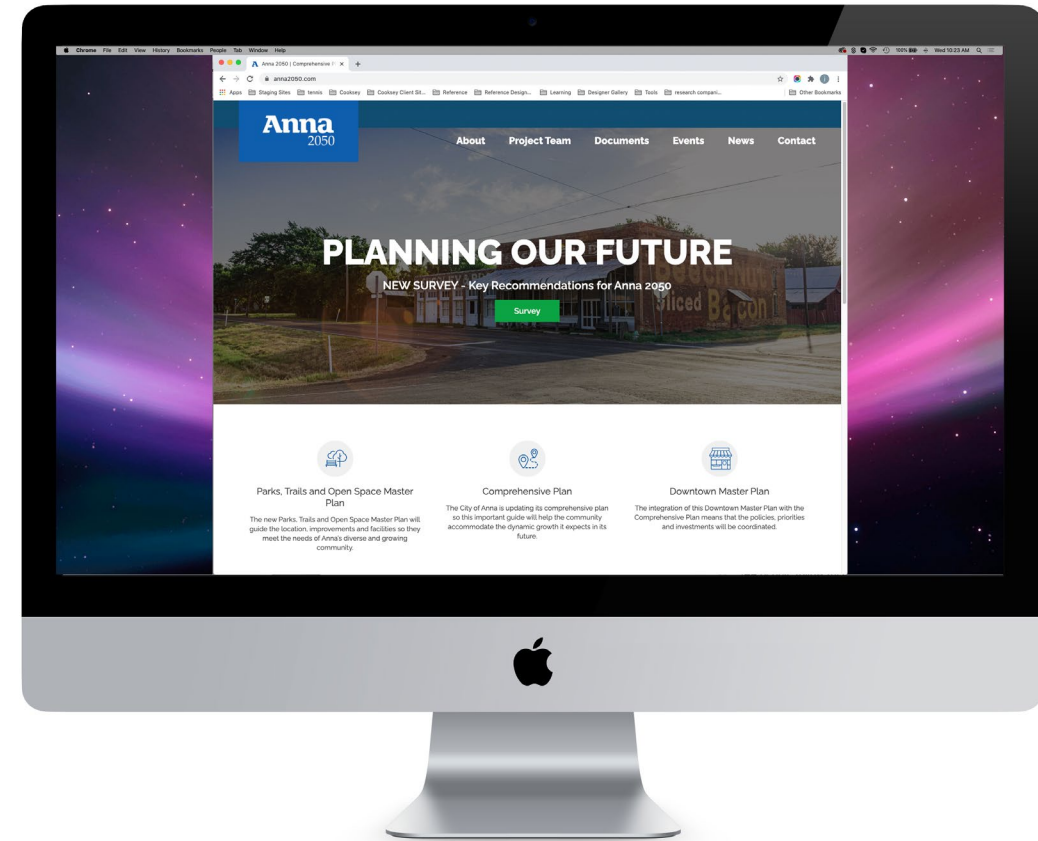
- ▶ Anna 2035 is a community of families that is beautiful and safe
- ▶ Anna 2035 has a vibrant downtown, great housing opportunities, and a dynamic business community
- ▶ Anna 2035 is a fun community for all and has convenient mobility options.
- ▶ The premier community in Collin County

Anna At-A-Glance

- ▶ Anna was ranked 9th fastest-growing City in North Texas in 2020
 - ▶ 8th fastest-growing City in North Texas since 2014
 - ▶ 6th fastest-growing since 2010
- ▶ US Highway 75 expansion project was just completed; State Highway 5 and State Highway 121 will be expanded in Anna over the next four years
- ▶ Anna doubled its single-family permits from FY 2018 to FY 2019
- ▶ Anna housing sub-market ranked 3rd in the Metroplex for housing start pace
- ▶ Economic Development Strategic Plan adopted in fall 2019 and Marketing Plan in December 2020
- ▶ 61 square miles of planning area
- ▶ Pro-development mentality

