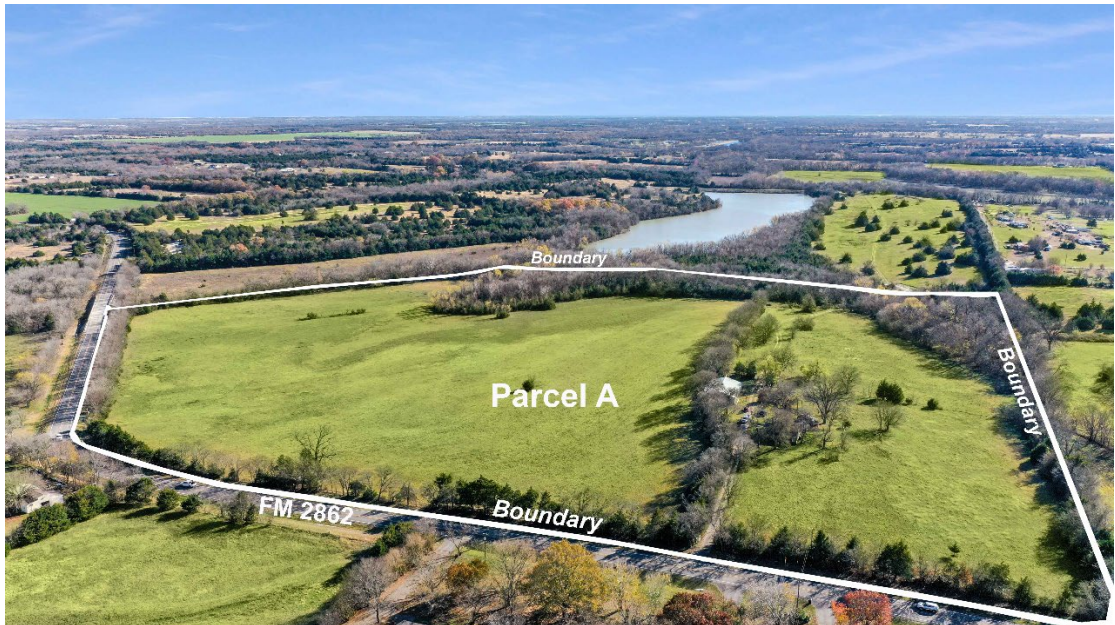


Vigneto Del Lago - Parcel A



- Landowner: **Brunhild Investments, Inc.** Address: **5880 FM 2862, Anna, TX 75409**
- Parcel A Size: **50 Acres** (out of the total 340-acre property)
- Land Price: **\$2,536,000** Average price/acre: **\$50,720/acre**
- Background: Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel A 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 A Location (within Vigneto Del Lago): Parcel A is the northwestern-most parcel of the 340-acre property. It is situated between FM 2862 frontage (on its north) and a stock-pond and a 27-acre Lake (to the south). The FM 2862 frontage extends 2,048 linear feet (Approximately 0.4 miles) from western property line of Parcel A to the center of a bridge spanning a stream running beneath FM 2862 that feeds the 27-acre lake to the south of Parcel A.
- Topography: Mostly flat land ... well-suited for development.
- Parcel Accessibility: Excellent ingress and egress from frontage on FM 2862. The frontage on FM 2862 (2,048 linear feet or approximately 0.4 miles) adds the potential of retail or commercial uses. FM 2862 is a major artery in the area and is expected to increase in visibility and usage.
- Access to Utilities: Excellent - city water and electricity already exist on property. Requires Septic.
- Improvements: Parcel A includes a 1400 square-foot Rock Cottage in good condition, and an Equipment and Storage Barn (72 feet x 48 feet).
- Water Features: 1/2 acre stock pond in southern portion of Parcel A
- Conditions: Easement required through Parcel A for access to Parcel B