

FOR SALE OR LEASE

LIBERTY HILLS RETAIL

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



LIBERTY HILLS RETAIL

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OVERVIEW



AVAILABILITY

Up to 30,000 SF



PROPERTY HIGHLIGHTS

- 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 and Starbucks

DEMOGRAPHICS

1 MILE

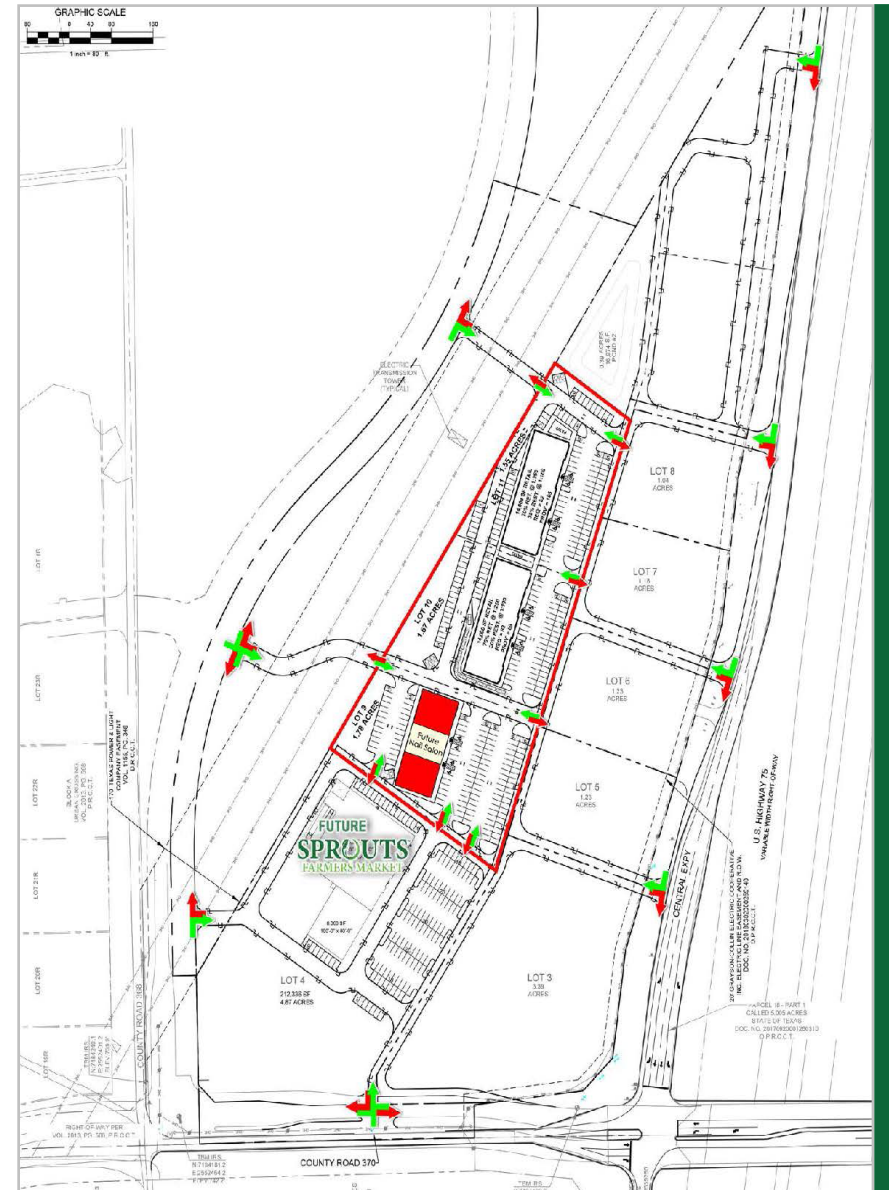
Population **1,750**
Daytime Pop. **2,012**
Avg HHI **\$120K**

