

FOR SALE OR LEASE

LIBERTY HILLS RETAIL

NWC OF US-75 & RICHMOND PKWY | ANNA, TX



DOYLE MCALPIN
214.720.0004
doyle@duwestre.com

CATHERINE JOHNSON
214.720.0004
catherine@duwestre.com

DUWEST

LIBERTY HILLS RETAIL

NWC of US-75 & Rosamond Pkwy | Anna, TX

OVERVIEW



AVAILABILITY
Up to 30,000 SF



PROPERTY HIGHLIGHTS

- Located at the northwest corner of US-75 & Rosamond Pkwy in Anna, Texas
- Anchored by future Sprouts Farmers Market
- Situated at the main entrance to Liberty Hills, a 695.8 acre master planned community with 1,831 single family homes upon completion



TRAFFIC COUNTS
US Hwy 75: 63,366 VPD



AREA CO-TENANTS

Kroger, Home Depot, Walmart, Texas Roadhouse, Chili's Bar & Grill, Starbucks and Chick-fil-A

DEMOGRAPHICS

1 MILE

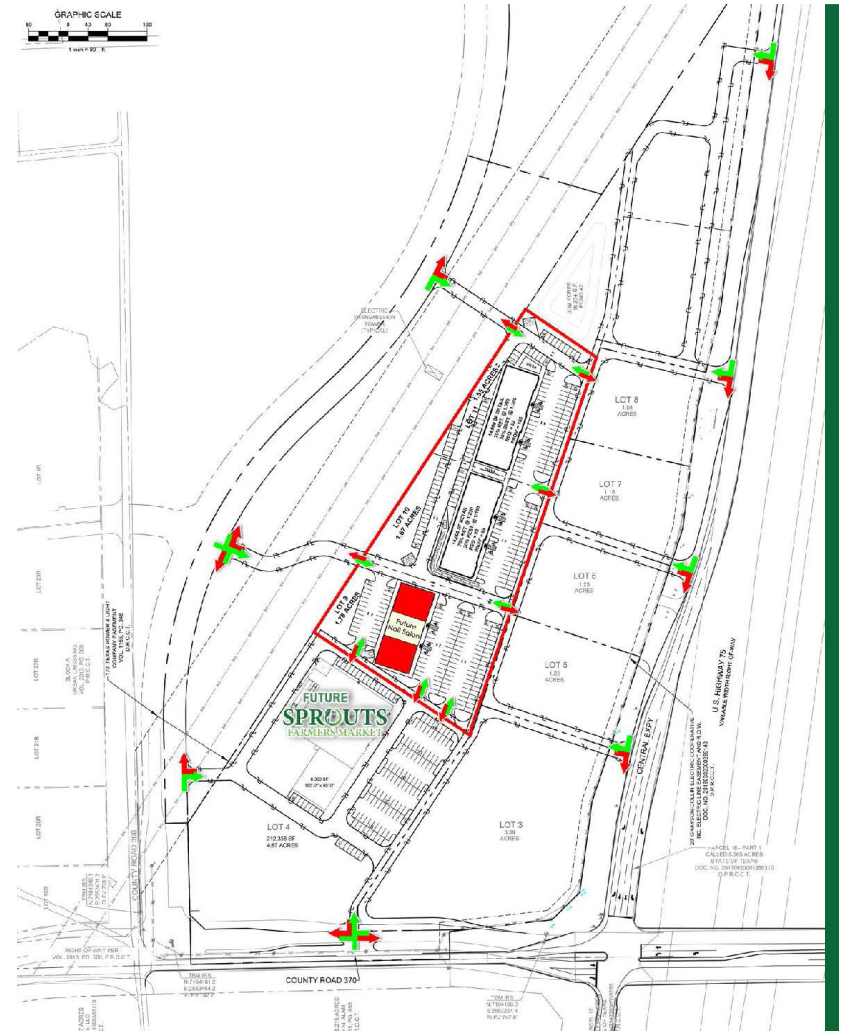
Population	1,750
Daytime Pop.	2,012
Avg HHI	\$120K

