

±82 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW



LOCATION

SWQ of CR-669 & CR-834
in Blue Ridge, Texas 75424



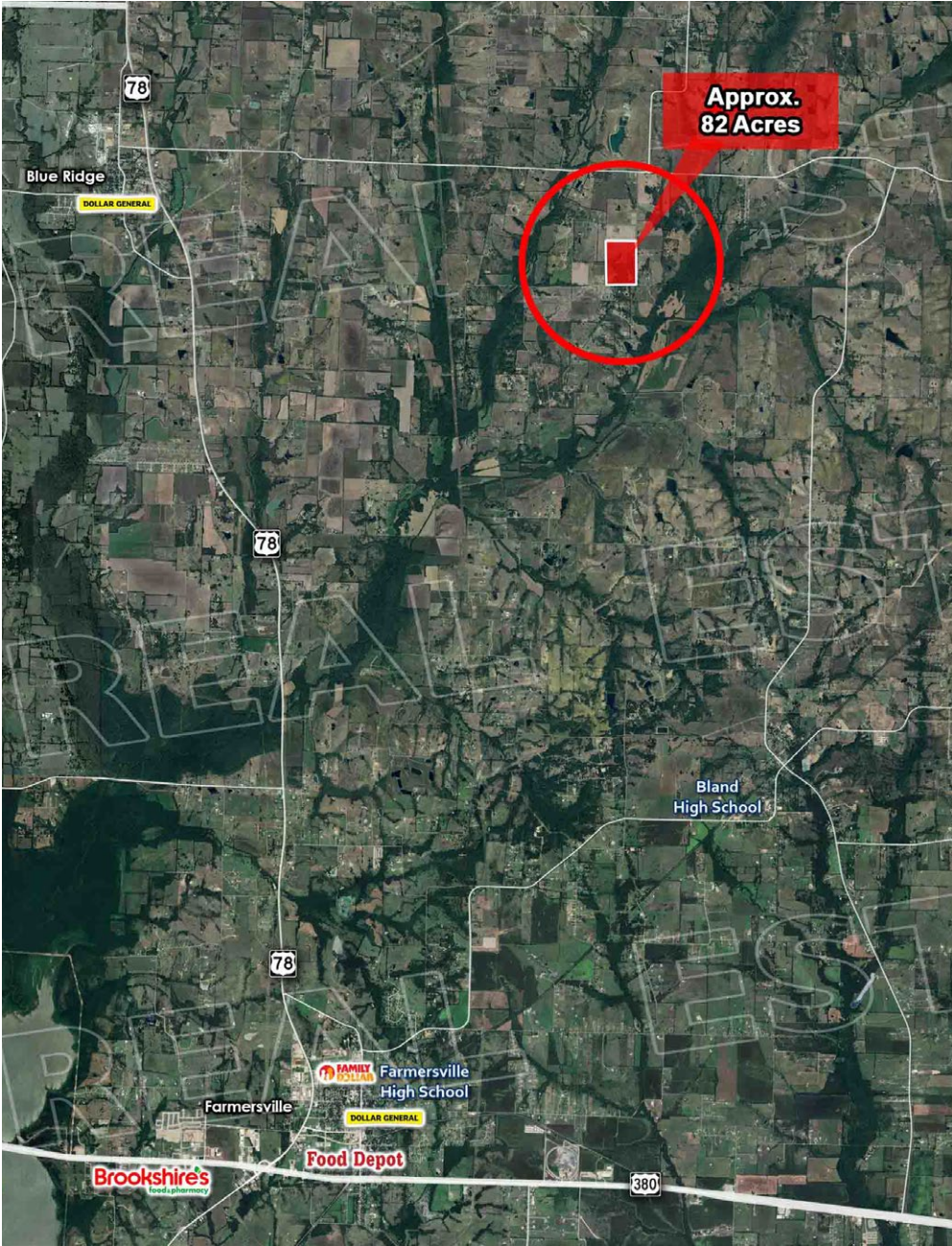
HIGHLIGHTS

- 82 Acres of Undeveloped Land for sale in Blue Ridge, TX.
- The Town of Blue Ridge takes pride in maintaining a wholesome lifestyle, with a deep commitment to environmental preservation and a progressive approach to local business
- The property is surrounded by extensive residential and commercial developments in the Anna/Van Alstyne Area, as well as Farmersville & Greenville, TX