Anna Comprehensive Plan Highlights

- ▶ Partnered with Kimley Horn and la terra studio
- ▶ Provides several updates to keep pace with Anna development and growth
- ▶ Includes a Downtown Master Plan to encourage development in the CBD
- ▶ Anna2050.com



Anna2050.com

Anna and North Texas Growth



Anna 2021 Population Estimate:
16,721
(1,125% growth since 2010)

DFW

DFW metroplex population
is 7.8 Million
with 10 million residents
projected by 2030

#1

North Texas is the #1
fastest-growing region
in the country

TOP 10

Collin County ranked
in the top 10
fastest-growing counties in the
U.S. since 2010

Anna and North Texas Growth



833 single-family permits
issued in Anna in FY 2020, and
over 1,300 estimated for FY 2021



**Workforce of
1.7 million people**
within 45-minute commute
of Anna



**Over 8,200 new
single-family households**
estimated in the Anna Trade Area
over the next five years



**Several new, approved
mixed-use developments**
include townhomes, multifamily, single-family, hike/bike
trails, elementary schools, and many other amenities

Anna Business Progress



Over 45 new businesses
opened in the last two years and
400+ jobs created



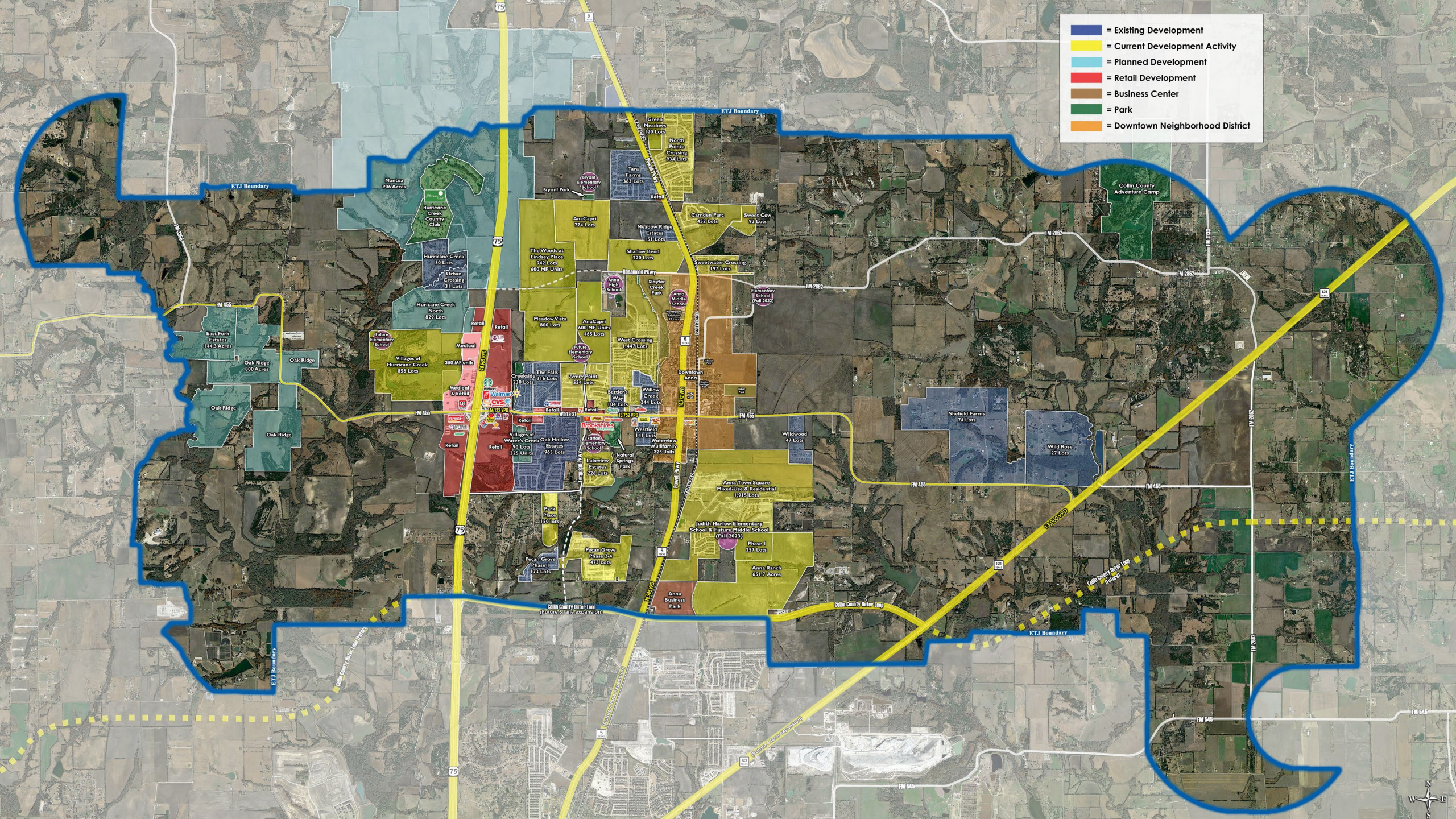
More than 160,000 square feet
of commercial space built or under
construction since 2019



