

Vigneto Del Lago - Parcel C



- Landowner: **Brunhild Investments, Inc.** Address: **5880 FM 2862, Anna, TX 75409**
- Parcel C Size: **64 Acres** (out of the total 340-acre property)
- Land Price: **\$3,764,400** Average price/acre: **\$58,819/acre**
- Background: Located in the ETJ of Anna, TX in the mushrooming growth sector of Northern Collin County, Parcel C 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 C Location (within Vigneto Del Lago): Parcel C is the northeastern-most parcel of the 340-acre property, between the northeastern portion of the 27-acre lake and FM 2862.
 - Northeastern Boundary: FM 2862 frontage (1,354 linear feet or approximately 0.25 miles) stretching from the adjacent Property on the eastern border to the center of a Bridge (to west) spanning a stream that feeds the 27-acre lake.
 - Southern Boundary: Linear Tree line to Parcel D and acreage reserved by Brunhild Investments to the southeast.
 - Western Boundary: Center of 27-acre lake (on southwest) and stream that feeds the 27-acre lake (on northwest).
- Topography: Scenic with both rolling hills and flat land ... well-suited for development.

- Parcel Accessibility: Excellent ingress and egress from frontage on FM 2862. The frontage on FM 2862 (1,354 linear feet or approximately 0.25 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 currently run along FM 2862.
Requires Septic.
- Improvements: None
- Development Considerations: Parcel C houses the best main Entrance to a subdivision (if such is elected use)
- Water Features: About 10 Acres of lakefront property on 27-acre lake (5 to 6 Lots). Also potentially a good location for lakeside clubhouse.
- Conditions: Easement required through Parcel C for access to Parcel D from FM 2862.

