

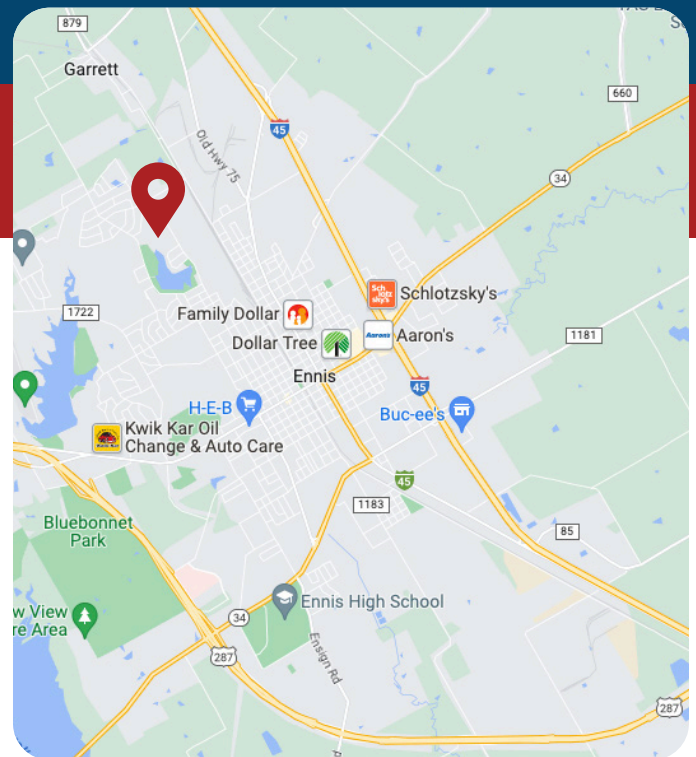
## FOR SALE OR LEASE



**Sale Price:**  
**\$5,250,000 (\$78.95/sf)**

**Lease Rate:**  
**\$5.90/sf NN + \$1.70/sf Expenses**

- Total Size: 66,500 SF
- Large Building: 62,500 SF
- Small Building: 4,000 SF
- Years Built: 1961, 1980, 1994
- Lot Size: 3.21 Acres (139,827 SF)
- Clear Height: 14'-20'
- Parking: 30+ Spaces
- Dock High Doors: 6
- Grade Level Doors: 1
- Power: 3-Phase, 240v 200amps
- Easy Access to I-45 & 287



