



Community Development Report

Our Community by the Numbers

Neighbors, Housing and Balance

Development Services



Our Neighbors

Demographics Overview



32.4

Median Age

Anna is a young city with a vibrant workforce, significantly younger than the national average.



\$99,375

Median Income

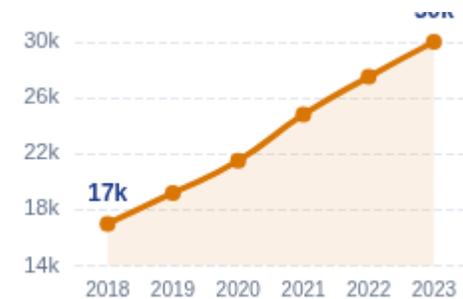
High median household income reflects a strong local economic foundation and purchasing power.



30,000+

Current Population

Population has almost doubled in just 5 years.

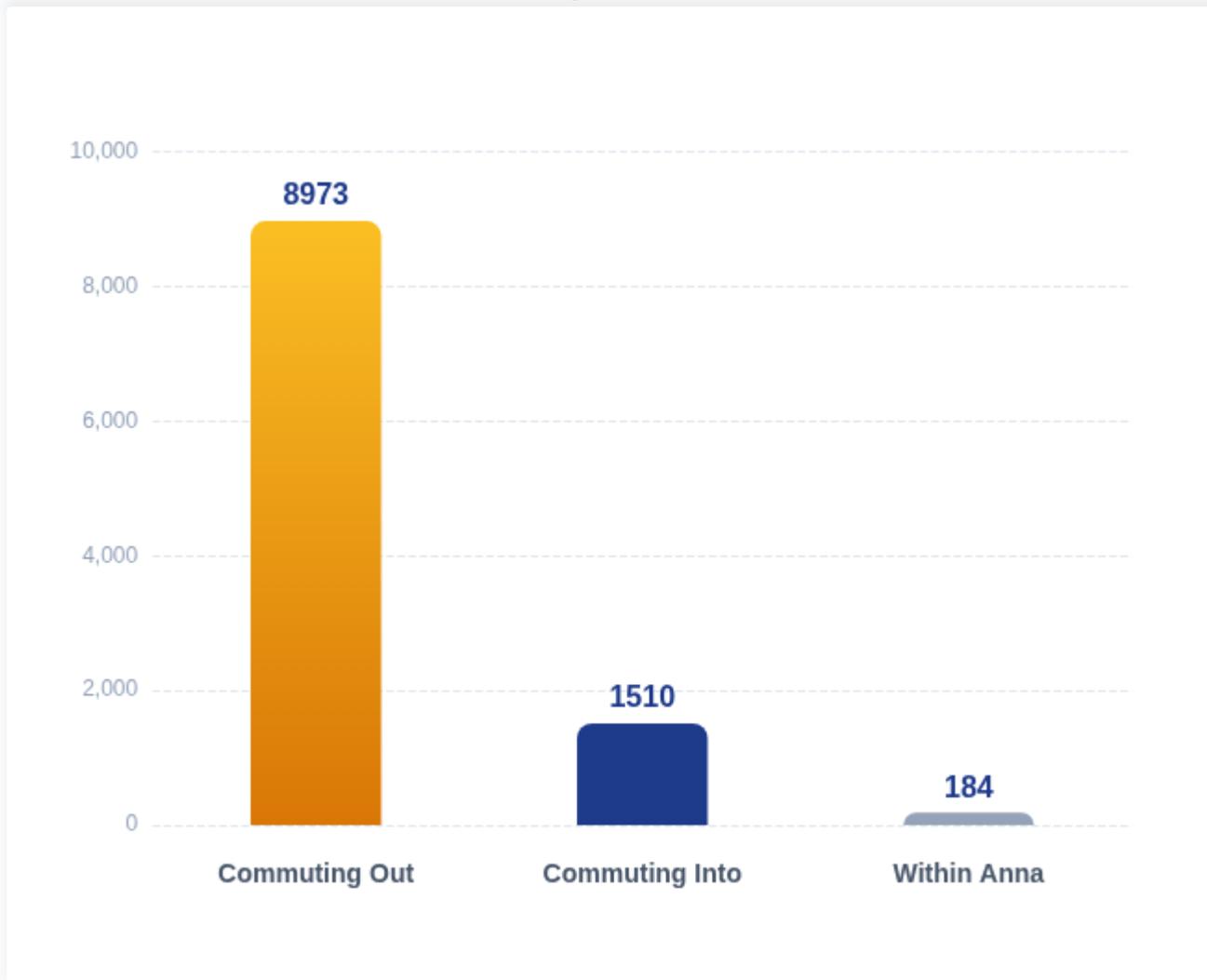


*All Demographic Data Derived from American Community Survey 2023



Commuting Patterns

Workforce Movement Analysis



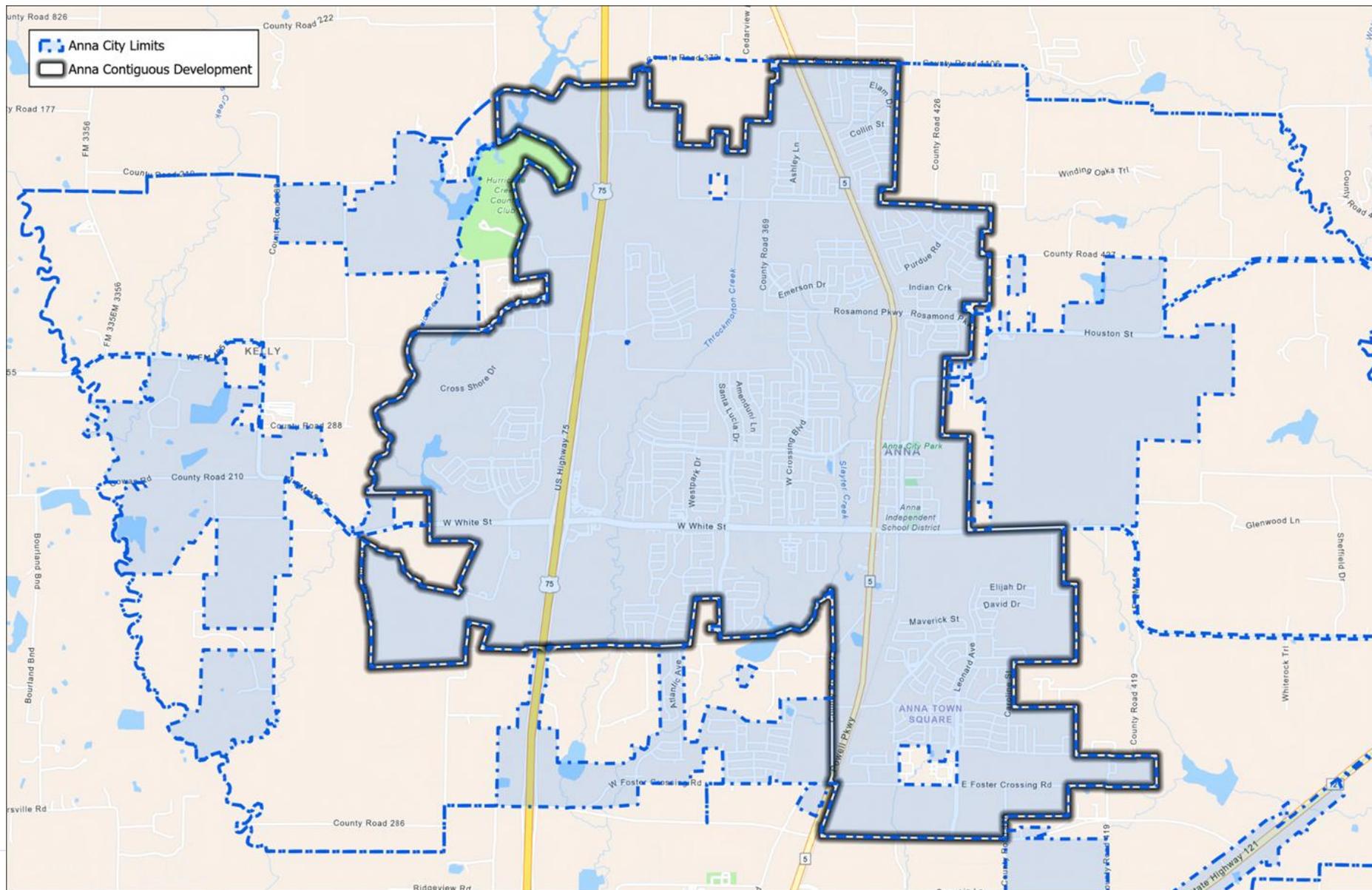
84%

of commuters are traveling **OUT** of Anna for employment every day.

