



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

Anna ETJ 18,727 Acres on City Limit Line

1510 S Ferguson Pkwy
Anna, TX 75409

CONTACT BROKER FOR MORE INFORMATION:

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Property Details

LOCATION	1510 S Ferguson Pkwy, Anna, TX 75409	
AVAILABLE	18.727 AC	
PRICE	Please Call For Pricing	
ZONING	ETJ	
HIGHLIGHTS	» ETJ designated but on city limit line » Located ±1 mile from both Central Expy & Hwy 5 » High growth corridor	
AREA RETAIL & TRAFFIC DRIVERS	Walmart, Home Depot, Brookshire's, CVS, Whataburger, Chick-fil-A, Walgreens, Chili's, Texas Roadhouse, Chipotle, Starbucks, Popeyes, McDonald's, Scooter's Coffee, Taco Bell, Chicken Express, Cold Stone Creamery, Braum's, Anytime Fitness, Panda Express, Dairy Queen	
TRAFFIC COUNTS	HWY 75 59,690 CPD 2025	W White St 21,564 CPD 2025

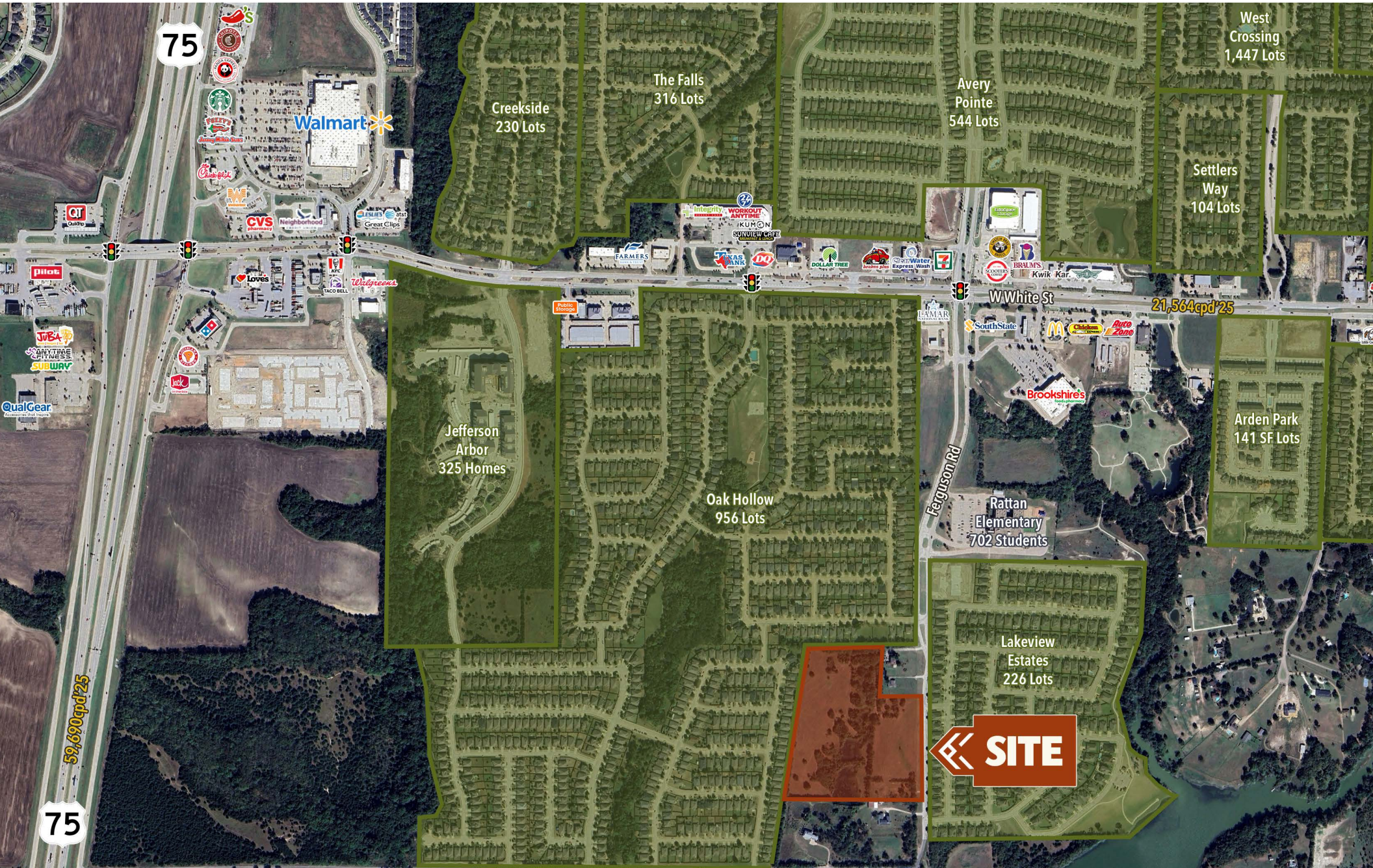
Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	13,449	41,556	71,972
EST. POP GROWTH 2026-2031	6.3%	6.9%	7.7%
MEDIAN AGE	33.0	34.4	35.4
NUMBER OF HOUSEHOLDS	4,476	13,977	24,928
AVG HOUSEHOLD INCOME	\$147,299	\$148,847	\$160,133
MED HOUSEHOLD INCOME	\$115,563	\$121,791	\$130,715



