

# For Sale

9.829 Acres – Southwest corner of US 75 and FM 455 in Anna, Texas



## Location Overview

- 9.829 acres located on the west side of U.S. 75 approximately 450 feet of south of F.M. 455 in the City of Anna
- Located 45 miles north of downtown Dallas, 12 miles north of McKinney, and 25 miles south of Sherman

## Property Highlights

- Zoned Commercial-2 for commercial, retail, and office uses
- Beer, wine, and liquor sales are permitted
- Water, sewer, and gas service is available
- Access easements provide access to FM 455 and US 75 through adjacent properties



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