Sales tax collections increased
by 24% in FY 2020 despite pandemic and
over 51% since FY 2019



New Municipal Complex
under development includes a city hall
building and fire station with additional
buildings planned



Medical Projects

- ▶ Attracting medical/healthcare projects and jobs is a priority for the City Council
- ▶ Doctors group from Sherman owns 24 acres on US Highway 75
 - ▶ Recently completed a 24,000 sf Surgery Center
 - ▶ Plan to commence construction on a 40,000 sf MOB this fall
- ▶ Texoma Medical Centers owns 15 acres on US Highway 75
 - ▶ Recently completed a new 14,000 sf Freestanding ER with plans for a future MOB

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
- ▶ Phase II 40,000 sf MOB starting later this summer



ER at Anna



- ▶ 14,000 sf Freestanding ER by Texoma Medical Center just north of Walmart on US 75
- ▶ Future phases include an MOB and small hospital

Anna Business Park

- ▶ 82 acres owned by the Anna EDC and CDC
- ▶ All utilities up to site
- ▶ Currently under contract



PRELIMINARY MASTER PLAN

Industrial

1217 Main Street | Suite 500 | Dallas, Tx 75202

Anna Business Park | Anna, Texas

0 100' 200' N

03.30.2021

Anna Town Center

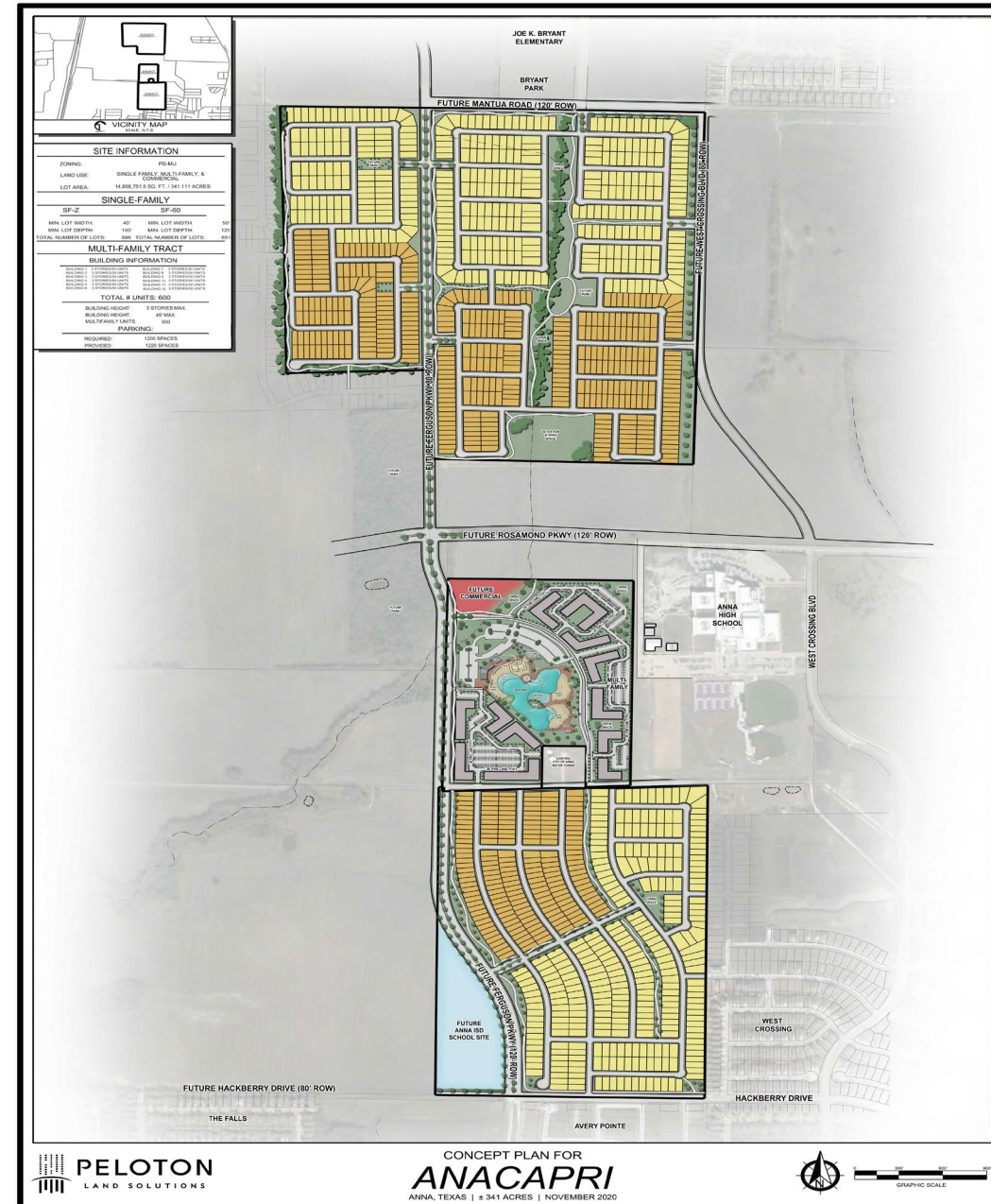
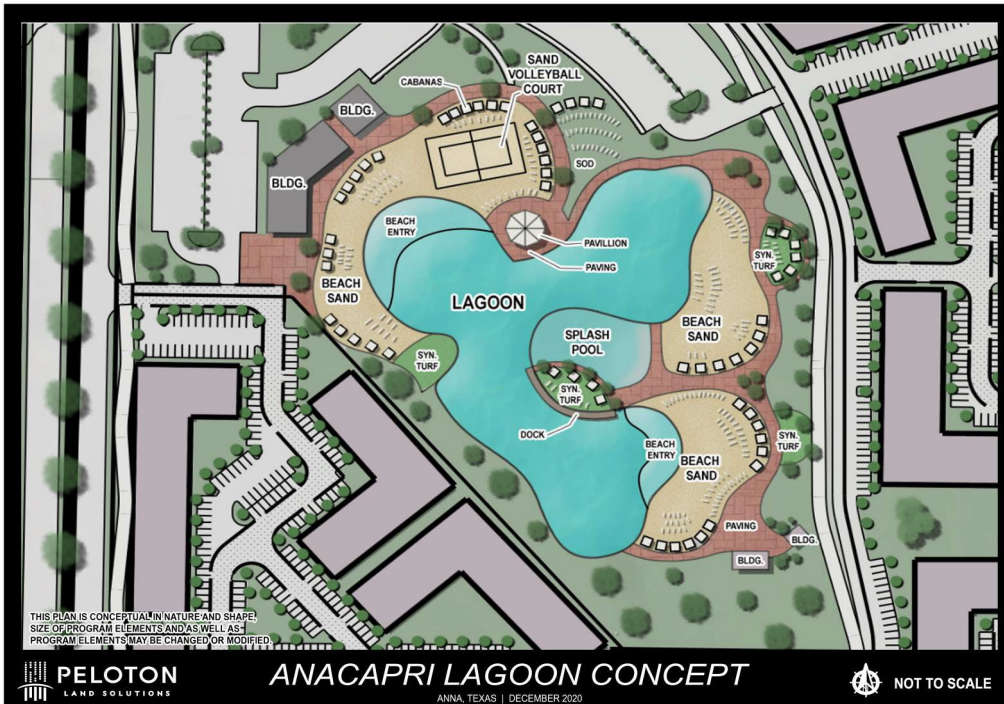
115 acres developed by
Chief Partners