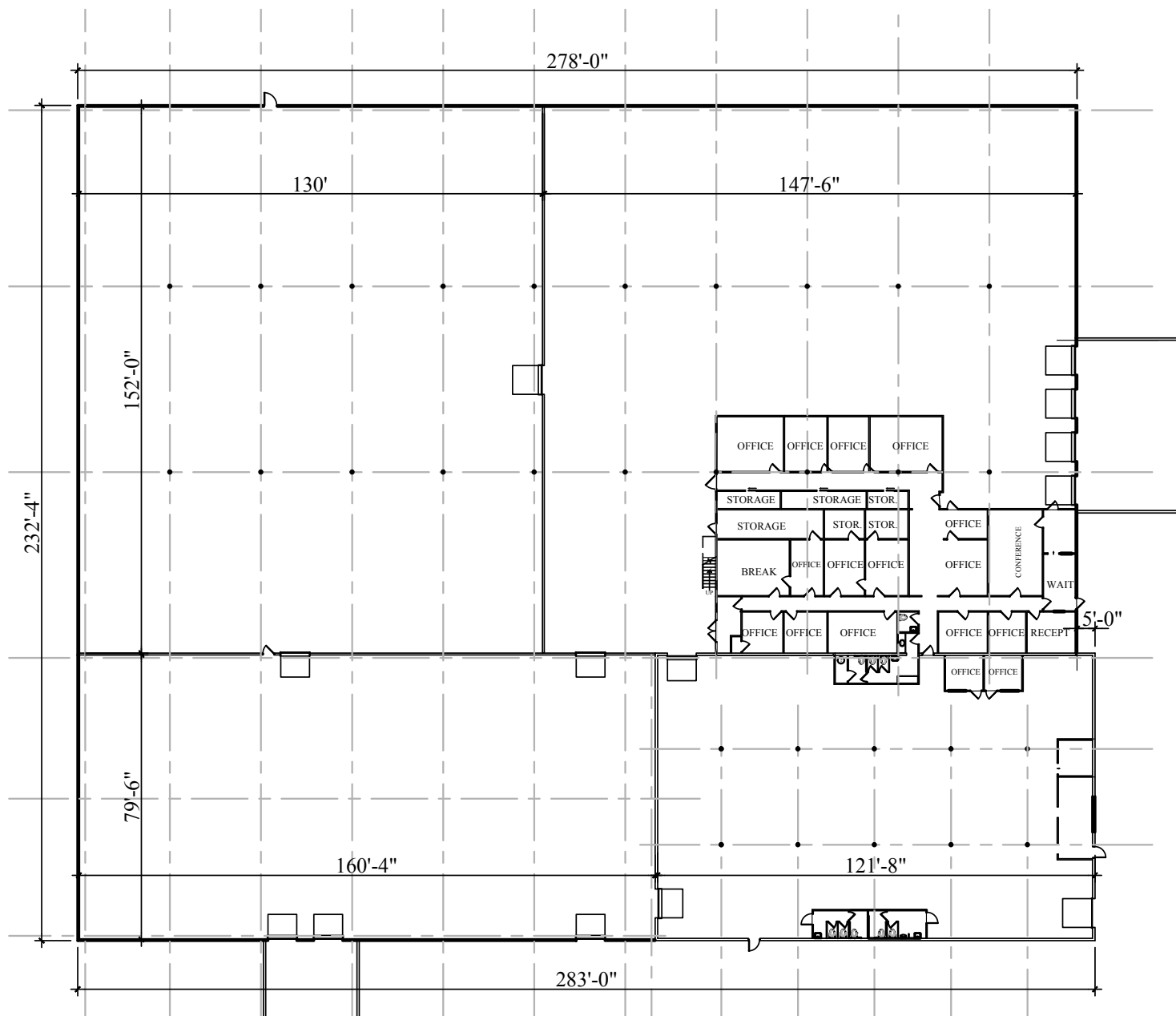




Boundaries shown are approximate and subject to buyer verification

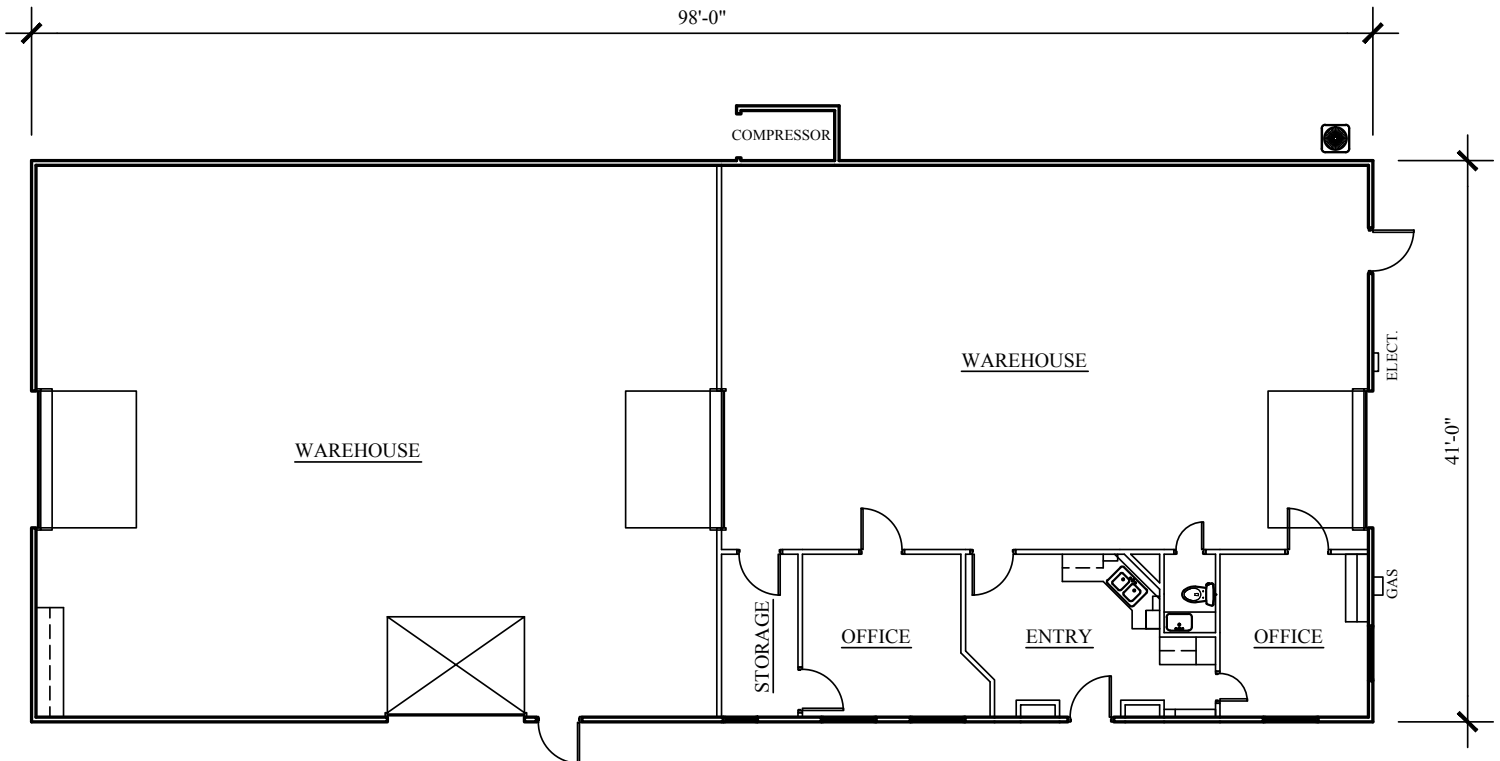


