

5,000sf building / 66,000sf land / \$544,000

Location:

Corner of County Road 373 and Hwy 5 (Powell Pkwy).

This is the border between Anna And Van Alstyne.

County Road 373 is to be a “Major Collector”.

120’ of R.O.W.

Anna is the fastest growing city in Collin County.

Van Alstyne is the fastest growing city in Grayson County.

Anna has passed Liquor Sales.

The closest sales of Liquor to this site north is Dennison Tx (on the Oklahoma border).

There are 6 new subdivisions being developed within 1.5 miles.

There are 5 more subdivisions that have been platted.

Parks, community centers, commerce, and downtowns of each city are directly

Up/Down this road (Hwy 5)

Highway 5 is called Powell Pkwy in Anna and Waco St. in Van Alstyne.

The site is in the Mantua project boundaries

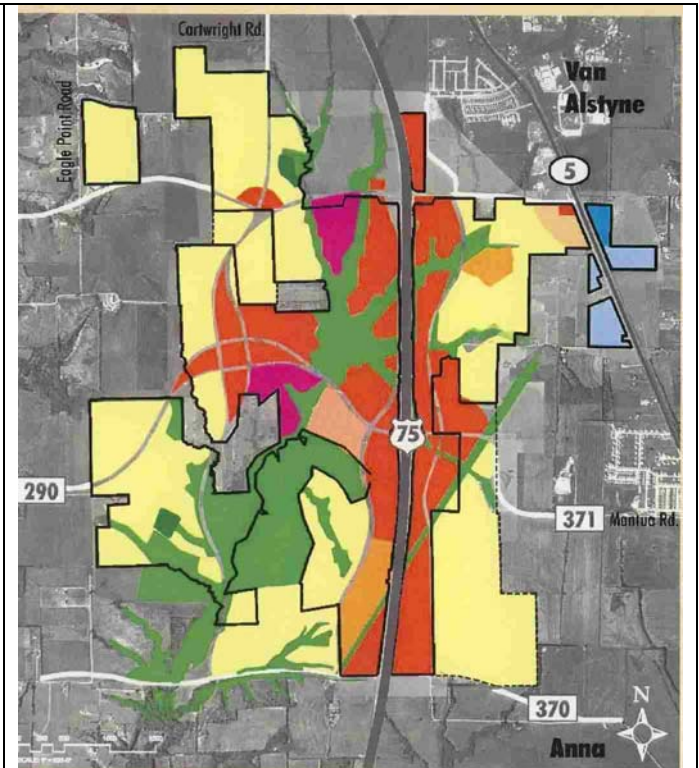
Mantua Project

Project Goal / Objectives

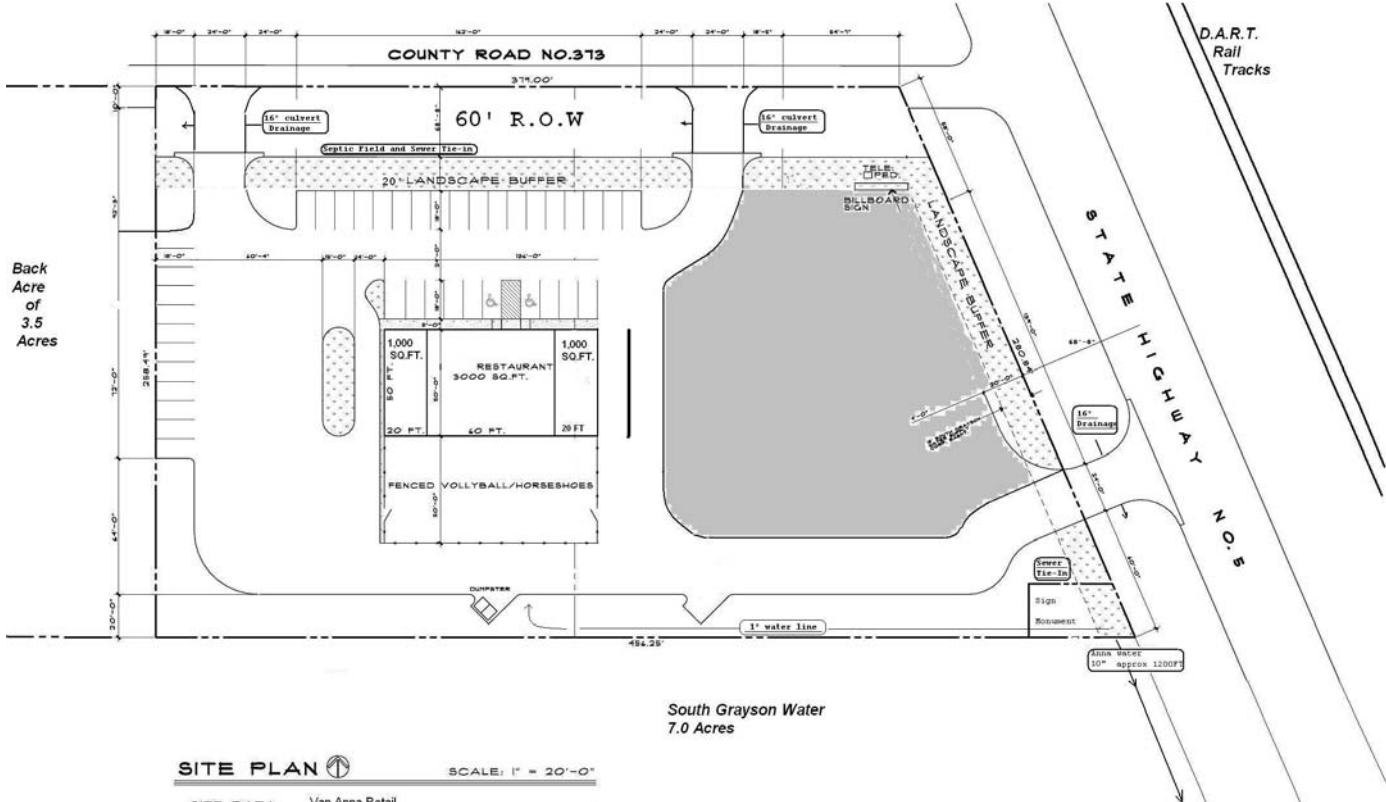
- Creative, vision, uniqueness, value, quality, site preservation
- Maximize site topography and beauty
- Bring quality of “Stonebridge” / “Eldorado” to Van Alstyne / Anna
- Mixed uses to provide economic sustainability
- Optimize potential benefits of Hwy 75 to both Cities and the project
- Implementation without any cost to Cities
- Multi-phased planned community development which captures residential and commercial user imagination / interest
- Establishes legacy of high value, new standards, and exemplary quality for Anna / Van Alstyne

MANTUA

HUTTS



Van Alstyne I.S.D



Back
Acre
of
3.5
Acres

South Grayson Water
7.0 Acres

SITE PLAN SCALE: 1" = 20'-0"

SITE DATA:	Van Anna Retail
LAND AREA:	3.50 ACRES
BUILDING AREA:	
TOTAL RETAIL:	5,000 SQ.FT.
RETAIL PARKING:	40 SPACES
CITY REQUIRED RETAIL PARKING:	25 SPACES (1 SPACE PER 200 SQ.FT.)

REVISIONS

ISS
DRAWING
DESIGN
903-893-0113

A New Retail Center for
VAN ANNA RETAIL COMPLEX
ANNA, TEXAS

JOB NUMBER	8/18/08
DATE	
S-1	
SHEET NUMBER	