- ▶ 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**
- ▶ Still opportunities available for multifamily and other retail / restaurant concepts

Anacapri by Megatel

- ▶ Located on the east side of US 75 near Woods at Lindsey Place and Anna High School
- ▶ Will feature a 2-acre crystal lagoon, 1,239 single-family lots, and 600 MF units
- ▶ Construction to commence in 2021



The Woods at Lindsey Place—DR Horton

- ▶ Located on the east side of US 75 where Rosamond Pkwy will be extended
- ▶ 942 Single-family lots with 600 MF units
- ▶ 275 acres
- ▶ Construction will commence this summer on infrastructure
- ▶ Housing prices will start around \$300,000



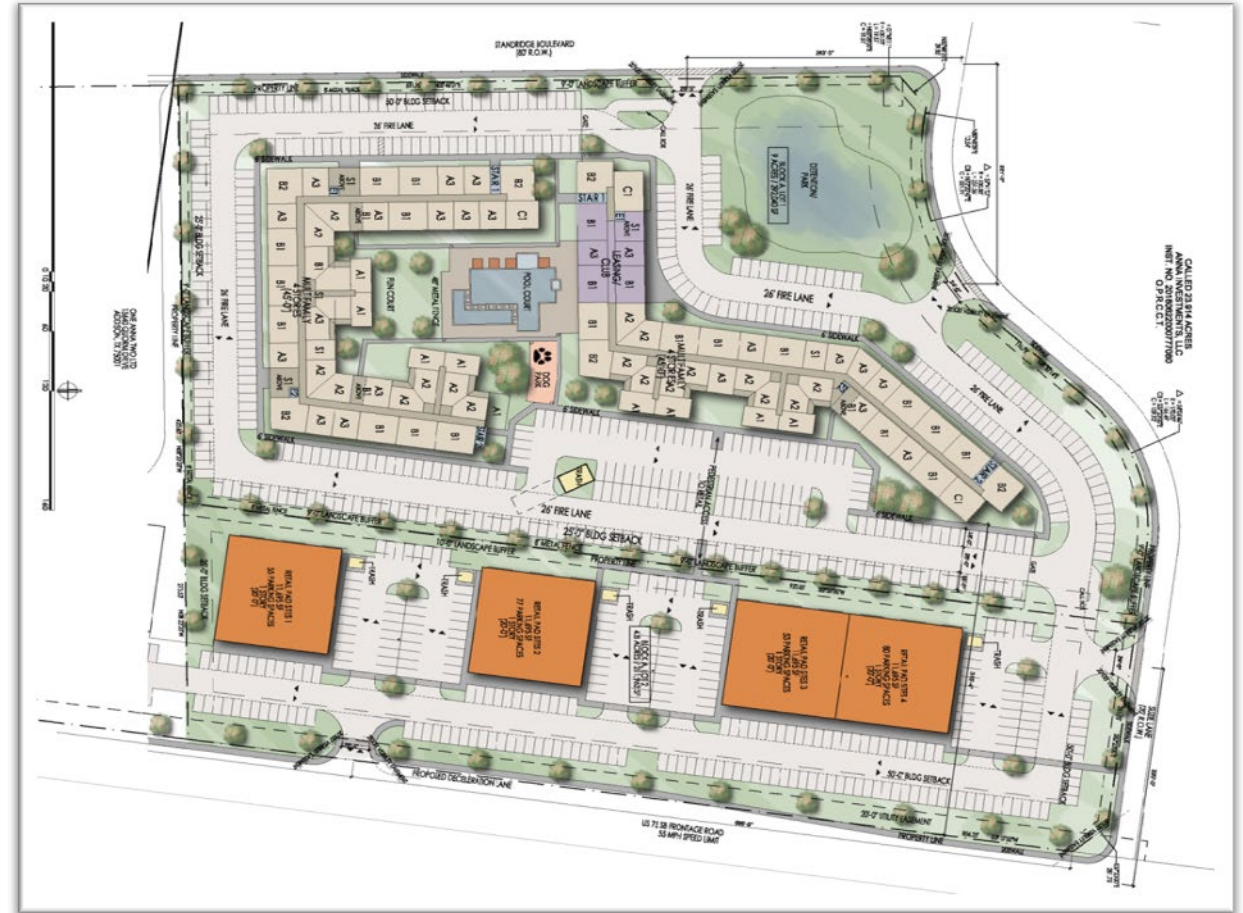
Waterview Apartments

- ▶ 300 MF units being developed by Provident Realty on SH 5
- ▶ 13-acre site
- ▶ Construction to commence in summer 2021



Waypoint Land Apartments

- ▶ Located on the west side of US 75 just south of the Anna Surgery Center
- ▶ 330 units
- ▶ Developed by Waypoint Land and Capital
- ▶ Will commence in 2021