Commuting Out	8,973
Commuting Into	1,510
Within Anna	184

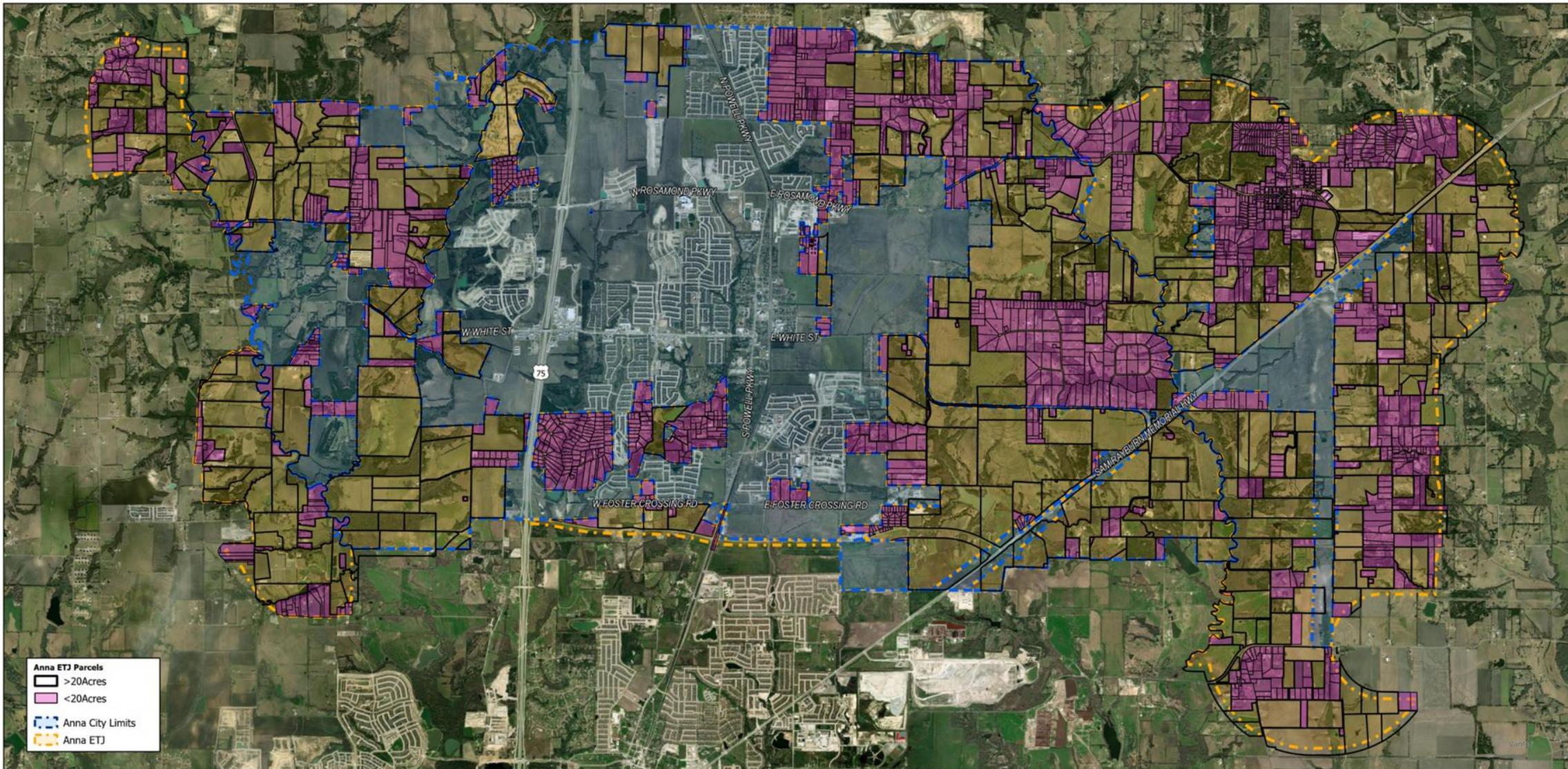


Contiguous Development



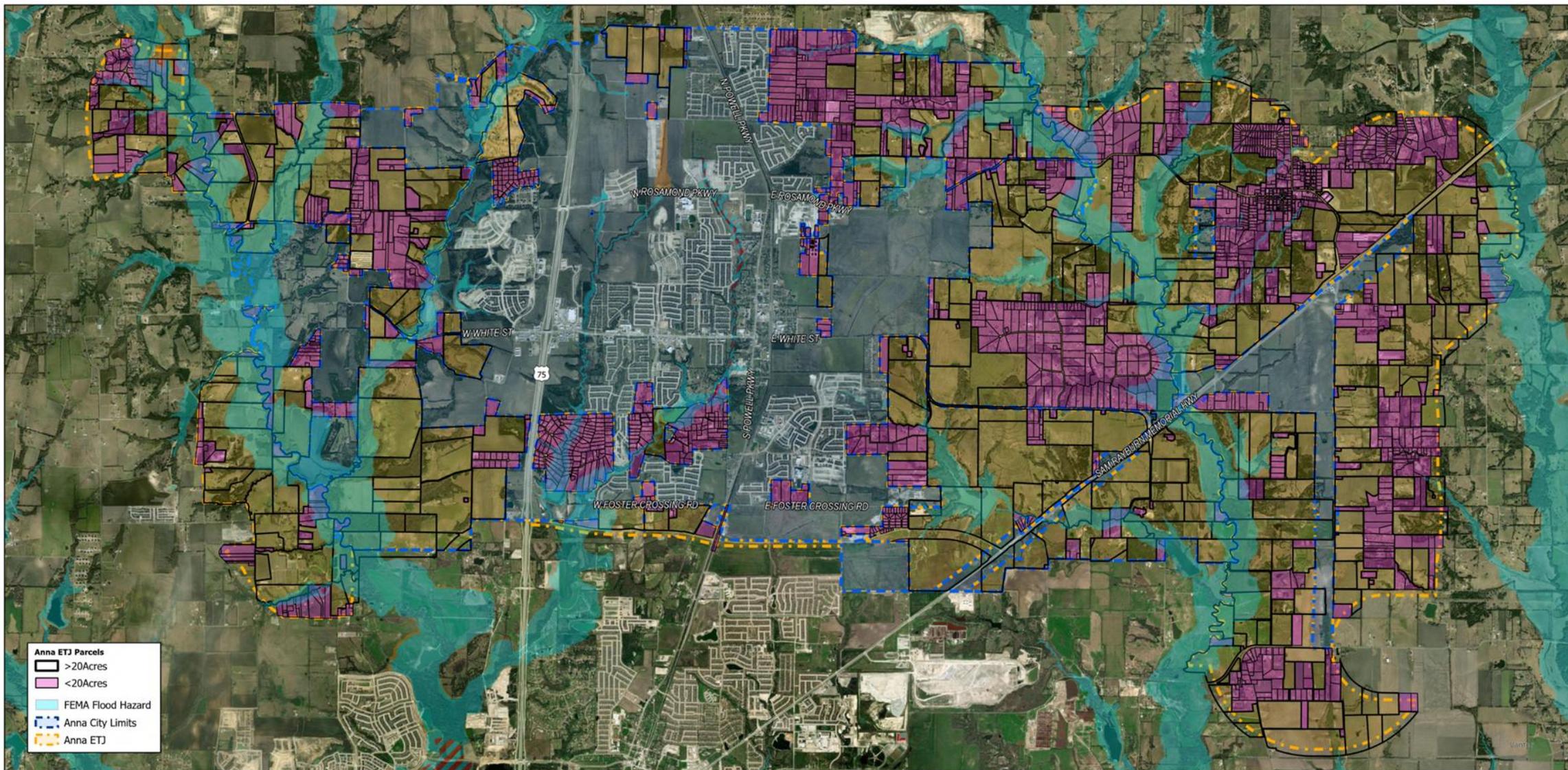


ETJ - Less than 20 acres



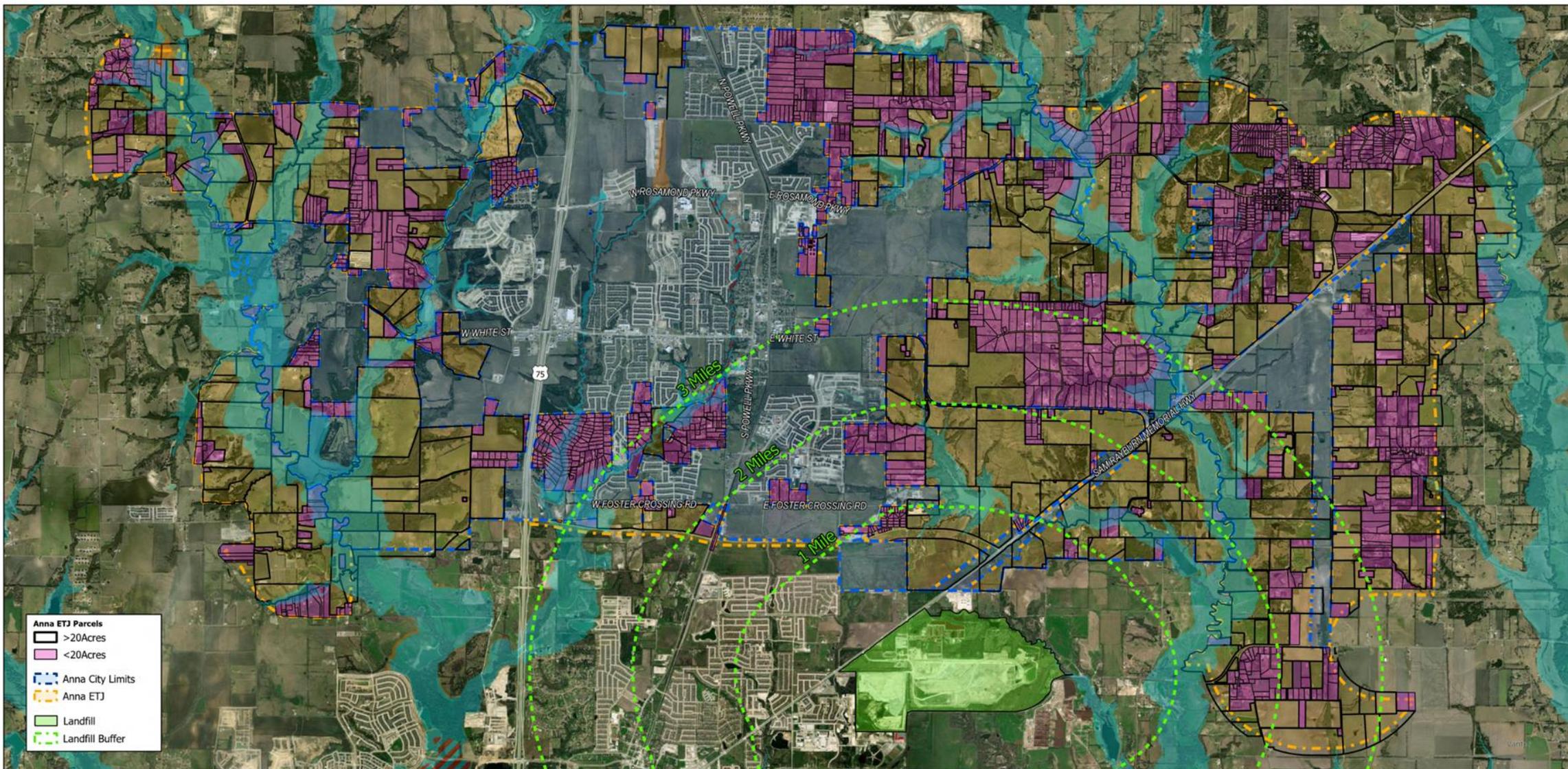


ETJ- With Floodplain





ETJ- Landfill Radius



Presentation Agenda

Key Topics for Discussion

01

Single Family Developments

Analysis of housing growth, lot inventory, and population impact.



02

Single Family Rentals

Overview of rental market penetration and neighborhood statistics.



03

Multi Family Developments

Status of apartment projects, occupancy rates, and future density.





Single-Family Developments

Growth & Impact Analysis

Status	Inventory Share	Lots	Pop. Est.
Existing 29% Share		8,484	21,210
Under Construction 43% Share		12,416	31,040
Entitled 16% Share		4,773	11,932
Pre-Entitlement 12% Share		3,327	8,318

Total Inventory

29,000

Single-family lots across all phases of development.

Projected Population

72,500

Estimated residents upon full build-out of current inventory.

i Primary Driver

Single-family housing growth is an important economic development indicator.

* Population estimate based on household size of 2.5 people per single family home

