



## 4 Acres in Anna TX

## \$630,000



4.12 Acres  
Collin County  
709 North Powell Parkway Anna, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

4+ acre ag exempt property, previously used for grazing, located within the Downtown Neighborhood District per Anna's Downtown Master Plan. Currently zoned SF-1, this property is eligible for rezoning review according to the City's Future Land Use Plan. Access to Hwy 5/N Powell Pkwy is granted via easement (shown as dotted lines on aerial map). The rear of the property is adjacent to the trail system of Slayer Creek Park. This property is primarily open with level topography, some dense tree cover at the rear, and a seasonal creek with approximately .82 acres of floodplain. Connection to city water is available. According to the city's records, an 8" water line follows the eastern property line and a 12" sewer line runs through the creek. The property is perimeter fenced and contains an old livestock shed and storage building that are in poor condition and contribute no value. Located within Anna ISD, this property is convenient to Anna schools and I-75, as well as McKinney, Prosper, and all surrounding areas. Positioned just half a mile north of the recently inaugurated City Hall bui...

