

MIDWEST LAND GROUP PRESENTS

5.7 ACRES IN

# COLLIN COUNTY TEXAS



13993 COUNTY ROAD 479, VAN ALSTYNE, TX 75495



MIDWEST LAND GROUP IS HONORED TO PRESENT

# MODERN FARMHOUSE ON 5.7 ACRES WITH WORKSHOP, CREEK, AND SCENIC VIEWS IN ANNA ISD

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Welcome to this stunning modern farmhouse nestled on 5.7 peaceful acres in the heart of the rapidly growing Anna ISD. This beautifully crafted home offers 3 spacious bedrooms, 3 full bathrooms, and a thoughtfully designed open-concept layout perfect for both everyday living and entertaining.

The chef's kitchen boasts expansive granite countertops, ample cabinetry, a large island with seating, and a seamless flow into the living and dining areas. High-end finishes, abundant natural light, and custom details enhance the beauty and warmth of the interior. A dedicated theater room provides the perfect spot for family movie nights or entertaining guests.

Step outside to your covered back patio and enjoy the serene, tree-lined views of Sister Grove Creek, which winds gently through the back of the property.

The natural setting provides both privacy and a picturesque backdrop. The property also includes a 30'x40' fully insulated workshop with 2" closed-cell spray foam and a spacious loft - ideal for storage, hobbies, or entertaining. On either side, lean-tos offer covered parking for your RV, boat, or equipment.

Additional highlights include:

- Private tree-lined frontage from paved county road
- Plenty of room for gardening or recreation
- Quiet country feel with convenient access to Highway 75 and nearby McKinney
- Just minutes from shopping, restaurants, and entertainment

Don't miss this rare opportunity to own a well-appointed home with acreage, modern amenities, and unbeatable views in one of North Texas' most desirable up-and-coming areas.



# PROPERTY FEATURES

PRICE: **\$950,000** | COUNTY: **COLLIN** | STATE: **TEXAS** | ACRES: **5.7**

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- 3 bed, 3 bath home built in 2022
- 5.7 +/- acres
- Open concept
- Theater room
- 30'x40' insulated shop with loft
- Lean-to on both sides of shop for RV/boat storage
- Paved road access
- Tree line privacy at road
- Sister Grove Creek at back of property
- Serene views
- Anna ISD
- Minutes to McKinney





# OPEN CONCEPT HOME BUILT IN 2022

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This beautifully crafted home offers 3 spacious bedrooms, 3 full bathrooms, and a thoughtfully designed open-concept layout perfect for both everyday living and entertaining.





## 3 BED, 3 BATH



## THEATER ROOM

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## HOME OFFICE

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# ADDITIONAL INTERIOR PHOTOS

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# 30'X40' INSULATED SHOP WITH LOFT

The property also includes a 30'x40' fully insulated workshop with 2" closed-cell spray foam and a spacious loft - ideal for storage, hobbies, or entertaining. On either side, lean-tos offer covered parking for your RV, boat, or equipment.





# SERENE VIEWS

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# AERIAL MAP



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Maps Provided By:



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Boundary Center: 33° 22' 23.15, -96° 29' 58.02