* Entitled = Zoning and Platting approved

* DA = Development Agreement

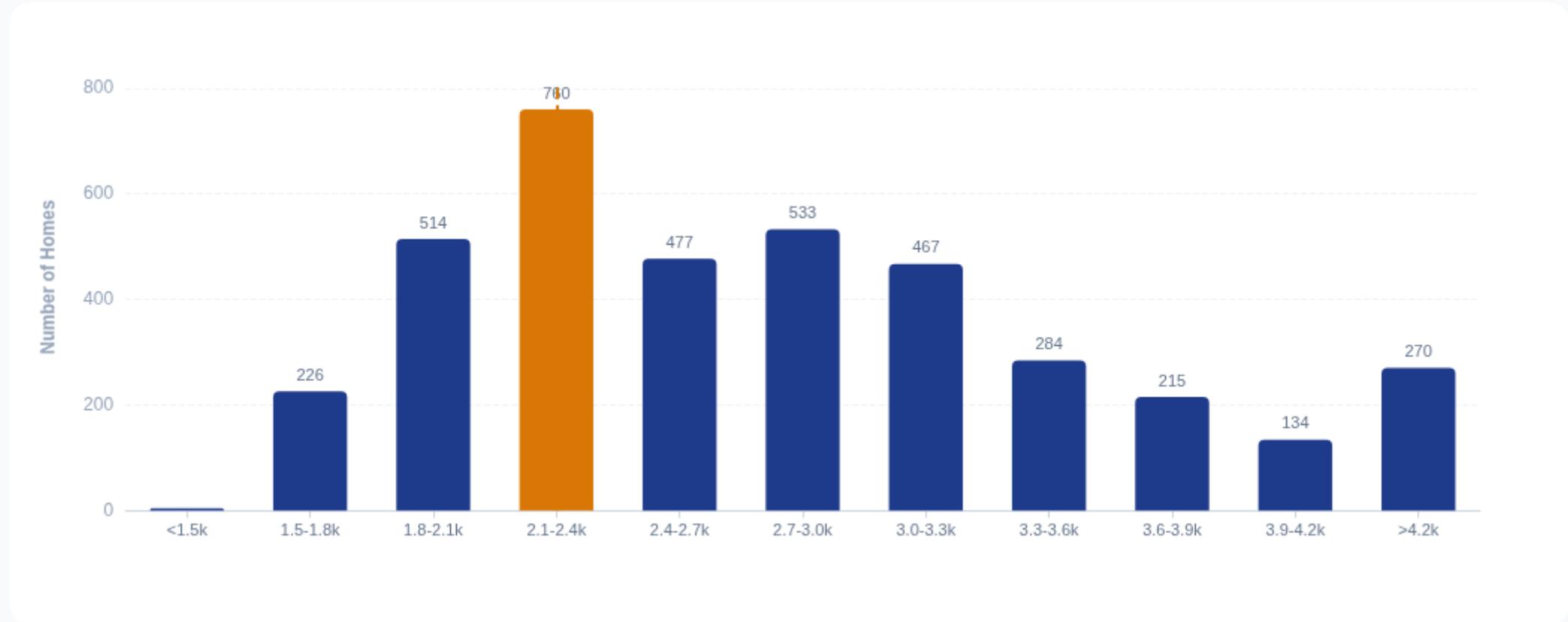


Home Size Distribution

Square Footage Analysis

Average Home Size

2,131SqFt



Majority of homes clustered between 1,800 - 3,000 SqFt

Distribution reflects diverse housing stock suitable for various family sizes

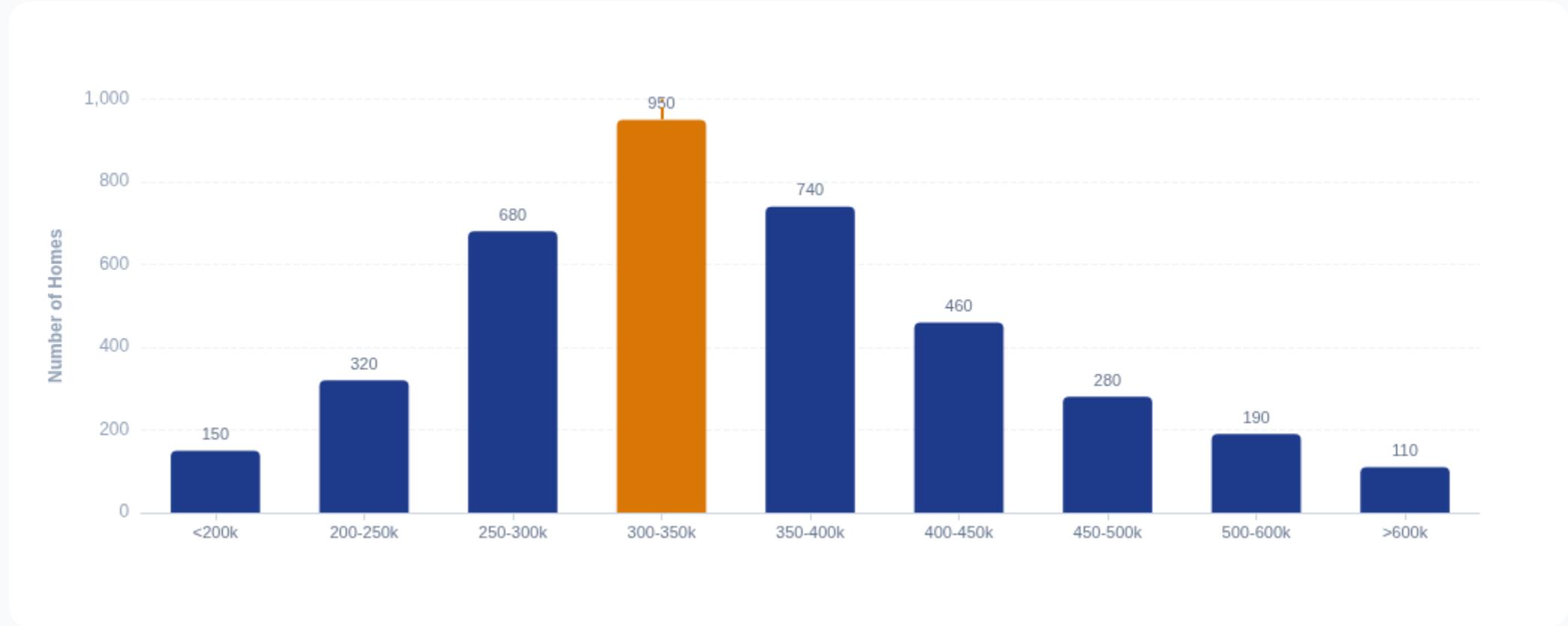


Home Market Value

Distribution of Total Market Value

Average Market Value

\$343,086



Strong concentration in the \$300k - \$400k range

Note: Rental rates typically will fluctuate as market value increases

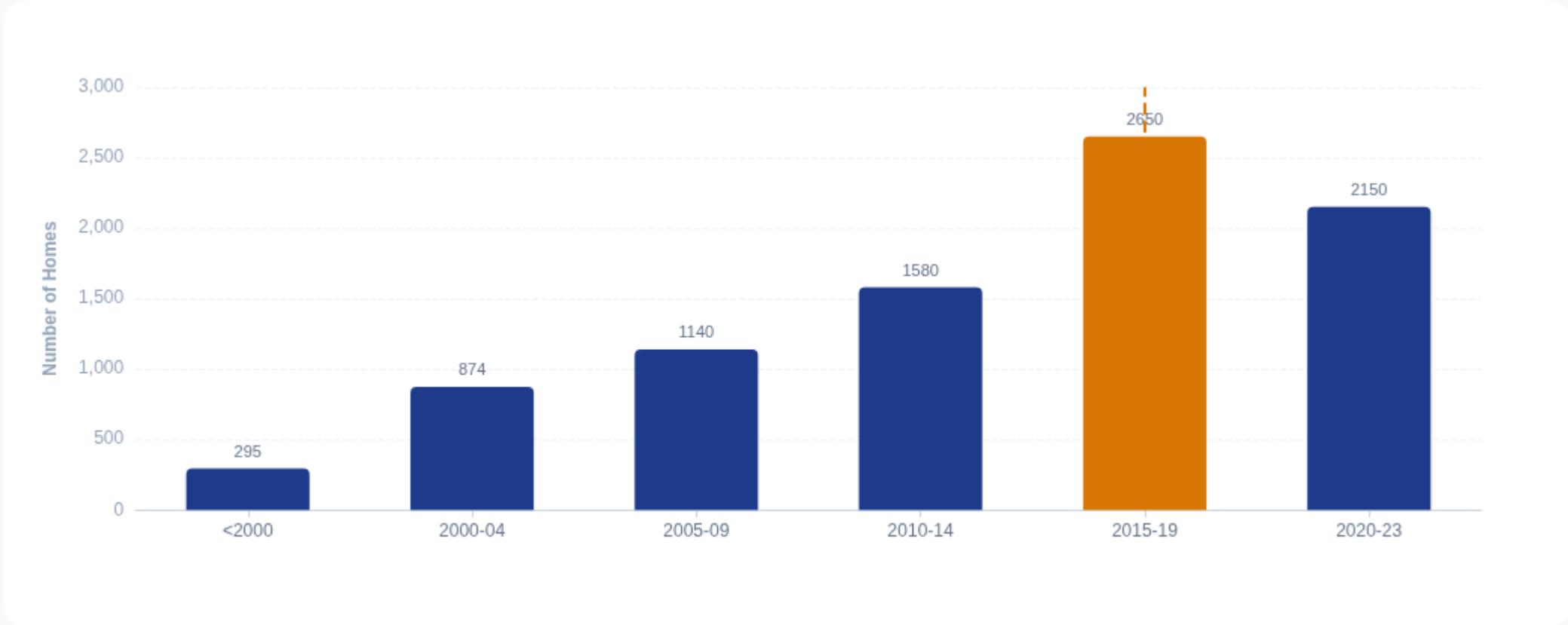


Home Age Distribution

Effective Year Built Analysis