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Zoom Aerial



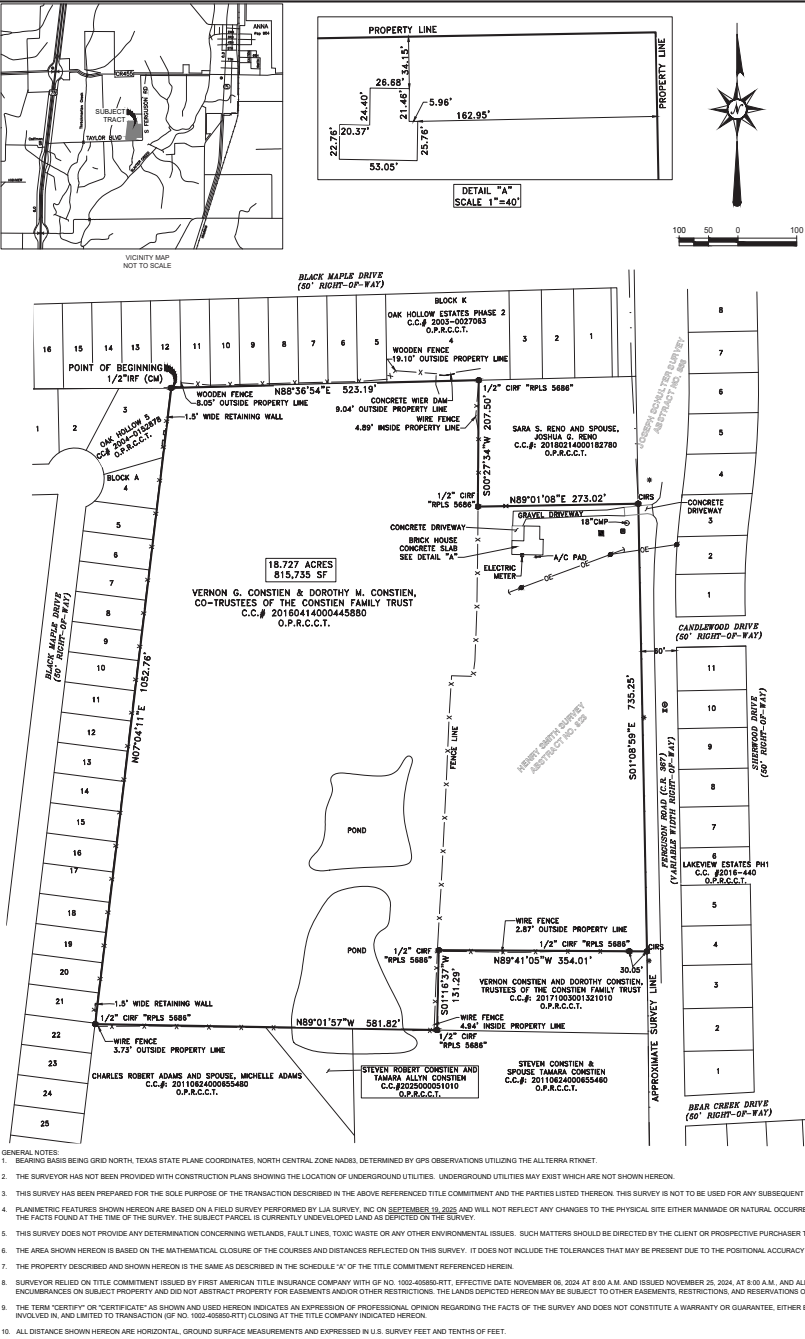
59,690cpd/25

21,564cpd/25

← SITE



Survey



LEGAL DESCRIPTION
18.727 ACRES

BEING AN 18.727 ACRE TRACT OF LAND SITUATED IN THE HENRY SMITH SURVEY, ABSTRACT NO. 823, CITY OF ANNA, COLLIN COUNTY, TEXAS, AND BEING ALL OF TRACT 1 BEING AN 18.728 ACRE TRACT OF LAND, DESCRIBED BY DEED TO VERNON G. CONSTIEN & DOROTHY M. CONSTIEN, CO-TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 2018044000445890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE NAD83, DETERMINED BY GPS OBSERVATIONS UTILIZING THE ALLTERRA RTKNET, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1 AND THE COMMON NORTHEAST CORNER OF LOT 3, BLOCK K, OAK HOLLOW ESTATES PHASE 5, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2004-0152878, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND THE COMMON SOUTH CORNER OF LOT 12, BLOCK K, OAK HOLLOW ESTATES PHASE 2, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2003-0027083, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 88°36'54" EAST, WITH THE SOUTH LINE OF SAID OAK HOLLOW ESTATES PHASE 2, A DISTANCE OF 523.19 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 1.292 ACRE TRACT DESCRIBED BY DEED TO SARA S. RENO AND SPOUSE, JOSHUA G. RENO AS RECORDED IN COUNTY CLERK'S FILE NO. 20180214000182780, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00°27'34" WEST, WITH THE WEST LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 207.50 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.292 ACRE TRACT;

