

For Lease

13,000 SF Shopping Center

Pad Sites For Sale or Lease on 30 Acre Commercial Site

City of Anna



Pad sites available on Hwy 75 & FM 455 - Across from new Walmart Supercenter

PROPERTY HIGHLIGHTS

- At the SEC of US Hwy 75 (Central Expressway) & FM 455 in the City of Anna: Going home side of intersection.
- Up to 9,000 SF of space available in existing retail center at US Hwy 75 & FM 455 and 1,840 SF finished out restaurant end cap space.
- Retailers already open include KFC/Taco Bell, Rice Box, Carls Jr., Love's Country Store, Walmart Supercenter & CVS.
- Great opportunity for restaurants and retailers to expand into a high growth suburban market. Pad sites on Hwy 75 and on FM 455 available for sale or ground lease.
- FM 455 has just been widened to a 4 lane divided thoroughfare with a left turn break in front of site; Central Expy (Hwy 75) is close to completing the expansion from McKinney through Anna.
- A 180,000 SF Walmart Supercenter has just opened across the street. Main entrance is at the left turn median break directly across FM 455.
- 40% population growth since 2010 in a 3 mile radius.

DEMOGRAPHICS

	5 miles	10 miles
2017 Population	24,000	65,000
Average HH Income	\$98,812	\$91,812

RATES

Call or Email for Price

TRAFFIC GENERATORS



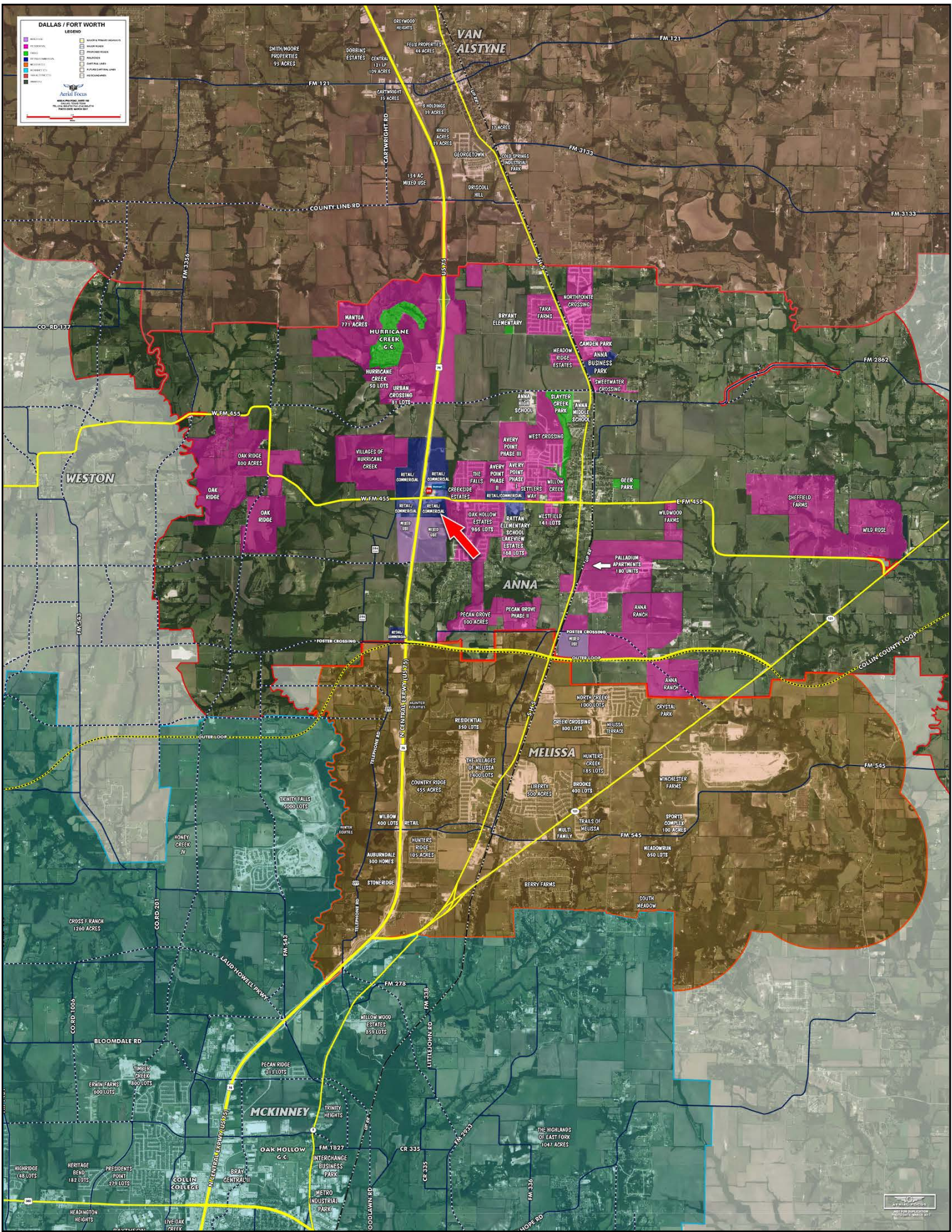
TRAFFIC COUNTS

Hwy 75/Central Expy: 60,000 VPD
FM 455: 13,000 VPD

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DALLAS / FORT WORTH LEGEND

<ul style="list-style-type: none"> INDUSTRIAL RESIDENTIAL COMMERCIAL RETAIL OFFICE HOUSING RECREATION AGRICULTURE UNDEVELOPED 	<ul style="list-style-type: none"> WATER & POWER RESOURCES TRANSPORTATION PAVED UNPAVED UNDEVELOPED UNDEVELOPED UNDEVELOPED UNDEVELOPED UNDEVELOPED
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Aerial Focus
 THIS MAP SHOWS THE AERIAL FOCUS AREA FOR THE PROJECT. THE AERIAL FOCUS AREA IS DEFINED BY THE RED LINE ON THIS MAP.

