

Vigneto Del Lago - Parcel B



- **Landowner:** Brunhild Investments, Inc. **Address:** 5880 FM 2862, Anna, TX 75409
- **Parcel B Size:** 54 Acres (out of the total 340-acre property)
- **Land Price:** \$4,314,600 **Average price/acre:** \$79,900/acre
- **Background:** Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel B is a divided portion out of a spectacular 340-acre slice of paradise named Vigneto Del Lago (*Lake of the Vinyard* - Italian). The rolling hills of Vigneto Del Lago wrap around a spectacular 27-acre lake, boasting picturesque lakeside views. Vigneto Del Lago is bounded by another 6-acre lake and meandering Sister Grove Creek to the south and over 3400 linear feet on FM 2862 compose its northern boundary. Providing excellent ingress and egress to Vigneto Del Lago, FM 2862 is projected by the City of Anna Growth Plan to be one of the main arteries in this sector of the region.

Vigneto Del Lago - 340 Acres: Property Video: DreamlandAnna.com

- **Parcel B Location (within Vigneto Del Lago):** Parcel B is the center parcel situated in the western portion of the 340-acre property. It is situated between a Stock Pond and Parcel A as its northern boundary southward to southern shore of a 27-acre lake and its adjacent Dam (with Parcel E to the South). Parcel B extends to the east to a north-south boundary forming a center line bisecting the 27-acre Lake. Most of Parcel B's western boundary is a private road called Westover Lane.
- **Land Characteristics:** Parcel B runs north-south along the western bank of an elongated, scenic 27-acre lake providing breathtaking lakefront views throughout.
- **Topography:** Excellent drainage towards lake. Mostly flat, sloping land that is well-suited for development.
- **Parcel Accessibility:** Ingress and egress comes from the north, through Parcel A and its frontage on FM 2862. FM 2862 is a major artery in the area and is expected to increase in visibility and usage. Additional access is likely available from the private road (Westover Lane) on the western boundary of Parcel B.
- **Development Considerations:** If Residential development, recommend utilize elongated lots to maximize value with scenic Lakefront property and views.

- Access to Utilities: Good - city water and electricity already exist on Parcel A to the north. Requires Septic.
- Improvements: None
- Water Features: Property boasts frontage and ownership of almost half of a picturesque 27-acre lake.
- Conditions: Easement required through Parcel A for access to Parcel B