## 2407 N PRESTON ST | 62,500 SF



**FLOOR PLAN**

## 2411 PRESTON ST | 4,000 SF



### FLOOR PLAN

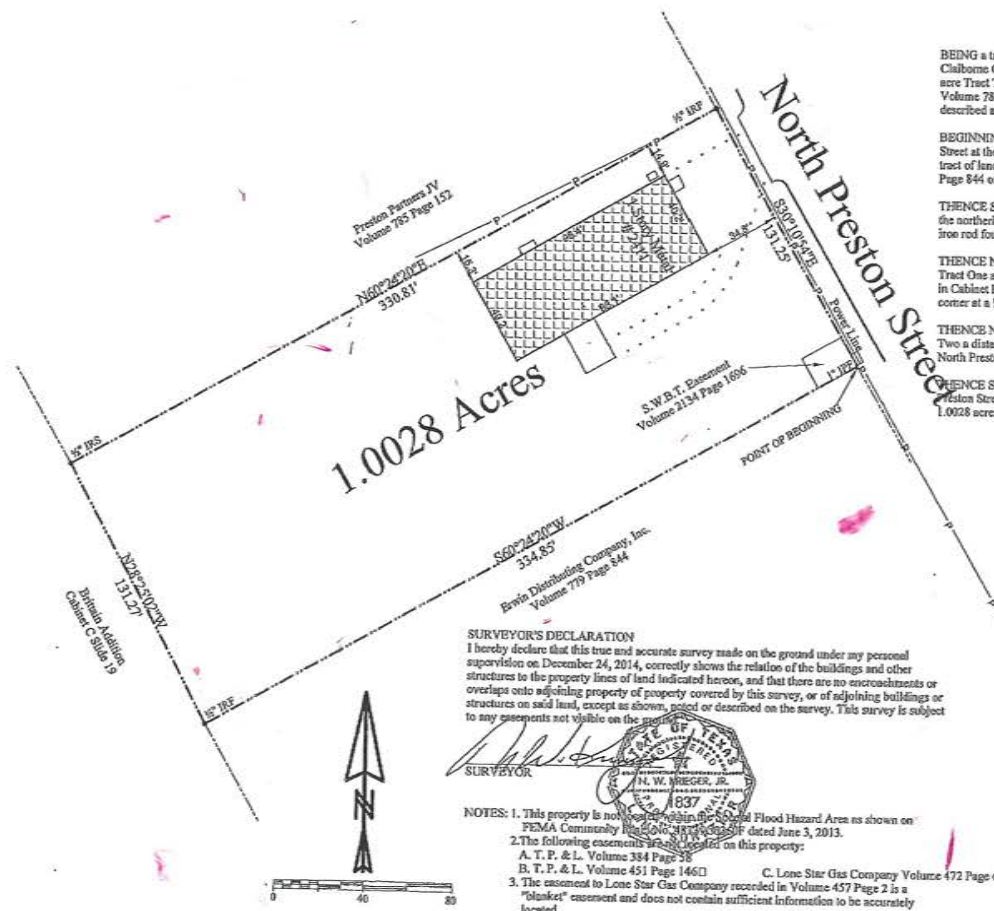
2411 N. Preston Street  
Ennis, Texas 75119