3 MILE

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

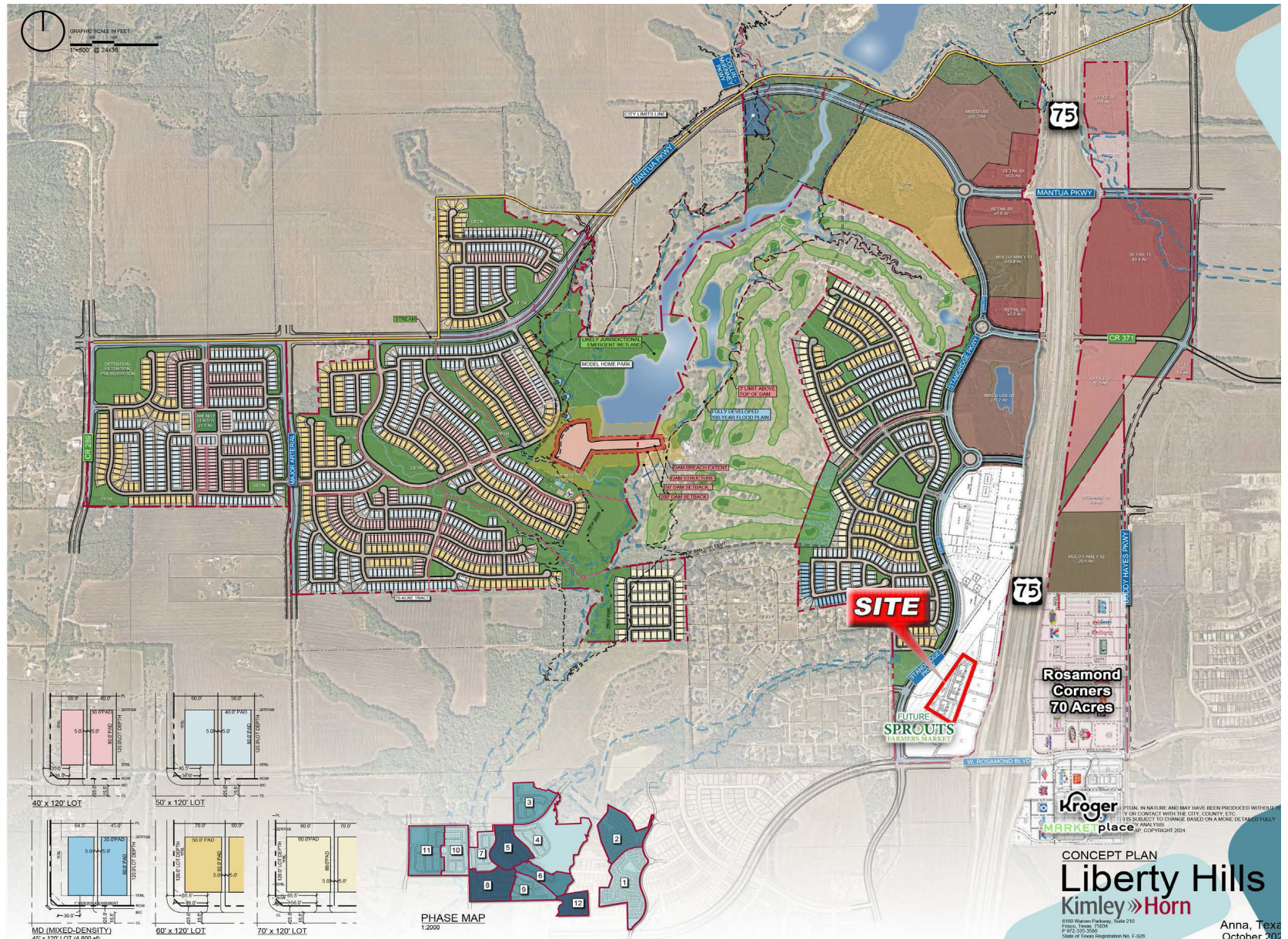
5 MILE

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



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Property Summary			
Primerider Aerial Rights of Way (ROW)		61.6	6.4%
Government - Fire Station		2.6	0.3%
Commercial - Office		27.6	2.8%
Commercial - Hotel		9.8	0.8%
Commercial - Retail		123.2	12.8%
Commercial - Storage		8.9	0.9%
Mixed-Use		80.6	8.3%
Multi-Family Residential		33.6	3.5%
Single Family High Density		36.7	3.8%
Golf Course Area		6.4	0.6%
Open Space - Single Family		168.1	17.4%
Open Space - Remaining		77.9	
Net Single Family Residential Area		410.7	42.5%
Total		965.8	
Single Family Open Space Summary			
Open Space		168.1	
Area (Net of ROW)		578.7	
Total Percentage of Open Space		29.0	
Single Family Lot Summary			
40' Lots		376	20.5%
40' Lots		37	2.0%
50' Lots		792	43.3%
60' Lots		809	27.8%
70' Lots		117	6.4%
Total Lots		1631	
Density Summary (Units per Acre)			
Gross		1.9	
Net Single Family		3.2	
Phase 1 Lot Summary			
40' Lots		37	15.8%
50' Lots		120	51.7%
60' Lots		81	30.1%
70' Lots		12	4.5%
Total Lots in Phase		269	
Phase 2 Lot Summary			
50' Lots		70	38.7%
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		42	31.3%
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		94	62.7%
60' Lots		22	14.7%
Total Lots in Phase		150	
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	62.6%
60' Lots		58	87.4%
Total Lots in Phase		101	
Phase 8 Summary			
40' Lots		73	34.6%
50' Lots		99	46.9%
60' Lots		39	19.5%
Total Lots in Phase		211	
Phase 9 - Summary			
40' Lots		47	44%
50' Lots		25	23%
60' Lots		35	33%
Total Lots in Phase		108	
Phase 10 - Summary			
40' Lots		84	45.4%
50' Lots		114	67.6%
60' Lots		0	0.0%
Total Lots in Phase		198	
Phase 11 - Summary			
40' Lots		55	28.7%
50' Lots		77	37.4%
60' Lots		74	35.9%
Total Lots in Phase		206	
Phase 12 - Summary			
70' Lots		58	