THENCE NORTH 89°01'08" EAST, WITH THE SOUTH LINE OF SAID 1.292 ACRE TRACT, A DISTANCE OF 273.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 1.292 ACRE TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF FERGUSON ROAD (C.R. 367) HAVING A VARIABLE WIDTH RIGHT-OF-WAY AS RECORDED IN LAKEVIEW ESTATES PHASE 1, AN ADDITION TO COLLIN COUNTY, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016-440, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°28'59" EAST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 735.25 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF A 1.09 ACRE TRACT OF LAND DESCRIBED BY DEED TO VERNON CONSTIEN AND DOROTHY CONSTIEN, TRUSTEES OF THE CONSTIEN FAMILY TRUST AS RECORDED IN COUNTY CLERK'S FILE NO. 20171003001321010, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 82°41'05" WEST, WITH THE NORTH LINE OF SAID 1.09 ACRE TRACT, PASSING A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND AT A DISTANCE OF 30.05 FEET, CONTINUING FOR A TOTAL DISTANCE OF 354.01 FEET TO A 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF SAID 1.09 ACRE TRACT;

THENCE SOUTH 01°16'37" WEST, WITH THE WEST LINE OF SAID 1.09 ACRE TRACT, A DISTANCE OF 131.25 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.09 ACRE TRACT AND BEING IN THE NORTH LINE OF A 5.412 ACRE TRACT OF LAND DESCRIBED BY DEED TO VERNON CONSTIEN AND SPOUSE TAMARA CONSTIEN AS RECORDED IN COUNTY CLERK'S FILE NO. 2011062400055460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°01'57" WEST, A DISTANCE OF 581.82 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF A 5.389 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES ROBERT ADAMS AND SPOUSE, MICHELLE ADAMS, AS RECORDED IN COUNTY CLERK'S FILE NO. 2011082400065480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING IN THE EAST LINE OF SAID OAK HOLLOW ESTATES PHASE 5;

THENCE NORTH 07°04'11" EAST, WITH SAID EAST LINE OF OAK HOLLOW ESTATES PHASE 5, A DISTANCE OF 1,052.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 18.727 ACRES OR 815,735 SQUARE FEET OF LAND.

