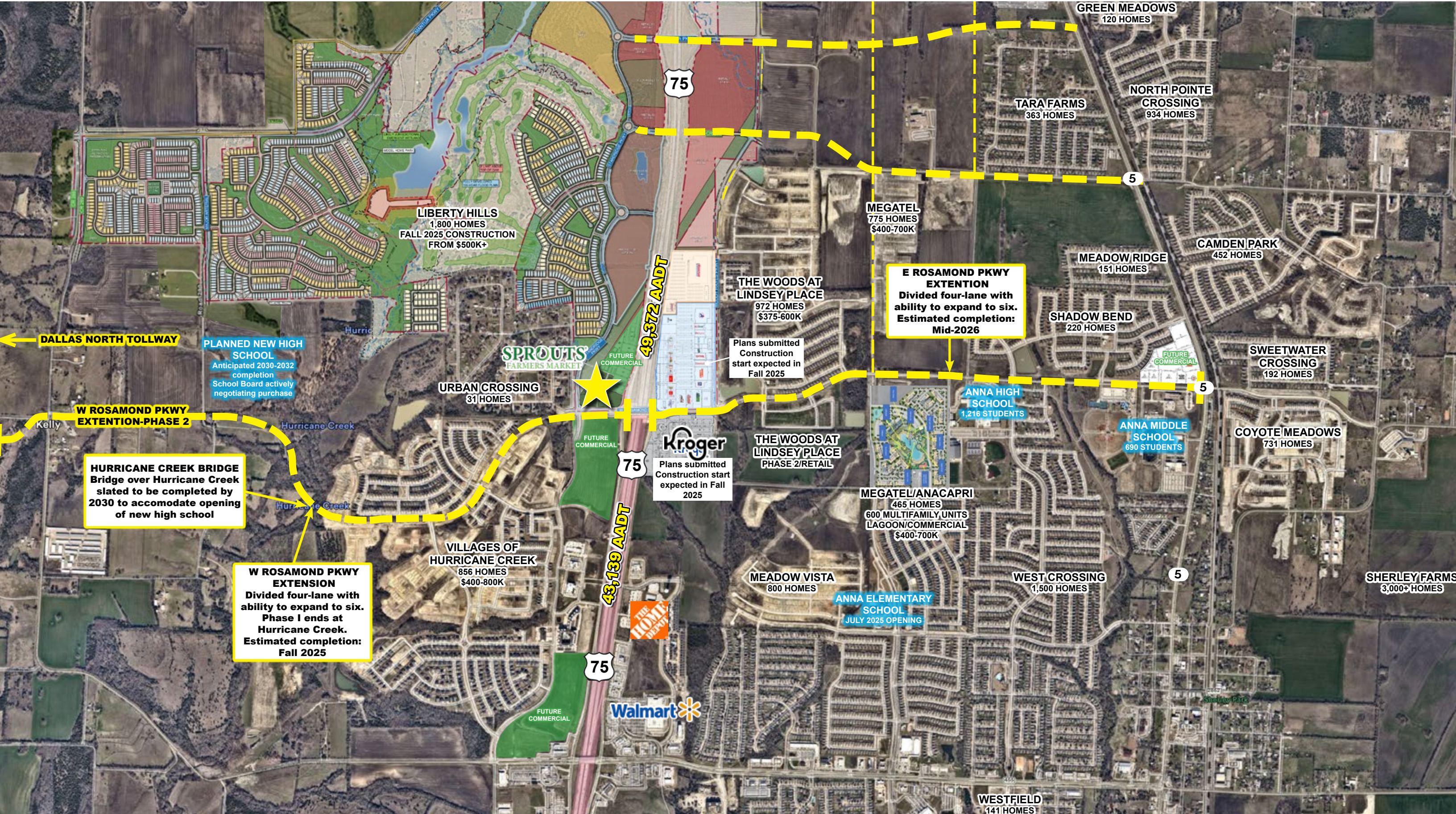




49,372 AADT ON HWY 75

This location benefits from proximity to planned and delivered residential growth, municipal investment, and a transportation framework designed to absorb scale. The result is a site that aligns with durable demand drivers and is positioned to support commercial needs that rely on access, visibility, and adjacency. Anna's growth is directional, and this corner sits squarely in its path.



