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BUSINESS > REAL ESTATE

Anna, once too far north, finds itself at the center of two North Texas growth stories

Once thought of as too far north for development, the city is now expected to double its population over the next decade.

By [Mitchell Parton](#)

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Update: This story is part of Boomtowns, a look at some of the cities surrounding Dallas-Fort Worth that are attracting the interest of homebuilders, businesses and new residents as the area grows.

ANNA — Anna, which started as a small town along a railroad stop, finds itself in the center of two North Texas growth stories.

Developers and city officials in Anna have already seen a flood of new residents over the last few years with the rapid growth of Dallas-Fort Worth, especially since the pandemic brought in more residents from out of state and allowed

people to work remotely.

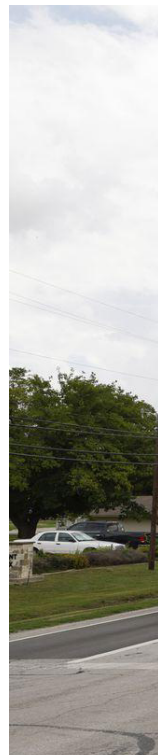
Now they're expecting even more to come when Texas Instruments and GlobiTech open multibillion-dollar semiconductor projects that are [set to bring thousands of jobs](#) to Sherman, about 20 miles north.

"The amount of momentum that it's going to put into the U.S. 75 corridor, all the way to the Oklahoma border, Anna is certainly going to feel a lot of positive impact from that," said Anna Mayor Nate Pike, who works in Sherman as a financial adviser.

Five facts about Anna, Texas



A look at Anna in images





[1/11] Anna Town Square is a new home community in Anna. (Shafkat Anwar / Staff Photographer)

[2/11] Traffic passe:



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The rural town's large tracts of land are quickly transforming into homes, shops, restaurants and other big-city amenities. The city's population is expected to grow from around 20,000 last year to nearly 45,000 by 2030.

Residents used to drive out of town to find big-chain restaurants that are now coming here. Starbucks, Chick-fil-A, Whataburger and Panda Express have opened over the last two years at the growing Anna Town Center shopping center along U.S. Highway 75 and FM455.

ADVERTISING



“For most communities, those are not big deals, but when you live in a smaller community, those are very big deals,” said Joey Grisham, director of the Anna Economic Development Corp. “When I first started, I think a lot of people, even brokers and developers, thought Anna was pretty far north, but right now they think it’s perfectly located. That’s how quickly things changed just in the last few years.”

To accommodate the interest in building homes in Anna, the city has been investing in roadways throughout town and has revamped its permit process so developers can pull permits in days instead of weeks. Additionally, it is building sewer infrastructure to support more development on its west side.

“We have truly created a culture of wanting to be the most developer-friendly city in all of North Texas,” Pike said. “That is really what we have set out as an objective.”

City officials just wrapped up construction of a new City Hall and plan to build a new library. Both of which are part of the city’s downtown master plan, adopted in 2021.

Anna has become known for more homes that are more affordable than those found in bigger Collin County cities, but Pike said he is starting to see more estate-style developments pop up.

“The question has always been, in far northern Collin County, can you sell a half-a-million-dollar home? And the answer is 100%,” Pike said. “I’ve got proof on the ground of that right now.”

Read more of the Boomtowns series

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Rural Godley outside Fort Worth is where Friday Night Lights reigns

Godley is 20 minutes from downtown Fort Worth but has maintained a rural atmosphere where everyone knows everyone and Friday nights are spent on the football field.



‘It’s our turn’: Caddo Mills is on the lookout for growth opportunities

The town points to its school district as one of the key drivers of new individuals moving to town.



Farmersville’s old-time charm meets forward-thinking city leaders

‘We’re the best kept secret,’ said Ben White, city manager. Farmersville is about 45 miles from downtown Dallas and 17 miles east of McKinney along U.S. Highway 380.



How annexation gave Justin breathing room for growth

Justin city officials expect its population to triple by 2032, and they’re trying to prepare for all the changes coming.

ANNA AT A GLANCE

Population: Estimated 20,243 as of July 2021, according to the U.S. Census Bureau.

Location: 45 miles north of downtown Dallas

Racial demographics: 57.8% white, 22.4% Hispanic, 11.8% Black, 5.9% Asian, according to [the U.S. Census Bureau](#)

Median household income: \$89,829, according to the U.S. Census Bureau

Median existing home sale price: \$441,900 in June, up 46.3% year over year, according to Redfin

Median new construction sale price: \$427,482, according to Residential Strategies

Annual single-family home starts: 1,127 through second quarter of 2022, according to Residential Strategies

School district: Anna ISD

Master-planned communities: Some of the largest single-family communities underway include Anacapri, a development from Megatel Homes with 1,239 home lots anchored by a large lagoon, and Centurion American Development Group's 1,800-lot [Villages of Hurricane Creek](#), according to the Anna Economic Development Corp. Both are along U.S. Highway 75.

Rental communities: Irving-based builder JPI broke ground in June on a [senior-living community](#) in partnership with the city of Anna, and Palladium USA is building a [239-unit project](#) along East Foster Crossing near State Highway 5.