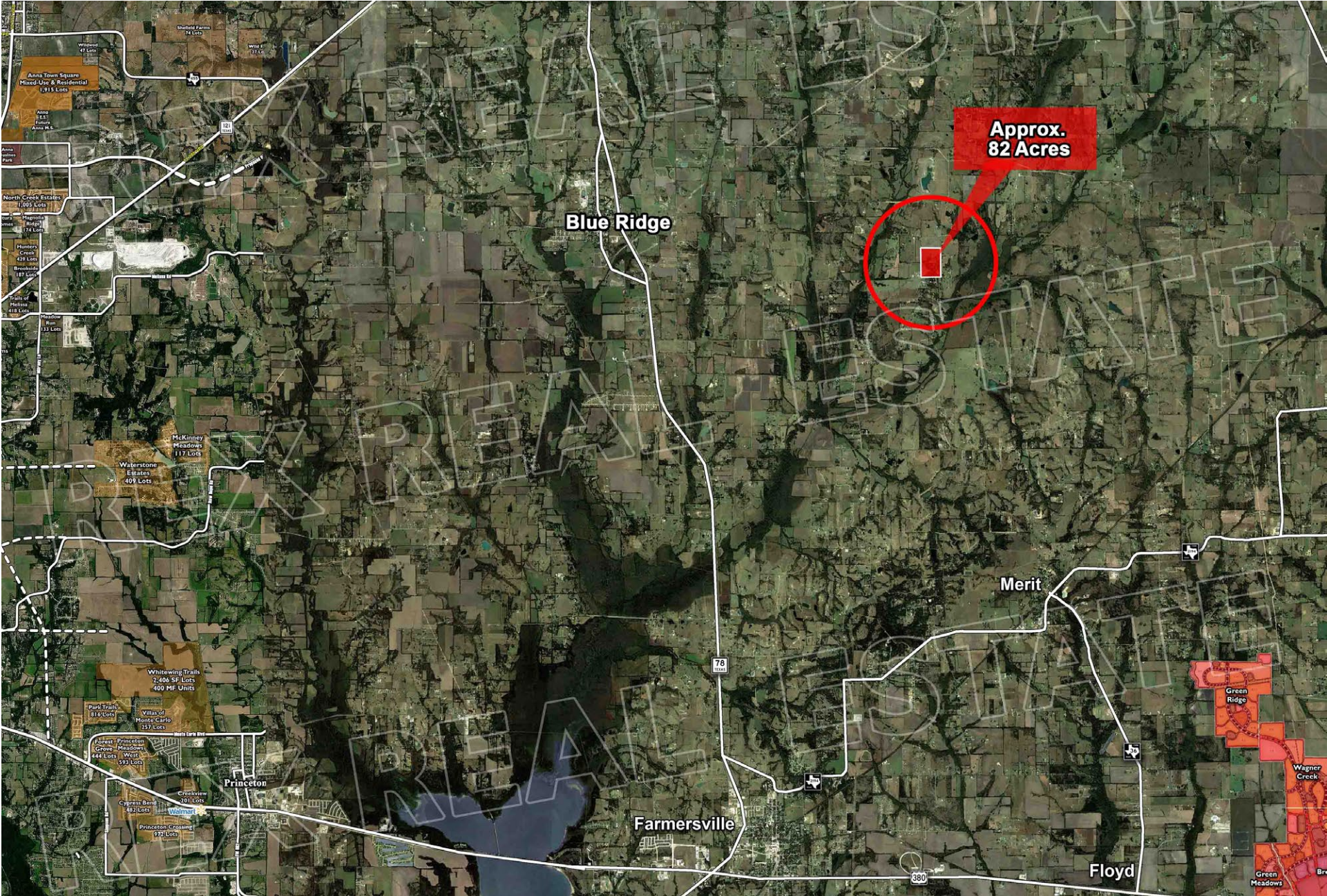


DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	951	3,639	9,296
HOUSEHOLDS	340	1,256	3,162
AVERAGE HH INCOME	\$112,085	\$107,635	\$105,072



MARKET AERIAL



BLUE RIDGE HIGHLIGHTS



CITY FEATURES

- The City of Blue Ridge is a Community of around 1,200 people according to the 2020 Census, and is located at the intersection of State Highway 78 & Farm to Market Road 981.
- The town derived it's name from it's Hilltop Location, and the Blue-Flowering grass that grows in the area.
- It is located 48 miles from Dallas, TX
- It is located in Collin-Denton County, one of the fastest growing counties in the DFW Area.



SOURCE: THE CITY OF BLUE RIDGE | PHOTOS BY RENELIBRARY

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ANNA HIGHLIGHTS

CITY FEATURES

- The City of Anna has been named one of the top 4 fastest-growing cities in the United States, with a population surge of over 17% within the past year
- Anna's affordable housing, strategic location, and robust infrastructure have made the city a desirable place to live and develop.
- Multifamily Projects such as Waterview, Palladium East Foster Crossing, and the Quinn are among many numerous developments contributing to the city's explosive growth.
- Commercial Development has also drawn in Major Retailers and Restaurants, such as Home Depot, Starbucks, and Texas Roadhouse.



ABOUT ANNA

Anna has a population of more than 27,000, and is expected to reach a population of 100,000 by the year 2050. It is surrounded by other growing cities such as Van Alstyne, Sherman, Celina, and many others. With easy access to the Red River and DFW Corridors, Anna is a perfect middle ground for people to live comfortably while having access to many different amenities.

SOURCE: THE CITY OF ANNA | PHOTOS BY EBMRREDITOR

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