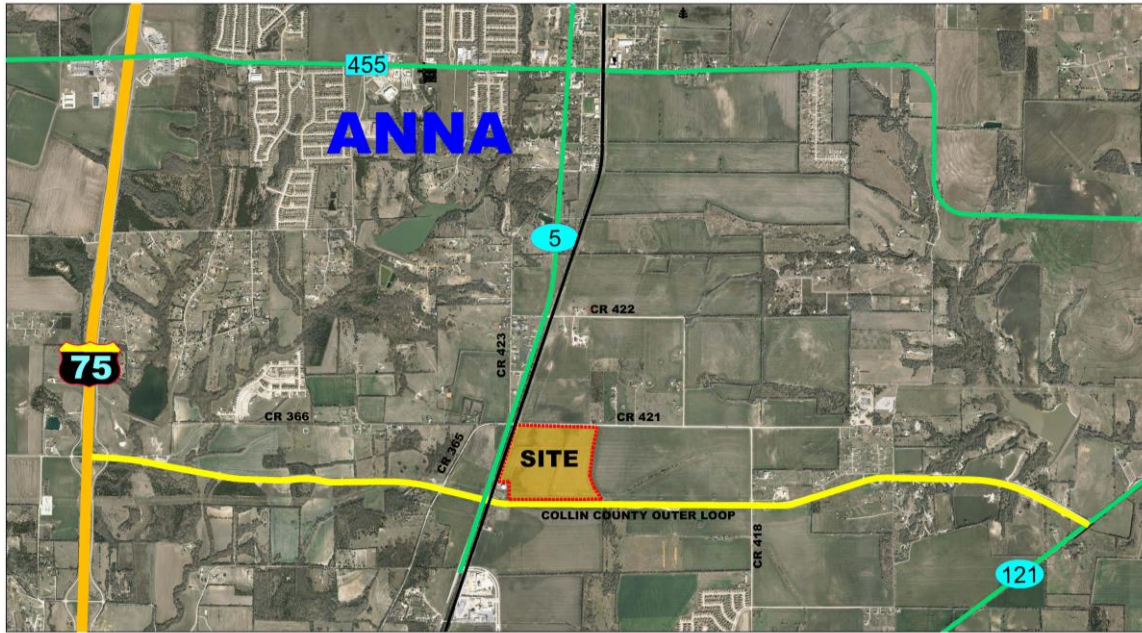


THE CITY OF Anna



ANNA BUSINESS PARK



CITY OF ANNA, TEXAS
111 N. POWELL PKWY.
P.O. BOX 776
ANNA, TEXAS 75409-0776
PHONE 972-924-3325
FAX 972-924-2620
WWW.ANNATEXAS.GOV

LOCATION

- Anna is located approximately 45 miles north of Dallas on U.S. Hwy. 75, State Hwy. 5, State Hwy. 121 & the Collin County Outer Loop.
- The Anna Business Park has visibility along State Hwy. 5 and frontage on the newly completed first phase of the Collin County Outer Loop.
- Public utilities are available up to the Park and include water, sanitary sewer, electricity, fiber, fire and police protection.
- The topography is open and generally at street level.
- The Park is not located in a flood hazard area.
- A DART rail line is adjacent to the west end of the Park.

PROPERTY OVERVIEW

Property Address: NEC State Hwy. 5 and Collin County Outer Loop

Property Owner: Anna EDC/CDC

Utilities: Available at the Site

Property Size: 85 acres

Current Zoning: PD Business Park

Price: Negotiable. The Anna EDC/CDC will consider "free" or reduced land as a component of a job creation incentive agreement.