LEASING:
 Alan Lloyd
 alloyd@gbtrealty.com

C 615.515.4069
 O 615.370.0670
 gbtrealty.com

ROAD/CONNECTIVITY IMPROVEMENTS

SHOPS OF ANNA | ANNA, TX

NUMBERS

SHOPS OF ANNA
ANNA, TX

POPULATION

2 MILE	12,715
4 MILE	31,967
6 MILE	61,154

HOUSEHOLDS

2 MILE	4,319
4 MILE	11,034
6 MILE	21,003

AVG. HH INCOME

2 MILE	\$129,300
4 MILE	\$124,485
6 MILE	\$144,045

MED. HH INCOME

2 MILE	\$ 95,420
4 MILE	\$ 90,854
6 MILE	\$108,995

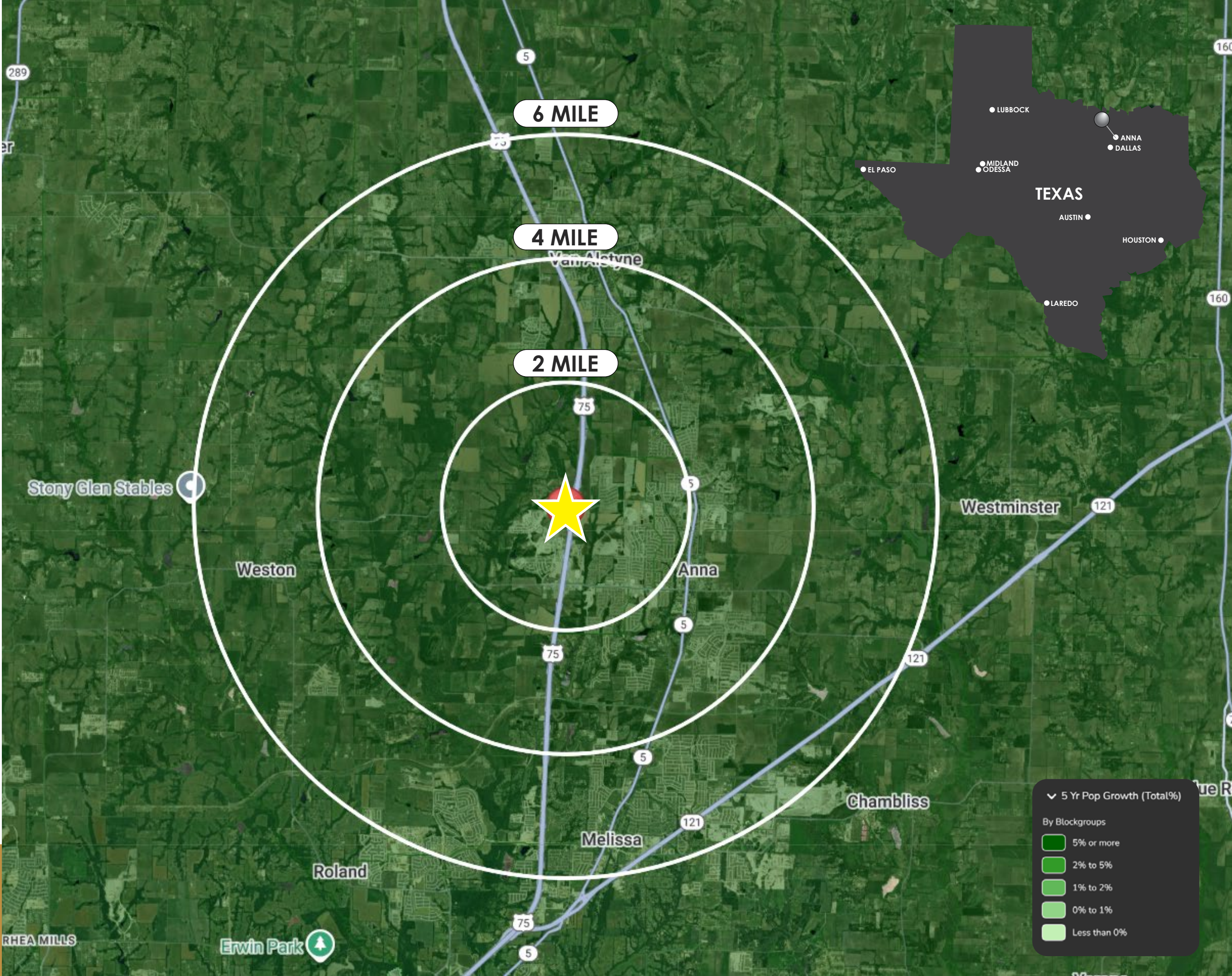
1 MILE - OTHER

Retail Exp/Mo	\$5,062