TABLE A ITEMS:

- 1510 S FERGUSON PARKWAY WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT.
- BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER 48062C0151 - PANEL 155 OF 601, REVISED JUNE 2, 2009, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THE LOCATION OF THIS ZONE.
(NOTE: THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND LJA SURVEYING GROUP, INC. ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT AN OPINION OR KNOWLEDGE OF THE PROBABILITY OF FLOODING.)
- BUILDINGS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT ARE AS SHOWN.
- LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM FIELD SURVEY LOCATION OF PHYSICAL SURFACE STRUCTURES ONLY. LJA SURVEYING, INC. WAS NOT SUPPLIED "AS-BUILT" DRAWINGS OF CONSTRUCTED UTILITIES. LJA SURVEYING, INC. MAKES NO GUARANTEE NOR SHALL BE LIABLE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, LJA SURVEYING, INC. DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE THE COMPOSITION OR IN THE EXACT LOCATION INDICATED, HOWEVER, DOES CERTIFY THAT THEY ARE LOCATED AND IDENTIFIED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. NO ATTEMPT HAS BEEN MADE TO RESEARCH UTILITY SERVICE CONNECTIONS. FOR FURTHER INFORMATION REGARDING LOCATION, DEPTH, SIZE OF UTILITIES, OR POINTS OF CONNECTIONS, CONTACT THE APPROPRIATE UTILITY COMPANY.
- TAX PARCEL INFORMATION OBTAINED FROM COLLIN COUNTY WEBSITE: [HTTPS://GIS.BLSCILIENT.COM/COLLIN/CAD](https://gis.blscilient.com/collin/cad). NO CERTIFICATION IS MADE TO THE ACCURACY OR CORRECTNESS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT.
- NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT TRACT.

SUBJECT TO THE EASEMENTS AS SHOWN ON SCHEDULE "B" OF THE TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY WITH GF NO. 1002-405850-RTT WITH AN EFFECTIVE DATE: SEPTEMBER 19, 2025 AT 8:00 A.M. AND ISSUED OCTOBER 08, 2025, AT 8:00 A.M. AS LISTED:

- MINERAL ESTATE AND INTEREST IN COAL, LIGNITE, OIL, GAS AND OTHER MINERALS TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES THERETO DESCRIBED IN INSTRUMENT FILED 08/26/1938, RECORDED IN VOLUME 319, PAGE 321, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS. COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF SAID SUCH INTERESTS.
(SUBJECT TRACT IS WITHIN THE TRACT IN SAID INSTRUMENT)
- TERMS, PROVISIONS, CONDITIONS, AND EASEMENTS CONTAINED IN DEVELOPMENT AGREEMENT, FILED 08/16/2016, RECORDED IN CCA 20160812001058410, REAL PROPERTY RECORDS, COLLIN COUNTY, TEXAS.
(SUBJECT TRACT IS WITHIN THE TRACT IN SAID INSTRUMENT)

SURVEYORS CERTIFICATE

TO: VERNON G. CONSTIEN & DOROTHY M. CONSTIEN, CO-TRUSTEES OF THE CONSTIEN FAMILY TRUST,
MANED ACQUISITIONS LLC, A TEXAS LIMITED LIABILITY COMPANY,
REPUBLIC TITLE OF TEXAS, INC.,
FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 11, 13, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 19, 2025.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ETHAN HICKS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 7181
DATE OF PLAT OR MAP:
DATE OF LAST REVISION:

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

- LEGEND**
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - IRF IRON ROD FOUND
 - CMF CAPPED IRON ROD FOUND
 - CM (CM) CONTROLLING MONUMENT
 - C.C.#. COUNTY CLERK'S FILE NUMBER
 - FENCE
 - OHG OVERHEAD ELECTRICAL LINE
 - POLE POWER POLE
 - SL STREET LIGHT
 - WM WATER METER
 - WM WATER METER
 - EL ELECTRIC VALVE
 - ICV IRRIGATION CONTROL VALVE
 - 5/8" 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 - CMP CORRUGATED METAL PIPE

ALTANSPS LAND TITLE SURVEY
18.727 ACRES

LJA SURVEYING, INC.
1000 West Central Expressway
Suite 100
Dallas, Texas 75206
Phone: 469.621.1710
T.B.P.E.L.S. Firm No. 10010382

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Information About Brokerage Services

11-2-2015



Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH-INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Avid Real Estate Advisors, LLC

#9008251

Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No

E-mail

214.379.1040

Phone

Ryan Jordan

#622105

Designated broker of Firm

rjordan@avidrea.com

E-mail

214.379.1043

Phone

Licensed Supervisor of Sales Agent/Associate

License No

E-mail

Phone

Sales Agent/Associate's Name

License No

E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

IABS 1-0