Collin County  
Texas

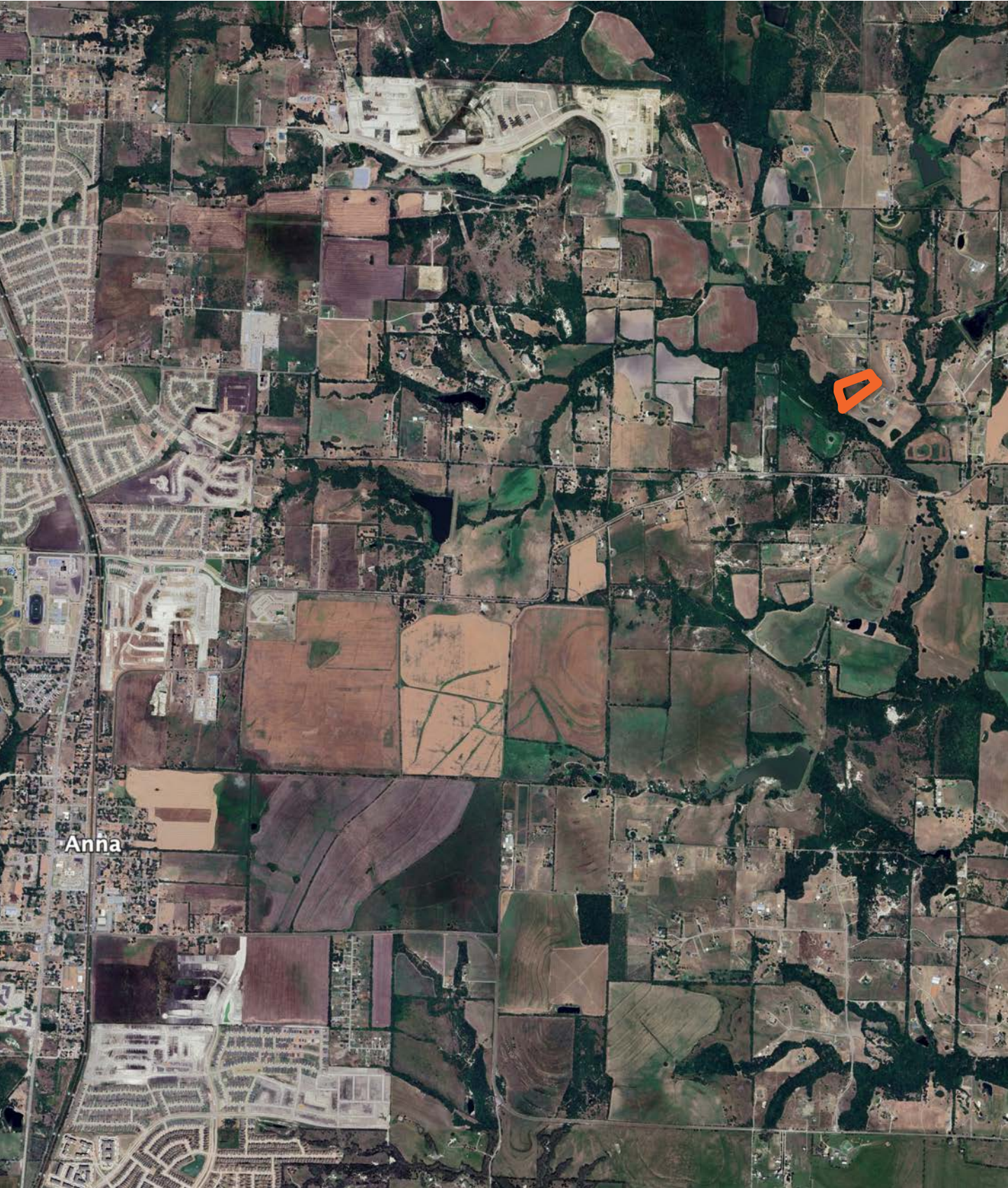
0ft 160ft 321ft



5/12/2025



# OVERVIEW MAP





# AGENT CONTACT

Based in Argyle, Texas, Craig combines his deep-rooted passion for the outdoors with a relentless work ethic to help buyers and sellers achieve their landownership dreams. Growing up in the rural community of Elkhart, Kansas, Craig developed a lifelong connection to the land, fueled by his love for hunting, fishing, and all things outdoors.

Craig's professional journey is as dynamic as his background. After earning a bachelor's degree in Integrated Studies from Emporia State University and completing a master's in Health and Human Performance from Fort Hays State University, Craig spent time as a professional baseball player in the Texas Rangers organization. His experiences in baseball instilled in him a strong work ethic, resilience, and an ability to overcome challenges—skills he now brings to every client interaction.

Craig prides himself on being a steward of the land, helping families find their own piece of paradise. Whether it's bowhunting expertise, planting food plots, or scouting whitetails, Craig's knowledge goes beyond the transaction, ensuring his clients are fully equipped for success. When you work with Craig, you can expect exceptional service, tireless dedication, and a genuine passion for helping others realize their dreams of land ownership.



**CRAIG FRYDENDALL**

LAND AGENT

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## MidwestLandGroup.com

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