College/Higher	79.7%
White Collar	74.3%
Median Age	42

LEASING:

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gbtrealty.com



SITE PLAN

SHOPS OF ANNA
ANNA, TX

TOTALS

LAND AREA:	± 4.89 AC
PROPOSED AREA:	43,353 SF
PARKING:	191 SPACES
PARKING RATIO:	4.40/1000

TENANT ROSTER

SHOPS - AVAILABLE	1,600 SF - 9,730 SF
SHOP	1,500 SF
SHOP	1,750 SF
SHOP	3,500 SF
SHOP	3,600 SF

LEASING:

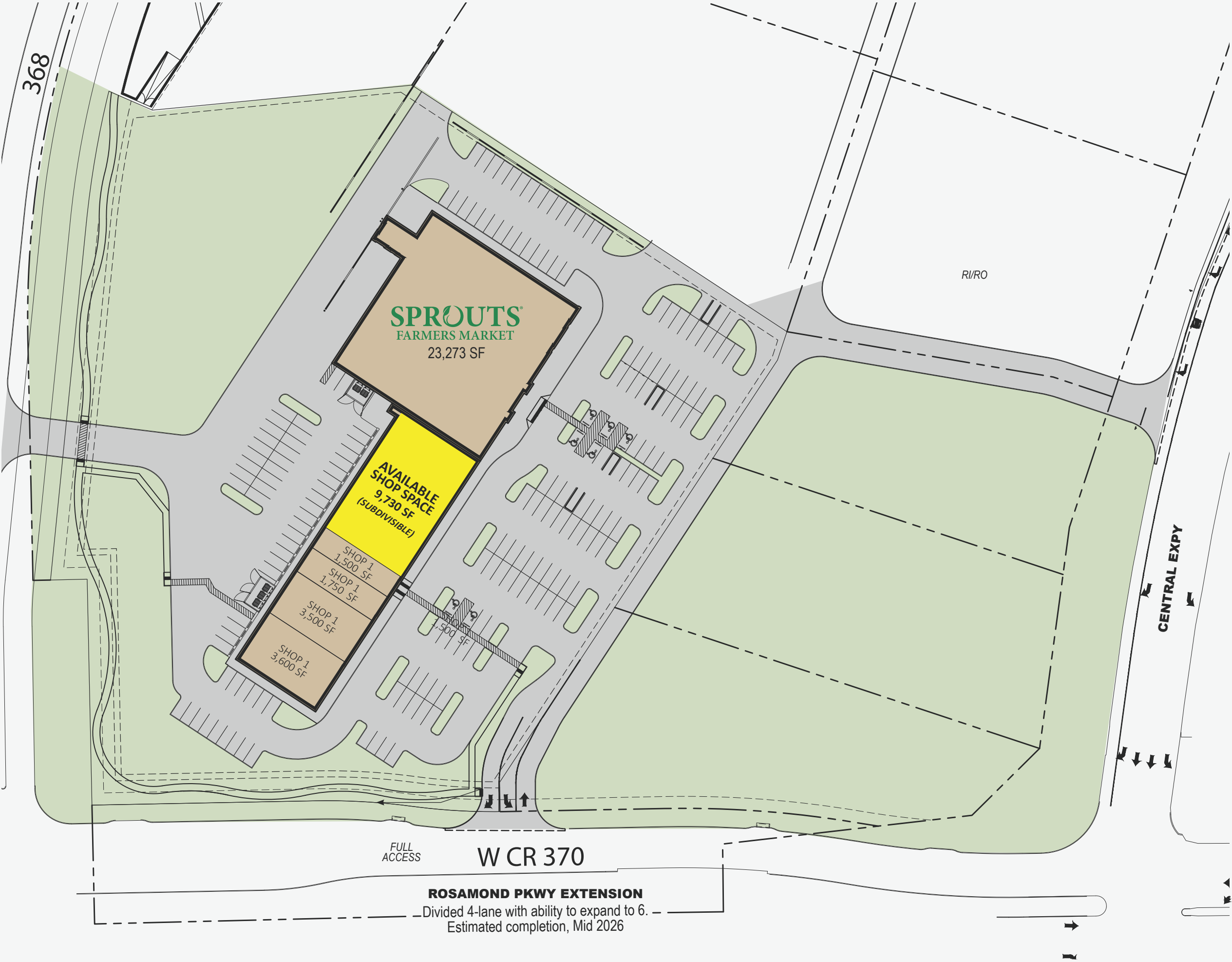
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gbtrealty.com



