

# \$6,700,000 - 9530 County Road 581, Anna

MLS® #21058354

**\$6,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 64.01 Acres

None, Anna, TX

A rare opportunity to purchase 64.013 acres of land with a 2,995 square foot farmhouse, a barndominium, and a pool, all located within the Extraterritorial Jurisdiction (ETJ) of Anna, Texas, in the Blue Ridge ISD.

Spanning a substantial tract of County Road 581 frontage, this property offers excellent visibility and access for future development or immediate residential use. The gently rolling topography adds to the site's charm and development flexibility. With essential infrastructure already in place, including water, electricity, and a septic sewer system, it is an ideal opportunity.

This is a prime development opportunity in Anna, Collin County, TX, recognized as the 5th fastest-growing counties in the U.S. The area is experiencing significant economic and community development, including: Collin College is developing a 100-acre campus in Anna's ETJ, enhancing educational and economic opportunities. A new \$60M Downtown Master Plan includes a municipal complex with a library, as well as water wastewater upgrades and new incentives. Multiple large scale residential developments, including 9 multifamily projects under construction, are underway. Projects like Liberty Hills (1,000 acres mixed use) and Rockhill Development (128 acres residential) are shaping the future of the community. The city boasts a pro business, pro development City Council with a streamlined permitting process.



Benefiting from strategic access to State Highway 121, this property is near leading regional amenities, high-growth residential communities, and regional catalysts like G2 Motorsports Park, HEB, Bucee's, Kroger, and Walmart. The site is only a few miles from the Collin County Outer Loop, a major infrastructure project slated to connect Anna to the Dallas North Tollway by Q2 2026. This is a rare chance to secure land in a growing corridor poised for long-term appreciation.

Built in 2002

**Essential Information**

|            |                 |
|------------|-----------------|
| MLS® #     | 21058354        |
| Price      | \$6,700,000     |
| Bathrooms  | 0.00            |
| Acres      | 64.01           |
| Year Built | 2002            |
| Type       | Commercial Sale |
| Sub-Type   | Unimproved Land |
| Status     | Active          |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 9530 County Road 581 |
| Subdivision | None                 |
| City        | Anna                 |
| County      | Collin               |
| State       | TX                   |
| Zip Code    | 75409-7214           |

**Amenities**

|           |                                                    |
|-----------|----------------------------------------------------|
| Utilities | Aerobic Septic, Co-op Water, Electricity Available |
| Garages   | Driveway, Garage, Garage Door Opener               |

**Interior**

|         |                   |
|---------|-------------------|
| Heating | Central, Electric |
|---------|-------------------|

**Exterior**

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Lot Description | Acreage, Hilly, Lrg. Backyard Grass, Many Trees, Cedar, Oak, Rolling Slope, Tank/ Pond |
| Roof            | Composition                                                                            |
| Construction    | Rock/Stone                                                                             |
| Foundation      | Slab                                                                                   |

**Additional Information**

|        |         |
|--------|---------|
| Zoning | unzoned |
|--------|---------|

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Agent  | Oracle Batie-smith     |
| Listing Office | Compass RE Texas, LLC. |

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