## SITE PLAN



[illegible]

## SURVEY 2411 N PRESTON ST



BEING a tract or parcel of land situated in the City of Ennis, Ellis County, Texas, and being Claiborne Garrett Survey Abstract 383, and also being 0.8717 acre Tract One and 0.1287-acre Tract Two conveyed to J. S. Busby Designs by deeds recorded in Volume 719 Page 432 and Volume 784 Page 827 of the Deed Records of Ellis County, and being more particularly described as follows:

BEGINNING at a point for corner at a 1" iron pipe found in the westerly line of North Preston Street at the southeasterly corner of said Tract One and the northeasterly corner of that 2.13 acre tract of land conveyed to Erwin Distributing Company, Inc. By deed recorded in Volume 779 Page 844 of the Deed Records of Ellis County;

THENCE South 60° 24' 20" West (record bearing) along the southerly line of said Tract One and the northerly line of said 2.13 acre tract a distance of 334.85 feet to a point for corner at a ½" iron rod found;

THENCE North 28° 25' 02" West (North 28° 33' 40" West, dead) along the westerly line of said Tract One and an easterly line of Brittain Addition, an addition to the City of Ennis as recorded in Cabinet B Slide 19 of the Plat Record of Ellis County a distance of 131.27 feet to a point for corner at a ½" iron rod set;