ANNA

THE EPICENTER OF THE SILICON PRAIRIE EXPANSION.



With an annual growth rate exceeding 10%, Anna is one of the fastest-growing municipalities in the United States, doubling its population since 2020.



Located at the intersection of US-75 and SH-121, providing a direct logistics conduit to the Dallas-Fort Worth global trade hub and the McKinney aerospace corridor.



The city features a high-density family-prime demographic with a median age of 32 and household incomes significantly outpacing the national average.



A massive \$1.5 Billion master-planned development (Sherley Farms) and aggressive downtown revitalization projects are currently anchoring the city's shift toward high-density mixed-use and institutional-grade retail.

2,500%

POPULATION SURGE SINCE 2000

\$1.8 BILLION

IN PROJECTED HOME VALUE

\$35 BILLION

THE INSTRUMENTS & GLOBALWAFERS EXPANSIONS POSITION ANNA AS FRONT PORCH FOR HIGH-QUALITY SUBURBAN HOUSING

The Anna economic outlook is defined by its proactive Type A and Type B Economic Development Corporations, which allow for simultaneous investment in industrial infrastructure and quality-of-life amenities. This dual-track strategy has created a balanced tax base that effectively absorbs the overflow of high-tech and manufacturing investment from the neighboring Plano and Frisco markets.

15 MINUTES

FROM MCKINNEY NATIONAL AIRPORT

45 MINUTES

FROM DALLAS-FORT WORTH INTERNATIONAL AIRPORT

5 HIGHWAYS

MAJOR HIGHWAYS INTERSECT NEAR ANNA

Anna serves as the critical Northern Gateway for Collin County. Its position on US-75 is reinforced by its proximity to SH-121, creating a frictionless flow for commuters and commercial transport. Ongoing infrastructure enhancements, including streamlined permitting and expanded sewer and road capacity, are specifically designed to support the next 50,000 residents.

6TH IN THE U.S.

FASTEST-GROWING, COLLIN COUNTY

2.4 MILLION

PEOPLE BY 2050
(COLLIN COUNTY)

47% INCREASE

IN POPULATION BETWEEN 2010 & 2022
(COLLIN COUNTY)

The city's strength lies in its highly educated, young workforce, with over 83% of the working population employed in white-collar professional or administrative roles. This youth-affluent profile creates sustained demand for premium housing and high-end services, making the city a magnet for institutional developers seeking long-term residential stability and high-velocity absorption.