



LAND-STAR

FM 3133 Anna Rd

# FM 3133 RD ANNA, TX 75409

Flying T Repair  
Station, LLC

FM 3133 Rd Anna, Tx 75409

Airstrip

Airstrip

County Road  
530

**LAND-STAR LLC**  
PRESENTS



# LIST OF CONTENT

**01** **OVERVIEW**  
Detailed view of listing

**02** **COUNTY DETAILS**  
Detailed view of County

**03** **SURVEY**  
Price / Images

**04** **DRIVE TIME**  
Drive time to property from different  
Locations

**05** **CONTACT US**  
Contact Details



LAND-STAR





# ANNA BY THE NUMBERS





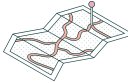


- AMONG TOP 20% IN SALES TAX GROWTH
- 70,000+ VPD TRAFFIC COUNT: US-75
- TRADE AREA EST. TO GROW BY 2025
- 9TH FASTEST CROWING CITY IN NORTH TEXAS
- 109,426 TRADE AREA WEEKDAY DAYTIME POPULATION
- MEDIAN NEW HOME VALUE \$334,054






## MELISSA ECONOMIC DEVELOPMENT:

Melissa is indeed a "city in progress". Melissa leaders are developing a wide range of possibilities to provide a sense of place, diversity, character and lasting value to its citizenry. Luxurious, yet affordable, custom residential communities are offered by some of the most respected and accomplished developers in the nation. The community works together to make Melissa, Texas a special place to live, work and play.

Pursuant to a Comprehensive Master Plan, the City of Melissa has strategically positioned Melissa with the desired mix of retail, manufacturing, and industrial concerns for the sustainability of the community.

Situated 38 miles north of downtown Dallas in northeast Collin County, Melissa is in a dynamic growth area that touts a regional population of over four million. Our proximity to Dallas and its suburbs offer easy access to all parts of the Metroplex.

	ADDRESS	FM 3133 RD ANNA, TX 75409
	INTERSECTION	FARM TO MARKET 3133
	SCHOOL DISTRICT	ANNA ISD
	SITE AREA ACREAGE	125.439 Acres
	SITE AREA SFT	5,464,123 SFT

	COUNTY / CITY /STATE	COLLIN/ANNA LAND/ TEXAS
	CURRENT ZONING	ANNA LAND, TEXAS
	CURRENT USE	RAW LAND
	POTENTIAL USES	Residential/ Commercial
	LEGAL DESCRIPTION	1.ABS A1013 JOHN WAGNON SURVEY. TRACT 1, 111.906ACRES. 2.ABS A1013 JOHN WAGNON SURVEY. TRACT 4, 3.532 ACRES 3.ABS A1013 JOHN WAGNON SURVEY. TRACT 10 10.0 ACRES





# GALLERY



LAND-STAR







# MORE ABOUT COLLIN COUNTY / DRIVE TIME

## HISTORICAL POPULATION

Censes	population	%Growth
2000	491,675	86.2%
2010	782,341	59.1%
2020	1,064,465	36.1%
2021 (est.)	1,109,462	4.2%

## ADJACENT COUNTIES

- Grayson County (north)
- Fannin County (northeast)
- Hunt County (east)
- Rockwall County (southeast)
- Dallas County (south)
- Denton County (west)

## MAJOR HIGHWAYS

- US. Highway 75
- US. Highway 380
- Dallas North Tollway
- State Highway 190
- State Highway 5
- State Highway 78
- State Highway 289
- State Highway 121
- State Highway 66
- State Highway 205

## DRIVE TIME

- ANNA 7.5 Miles 12 Min Drive
- Hwy 121 2.8 Miles 12 Min Drive
- Universal Studios 31.0 Miles 55 Min Drive
- Sherman 23.6 Miles 38 Min Drive
- Hwy 85 21.2 Miles 31 Min Drive
- Melissa 11.6 Miles 17 Min Drive



RE-STAR LLC

# FIND & CONTACT US



**venkat@re-star.us**



**214 455 7623**



**500 Cowboys Way, Ste  
#300, Frisco, TX 75034**



**www.re-star.us**



# LAND-STAR