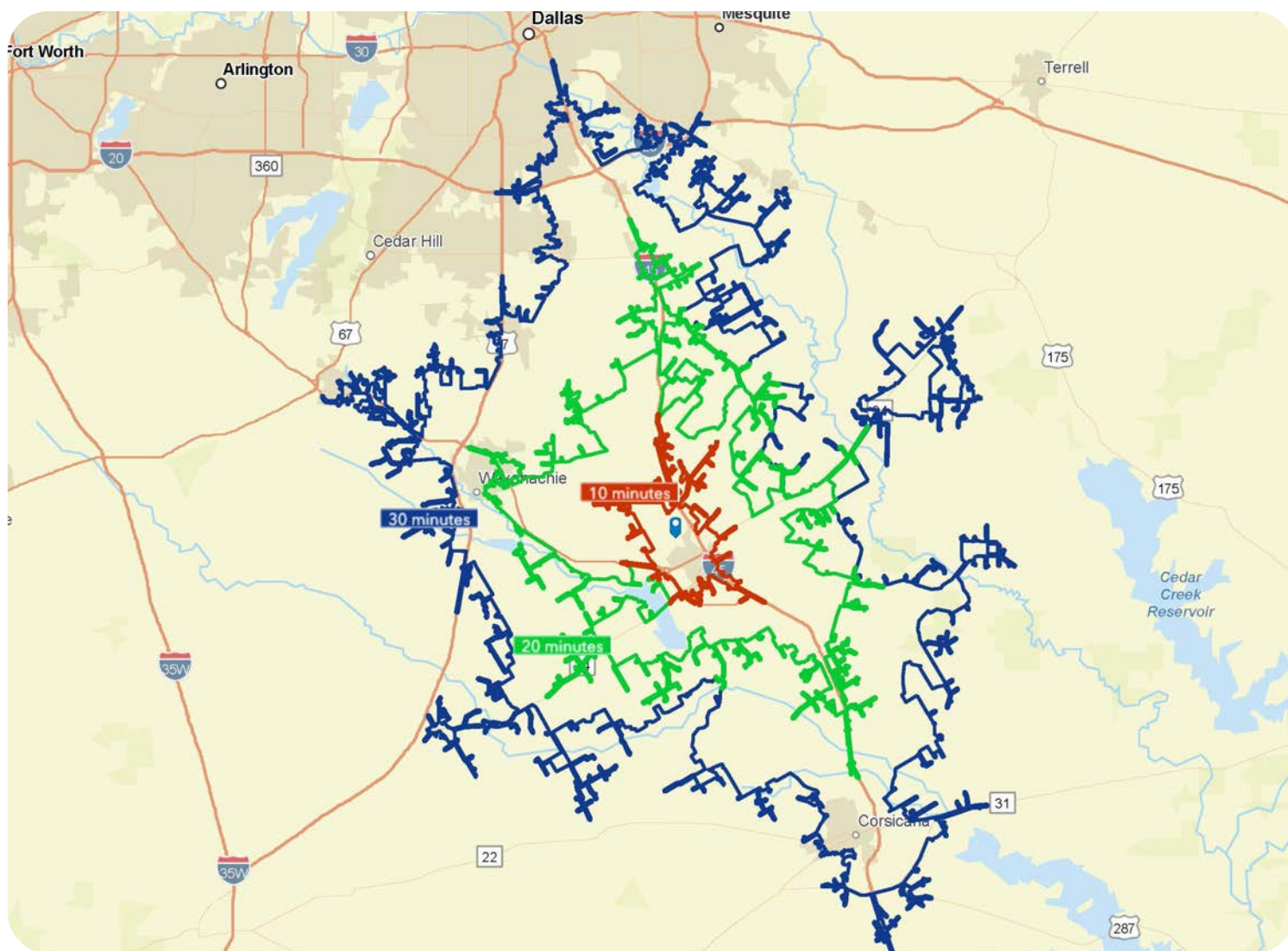
THENCE North 60° 24' 20" East (dead bearing) along the northerly line of said Tracts One and Two a distance of 330.81 feet to a point for corner at a ½" iron rod found in the westerly line of North Preston Street;

THENCE South 30° 10' 54" East (South 30° 00' East, dead) along the westerly line of North Preston Street a distance of 131.25 feet to the PLACE OF BEGINNING and containing 1.0028 acres.

Survey Plat  
2411 North Preston Street  
a Part of  
the Claiborne Garrett Survey Abstract 383  
City of Ennis Ellis County, Texas  
By  
N. W. Krieger, Jr.  
2409 Park Street  
P. O. Box 1294 Ennis, Texas 75120-1294  
Phone: 972/878-7013



## DEMOGRAPHIC PROFILE



2022 Demographic	10 minutes DT	20 minutes DT	30 minutes DT
Population	20,407	49,060	206,900
Number of Households	6,997	16,307	68,234
Average Household Income	\$78,961	\$88,471	\$86,911



### INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

#### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

#### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Disclosure of Agency:** Broker, D.W. Jackson, Inc., dba The Jackson Company, represents Owner.  
Broker License # 496565 | Sales Agent License #0276047

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information Available at [www.trec.texas.gov](http://www.trec.texas.gov)

11.2.2015