OWNER INFORMATION

Anna Community Development Corp.
Anna Economic Development Corp.
P.O. Box 776
Anna, TX 75409
972.924.3325

CITY OF ANNA CONTACT

Joey Grisham, EDC Director
111 North Powell Parkway
Anna, TX 75409
214-831-5391
jgrisham@annatexas.gov

THE CITY OF Anna



Business

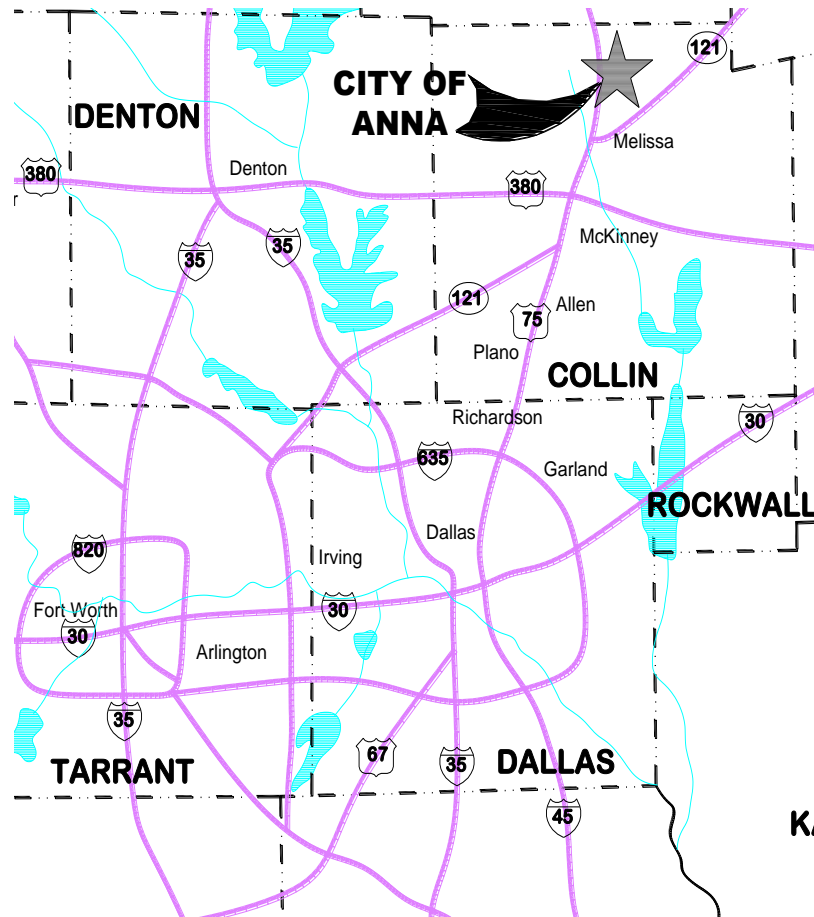
- ◆ Affordable real estate
- ◆ Low cost of doing business
- ◆ Well-educated work force
- ◆ Active Chamber of Commerce
- ◆ Dedicated consumers

Residents

- ◆ Exceptional quality of life
- ◆ Low cost of living
- ◆ Familiarity and comfort of a hometown
- ◆ Easy access to the conveniences of the DFW Metroplex

Community

- ◆ Located in Collin County
- ◆ Anna is one of the fastest growing cities in Collin County
- ◆ Outstanding parks and recreational amenities
- ◆ Variety of places to eat and shop
- ◆ Several annual community events
- ◆ Multiple places of worship



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INCENTIVES:

When you decide to locate, expand or retain your business in Anna, you will encounter a wide variety of valuable economic development incentives. Based on your specific circumstances, we will tailor a package of incentives designed to help you. The EDC will facilitate meetings with City of Anna officials to discuss tax abatements, 380 agreements, Tax Increment Financing, the Freeport Exemption process, and other economic development incentives.

COST OF DOING BUSINESS:

Texas offers one of the lowest tax burdens in the nation, ranking 48th among the 50 states in per capita state taxes. There is no personal income tax, no state income tax on machinery and equipment used in manufacturing, no state-level property tax, no state tax on goods in transit and no tax on electricity used in processing, fabrication and manufacturing.