Average Year Built

2017Year



 Majority of housing stock is less than 10 years old



Single-Family Rentals

Market Penetration Overview

Total Single-family Rentals

2,684

Registered properties

Avg Rental Rate

33.4%

Rentals / Total Current Lots



Market Correlation: Rental rate trends indicate an inverse relationship with relationship with market value—rental concentration typically decreases as property market value increases.

Developments Exceeding 40% Rental Rate

High Concentration Gradient

DEVELOPMENT	FINISHED LOTS	RENTALS	RENTAL RATE
Shadowbend	460	360	78%
Anacapri Phase 1	410	263	64%
Westfield	141	70	50%
Sweetwater Crossing	197	86	44%

*Based on City of Anna and CAD Data (2025)



Single-Family Buildout Context

Understanding Construction Projections

What is "Buildout"?

Buildout refers to the point when all currently planned and entitled single-family lots within the city are fully constructed. This timeline helps us plan for infrastructure, schools, and city services.

Total Inventory

29,000

Entitled Single Family Lots

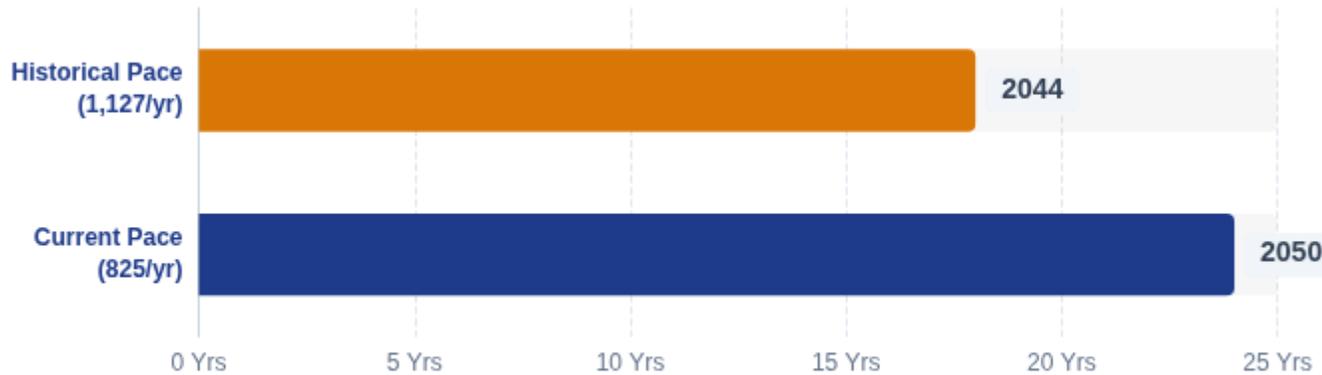
Completed

8,500

Existing Homes (29%)

Projected Completion Timeline

Start Date: 2026



Historical Pace

18 Years

Based on the robust **5-year average** of 1,127 homes/year. This assumes strong continued demand and economic stability.