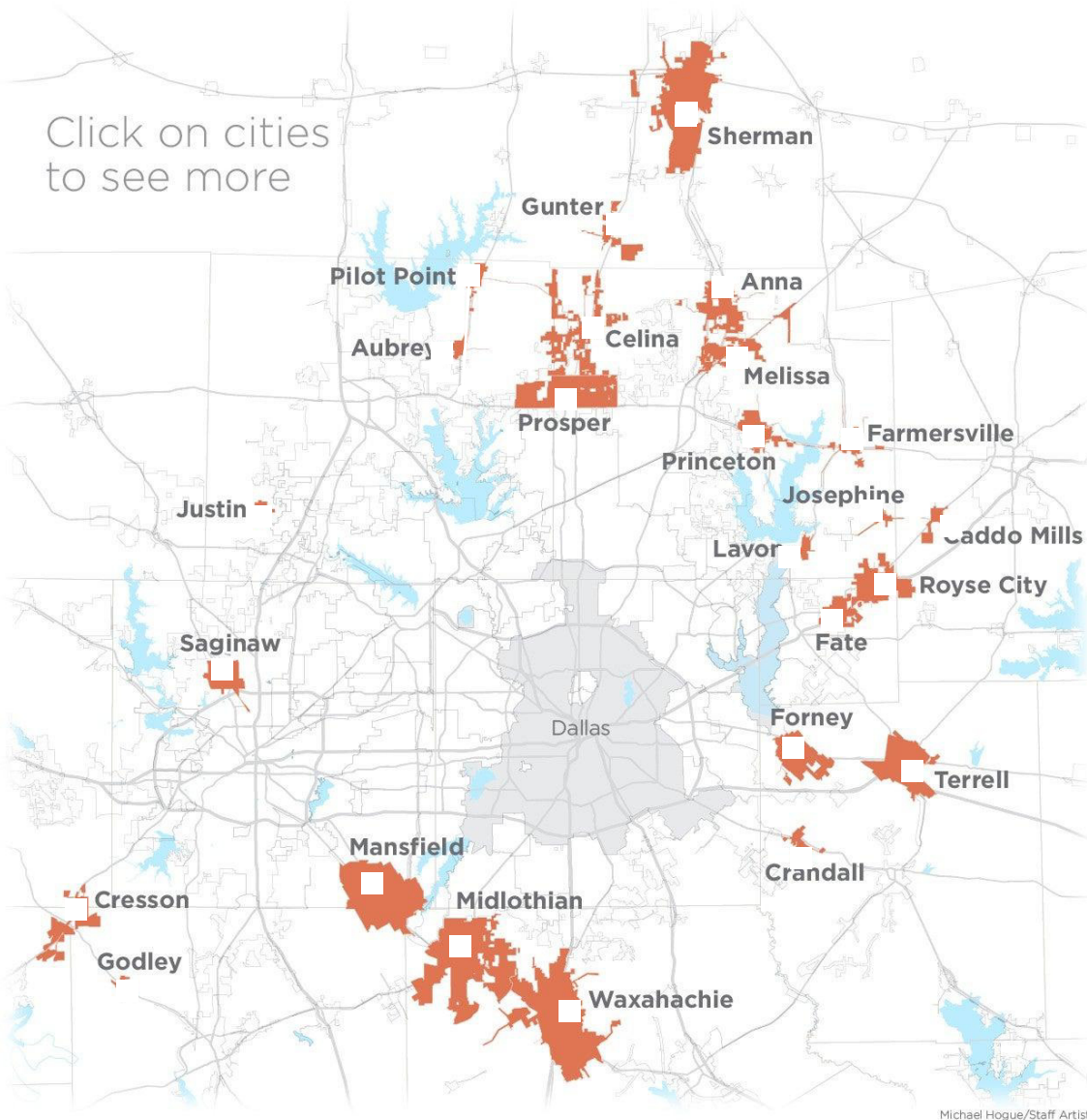
Retail: The Anna Town Center shopping center, anchored by a Walmart, is growing. Big-chain restaurants such as Starbucks, Chick-fil-A, Whataburger and Panda Express opened in 2020 and 2021.

History lesson: No one knows who Anna was, it seems. Some say the town was named after the daughter of Anna's first mayor, John Greer. Others say it was named for a railroad superintendent's daughter or Greer's wife or the daughter of a railroad builder, according to the [Texas State Historical Association](#).

Meet the next North Texas boomtowns

As Dallas-Fort Worth grows, smaller cities in every direction are attracting the attention of builders and new residents. Here are some of the ones to watch.

Click on cities
to see more



Mitchell Parton, Residential Real Estate Reporter. Mitchell covers residential real estate across North Texas for The Dallas Morning News. He previously covered commercial and residential real estate for the San Antonio Business Journal. He is a graduate of the University of Cincinnati.

✉ mitchell.parton@dallasnews.com [mitchellparton](https://twitter.com/mitchellparton) [mitchellparton](https://www.linkedin.com/in/mitchellparton)



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