3 MILE

Population	26,034
Daytime Pop.	18,701
Avg HHI	\$115K

5 MILE

Population	49,203
Daytime Pop.	35,835
Avg HHI	\$130K



DOYLE MCALPIN
214.720.0004
doyle@duwestre.com

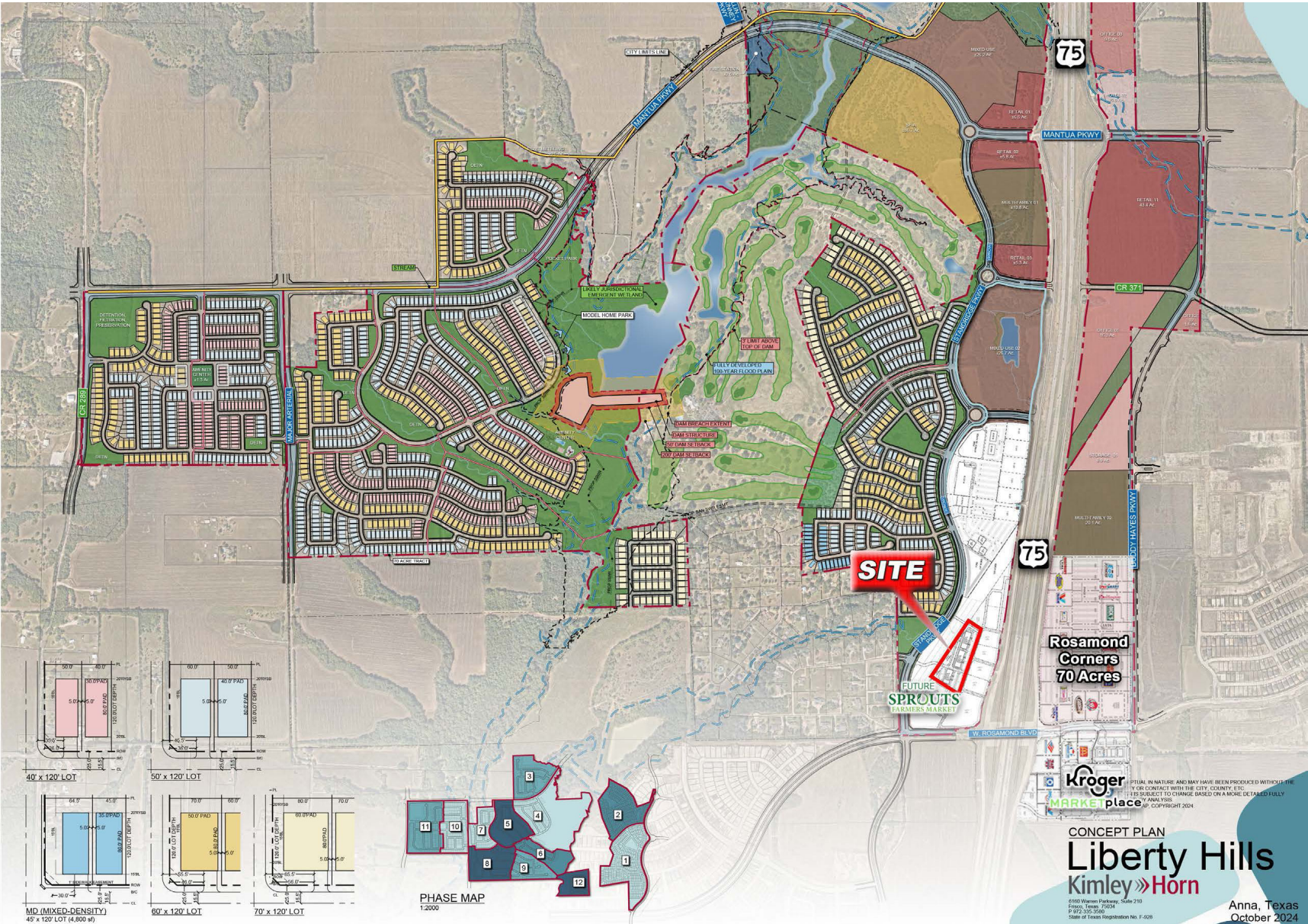
CATHERINE JOHNSON
214.720.0004
catherine@duwestre.com