Target Completion: 2044

Current Pace

24 Years

Based on **2025 construction rates** of 825 homes/year. Reflects market normalization and higher interest rate environment.

Target Completion: 2050

Factors Affecting Rate:

Interest Rates

Material Costs

Regional Migration

Housing Supply

Economic Conditions



Multi-Family Developments

Growth & Impact Analysis

Status	Inventory Share	Units	Pop. Est.
Existing 12% Share		1,834	4,585
Under Construction 13% Share		2,024	5,060
Entitled 72% Share		11,078	27,695
Pre-Entitlement 3% Share		427	1,068

Total Units

15,363

Multi-family units across all phases of development.

Projected Population

38,408

Estimated residents upon full build-out.

Occupancy Status

Current occupancy is ~70%. Rates are expected to rise as new developments stabilize.

* Population estimate is based on a 2.5x multiplier

* Entitled = Zoning and Platting approved

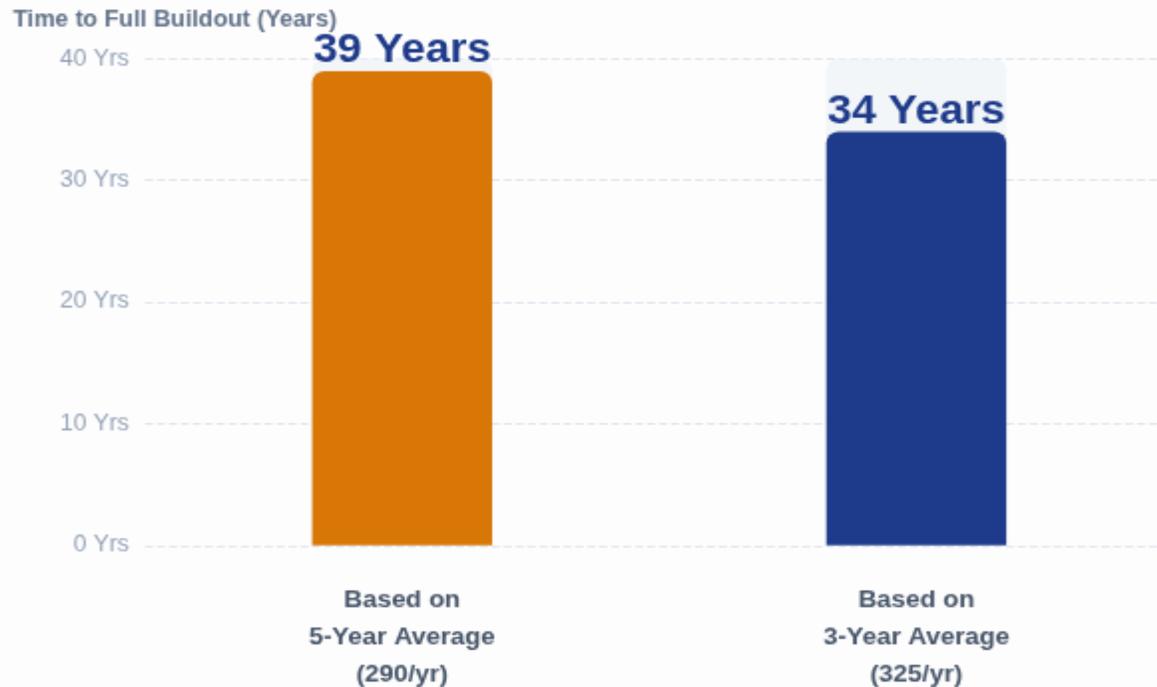
* DA = Development Agreement



Construction Timeline

Multi-Family Buildout Projections

Projected Years to Full Buildout



Past 5 Years

1,454 Units

Total multi-family units constructed, averaging **290 units annually** over the period.

 Scenario 1
5-Year Avg Rate **39 Years**

 Scenario 2
3-Year Avg (325/yr) **34 Years**



The Future

Policy Framework & Growth Vision

Policy Making Approach

Good > Better > Best

Successful policy making requires balancing both external market forces and internal community needs. We aim for the "Best" outcomes by carefully weighing these factors in every decision.

130,000+

Annual In-migration to DFW

Anna's population will continue to grow as migration to the DFW area rises. We are positioned to capture a significant share of this regional growth.

Strategic Incentives

Applying **Supply & Demand** principles to development incentives allows us to attract high-quality projects.



PID's



TIRZ



Ch. 380 Agreements



Key to Attraction

Diverse Development is essential. A healthy mix of Residential, Commercial, and City projects creates the vibrant community needed to attract new residents and businesses.



Thank You

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