PROPERTY PHOTOS

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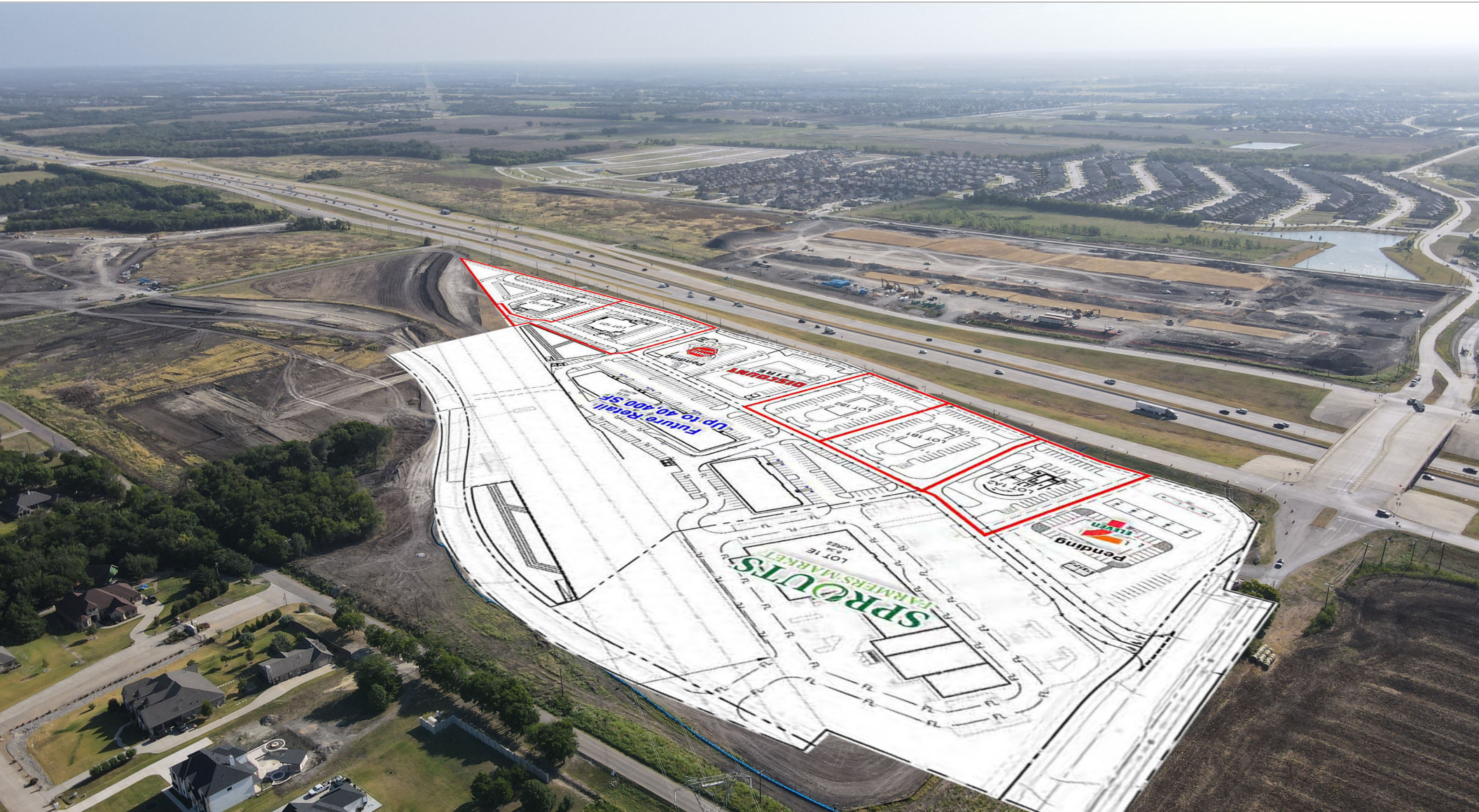
DOYLE MCALPIN
doyle@duwestre.com