DUWEST

CONCEPT PLAN

NWC of US-75 & Rosamond Pkwy | Anna, TX

Commercial - Storage	8.9	0.9%
Mixed-Use	80.6	8.3%
Multi-Family Residential	33.8	3.5%
Single Family High Density	38.7	3.8%
Golf Course Area	6.4	0.6%
Open Space - Single Family	188.1	17.4%
Open Space - Remaining	77.8	
Net Single Family Residential Area	410.7	42.5%
Total	965.8	
Single Family Open Space Summary		
Open Space	188.1	
Area (Net of ROW)	578.7	
Total Percentage of Open Space	29.0%	
Single Family Lot Summary		
40' Lots	376	20.5%
45' Lots	37	2.0%
50' Lots	782	43.3%
60' Lots	599	27.8%
70' Lots	117	6.4%
Total Lots	1831	
Density Summary (Units per Acre)		
Gross	1.9	
Net Single Family	3.2	
Phase 1 Lot Summary		
45' Lots	37	13.8%
50' Lots	139	51.7%
60' Lots	81	30.1%
70' Lots	12	4.5%
Total Lots in Phase	269	
Phase 2 Lot Summary		
50' Lots	70	36.7%
60' Lots	64	35.4%
70' Lots	47	26.0%
Total Lots in Phase	181	
Phase 3 Lot Summary		
40' Lots	25	17.0%
50' Lots	73	49.7%
60' Lots	49	33.3%
Total Lots in Phase	147	
Phase 4 Lot Summary		
40' Lots	46	34.6%
50' Lots	43	32.3%
60' Lots	42	31.6%
70' Lots	2	1.5%
Total Lots in Phase	133	
Phase 5 Lot Summary		
40' Lots	34	22.7%
50' Lots	84	62.7%
60' Lots	22	14.7%
Total Lots in Phase	140	
Phase 6 Lot Summary		
40' Lots	12	16.9%
50' Lots	15	21.1%
60' Lots	44	62.0%
Total Lots in Phase	71	
Phase 7 Lot Summary		
40' Lots	0	0.0%
50' Lots	43	42.6%
60' Lots	58	57.4%
Total Lots in Phase	101	
Phase 8 Summary		
40' Lots	73	34.6%
50' Lots	89	46.8%
60' Lots	39	18.6%
Total Lots in Phase	211	
Phase 9 - Summary		
40' Lots	47	44%
50' Lots	25	23%
60' Lots	36	33%
Total Lots in Phase	108	
Phase 10 - Summary		
40' Lots	84	42.4%
50' Lots	114	57.6%
60' Lots	0	0.0%
Total Lots in Phase	198	
Phase 11 - Summary		
40' Lots	55	26.7%
50' Lots	77	37.4%
60' Lots	74	35.9%
Total Lots in Phase	206	
Phase 12 - Summary		
70' Lots	58	