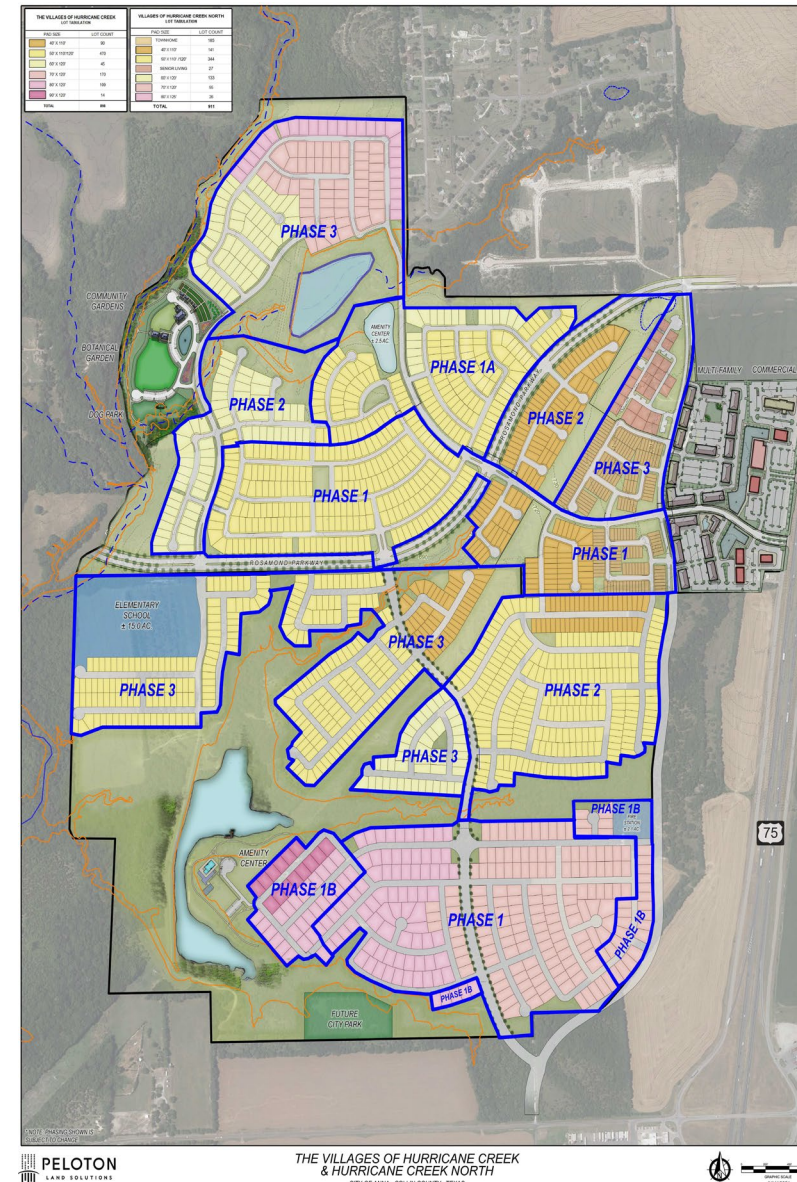
JPI Senior Living—Parmore Anna

- ▶ Located in the Anna Town Square development
- ▶ 185-senior living units planned
- ▶ Will commence construction in fall 2021



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 an Elementary school and new fire station
- ▶ Phase 1 under construction
- ▶ Builders include Mattamy, Beazer, and First Texas



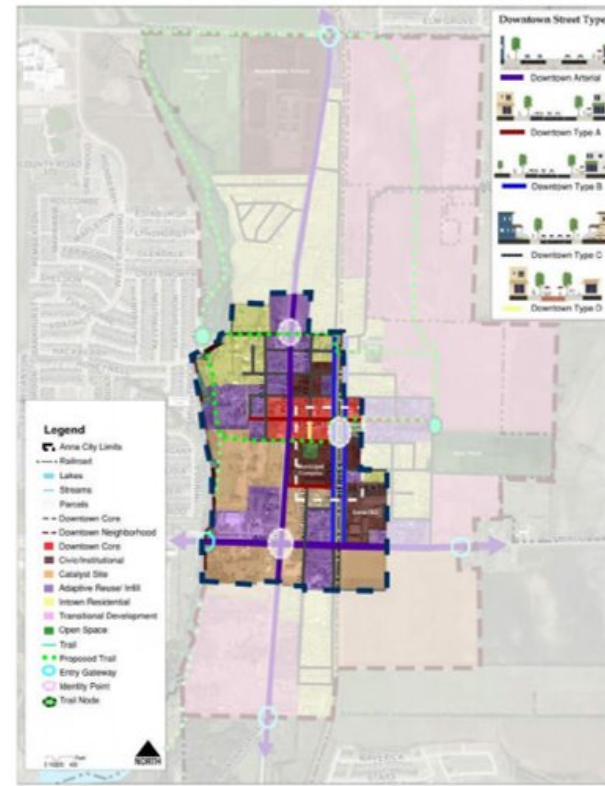
Downtown Master Plan

- ▶ Anna2050.com
- ▶ Adopted April 27, 2021
- ▶ Click [here](#) to view the entire Downtown Master Plan
- ▶ Guide to future development
- ▶ Included public input and professional analysis
- ▶ Kimley-Horn served as lead consultant

Downtown Neighborhood Area

The area that surrounds the Downtown Core—the Downtown Neighborhood—is characterized by a different development pattern, with larger block sizes containing single-family residences and undeveloped land.

Downtown Core District



This area is critical since it surrounds and feeds into the Core and provides the largest catalytic sites for Downtown development. The Downtown Neighborhood, with its Mixed Use and Urban Living Place Types, is intended to provide a transition from the Downtown Core to the rest of the community.

Downtown Neighborhood District