CATHERINE JOHNSON
catherine@duwestre.com

DUWEST
214.720.0004

AERIAL IMAGE

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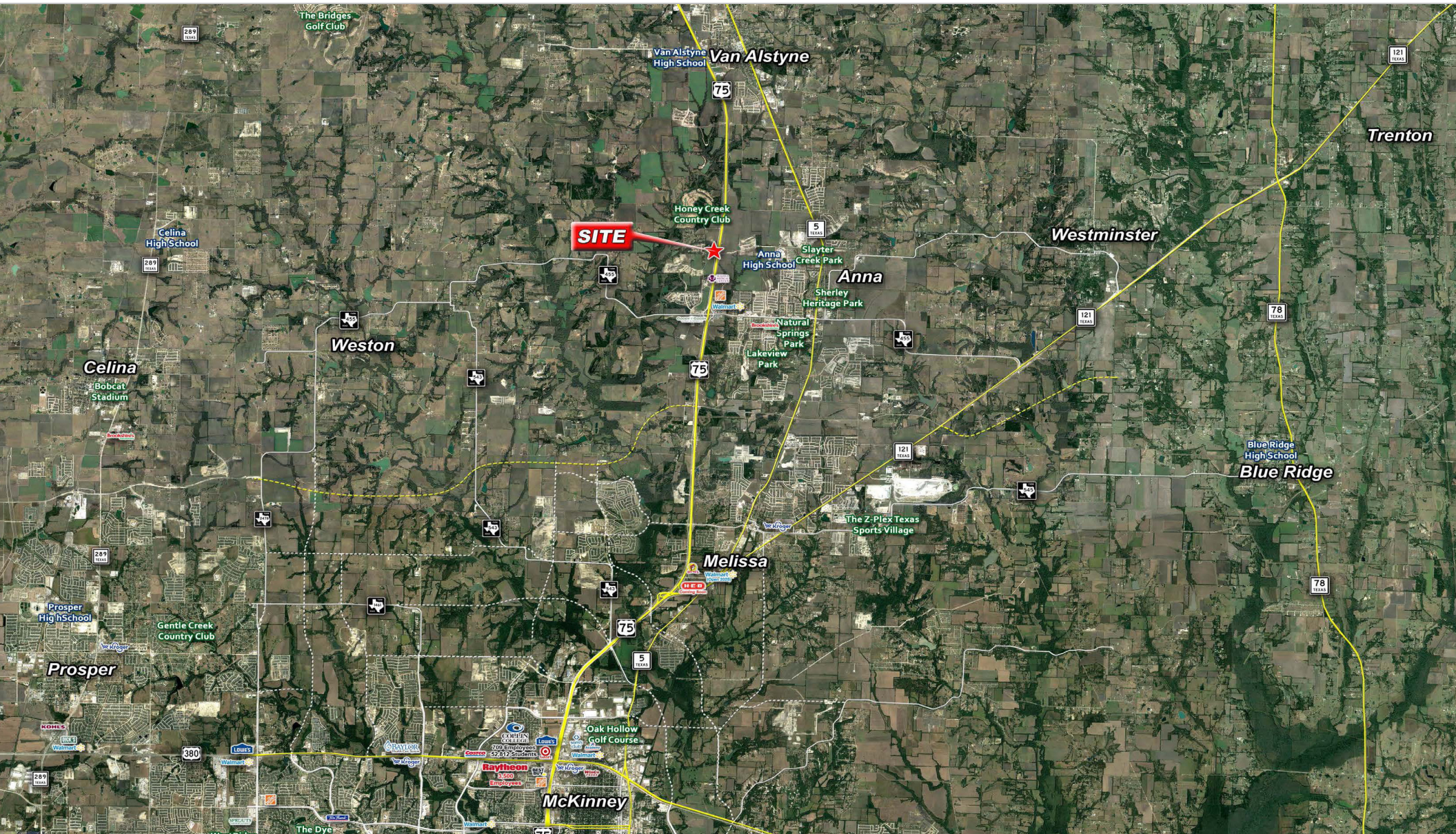


CATHERINE JOHNSON
catherine@duwestre.com

DUWEST
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REGIONAL AERIAL

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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