AERIAL IMAGE

NWC of US-75 & Rosamond Pkwy | Anna, TX



DOYLE MCALPIN
214.720.0004
doyle@duwestre.com

CATHERINE JOHNSON
214.720.0004
catherine@duwestre.com

DUWEST

NWC of US-75 & Rosamond Pkwy | Anna, TX

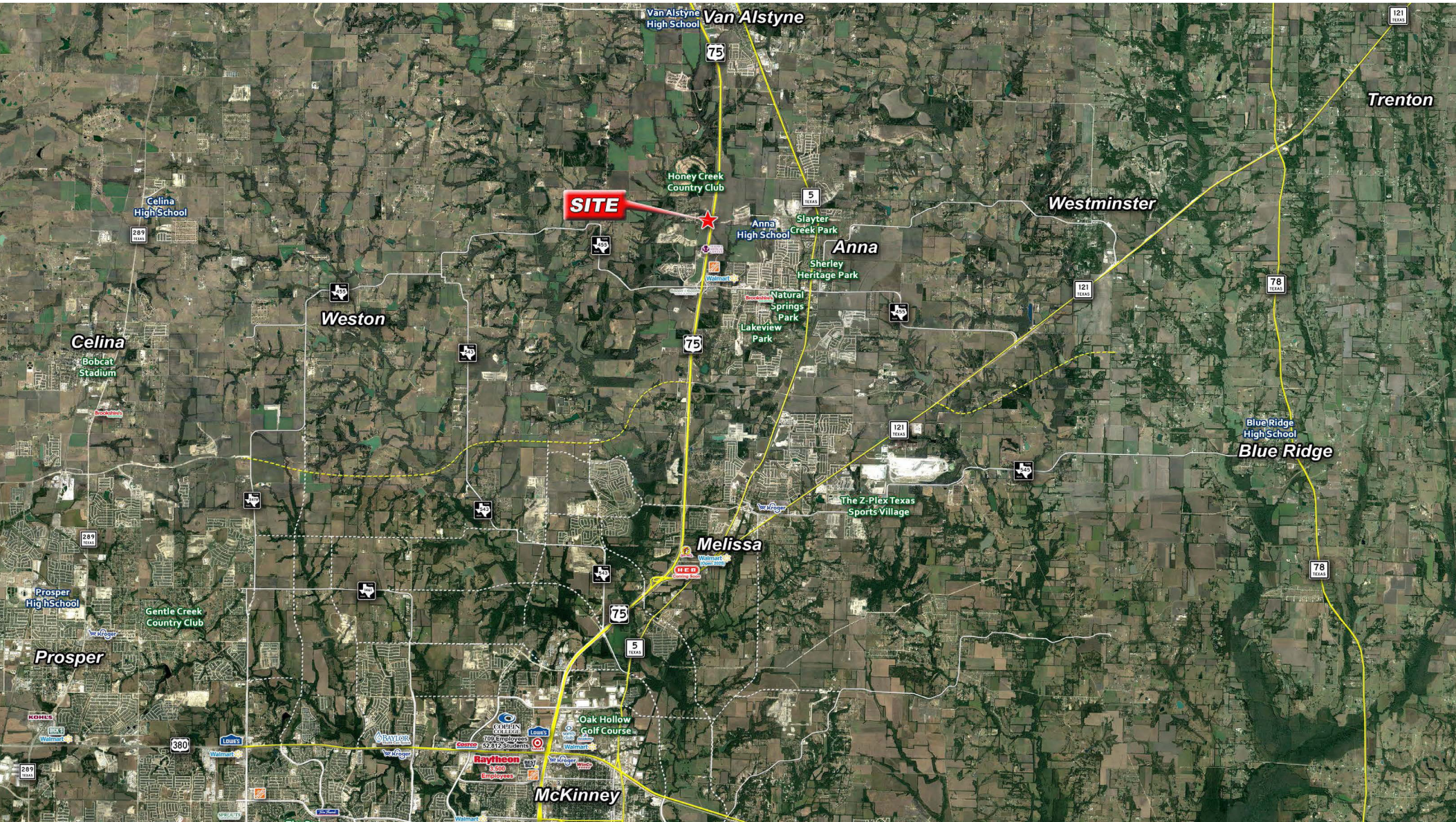


CATHERINE JOHNSON
214.720.0004
catherine@duwestre.com

DUWEST

REGIONAL AERIAL / TRADE AREA MAP

NWC of US-75 & Rosamond Pkwy | Anna, TX



DOYLE MCALPIN
214.720.0004
doyle@duwestre.com

CATHERINE JOHNSON
214.720.0004
catherine@duwestre.com

DUWEST

INFORMATION ABOUT BROKERAGE SERVICES

Texas Real Estate Commission — Required Disclosure

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. Owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. Buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary must treat all parties to the transaction impartially and fairly; and, with the parties' written consent, may appoint a different license holder associated with the broker to each party to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: the broker's duties and responsibilities to you, and your obligations under the representation agreement.





4403 N. Central Expressway, Suite 200
Dallas, Texas 75205

duwestre.com

214-720-0004