

WestBar Commons • Ennis, TX • 75119

# 1-13 Acre Lots

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

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McKissick & Associates



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Bird's Eye View of Property

# Property Information

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Brokerage—Consulting - Development

## Price:

Contact Broker for pricing

## Property Description:

Perfect for development, fronting Highway 287 Bypass and is already zoned PD Commercial. Level land with water and sewer to site. This Property is adjacent to Blaire Family Medical Center and Legend Oaks Healthcare and Rehab. Close to Ennis Schools and within 3 miles of the soon-to-be-built Fire and Police Station #3.

## Location:

Hwy 287 @ West Lampasas Street  
Ennis, TX 75119

## Driving Directions:

From Dallas head South on Hwy 45 for 45 minutes to Exit 251B, E Ennis Avenue. Turn West on East Ennis Avenue, Left on Kaufman Street, and Right on West Lampasas Street. Turn into Medical Center Drive. Lots are mostly along this driveway.

## Size:

1-13 Acre Lots

## School District:

Ennis ISD

## Town Information:

### **Ennis, Texas.**

Ennis offers family fun year-round! Feel the warm hospitality as you stroll down the brick streets of the historic district. Shopping in downtown Ennis is recommended Tuesday through Saturday. Experience the 40-mile drive of the breathtaking bluebonnets of the "Official Bluebonnet Trail of Texas" in April. Savor authentic Czech food, music, and fun at the National Polka Festival held in May, every Memorial Day weekend.

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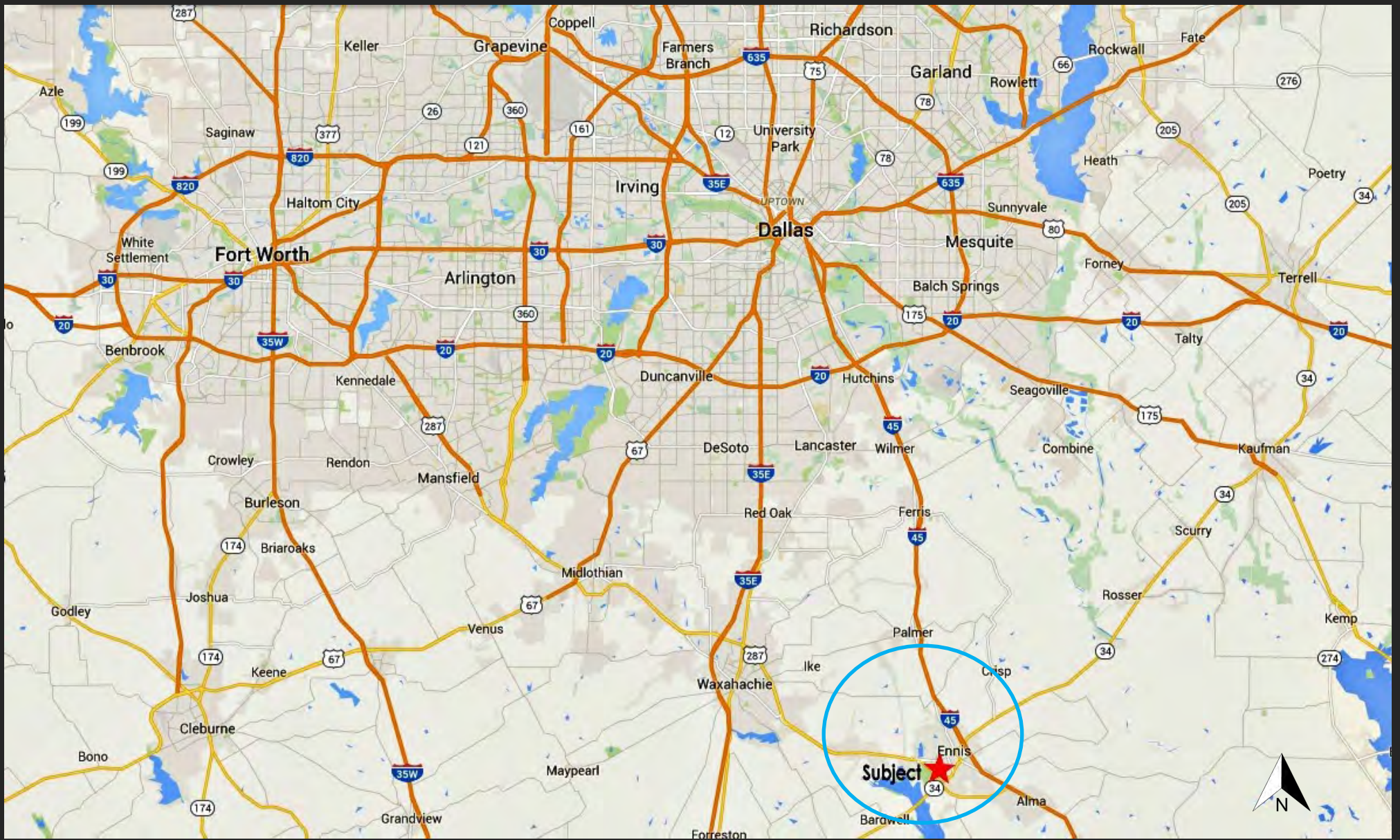
Property Information



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Location Map

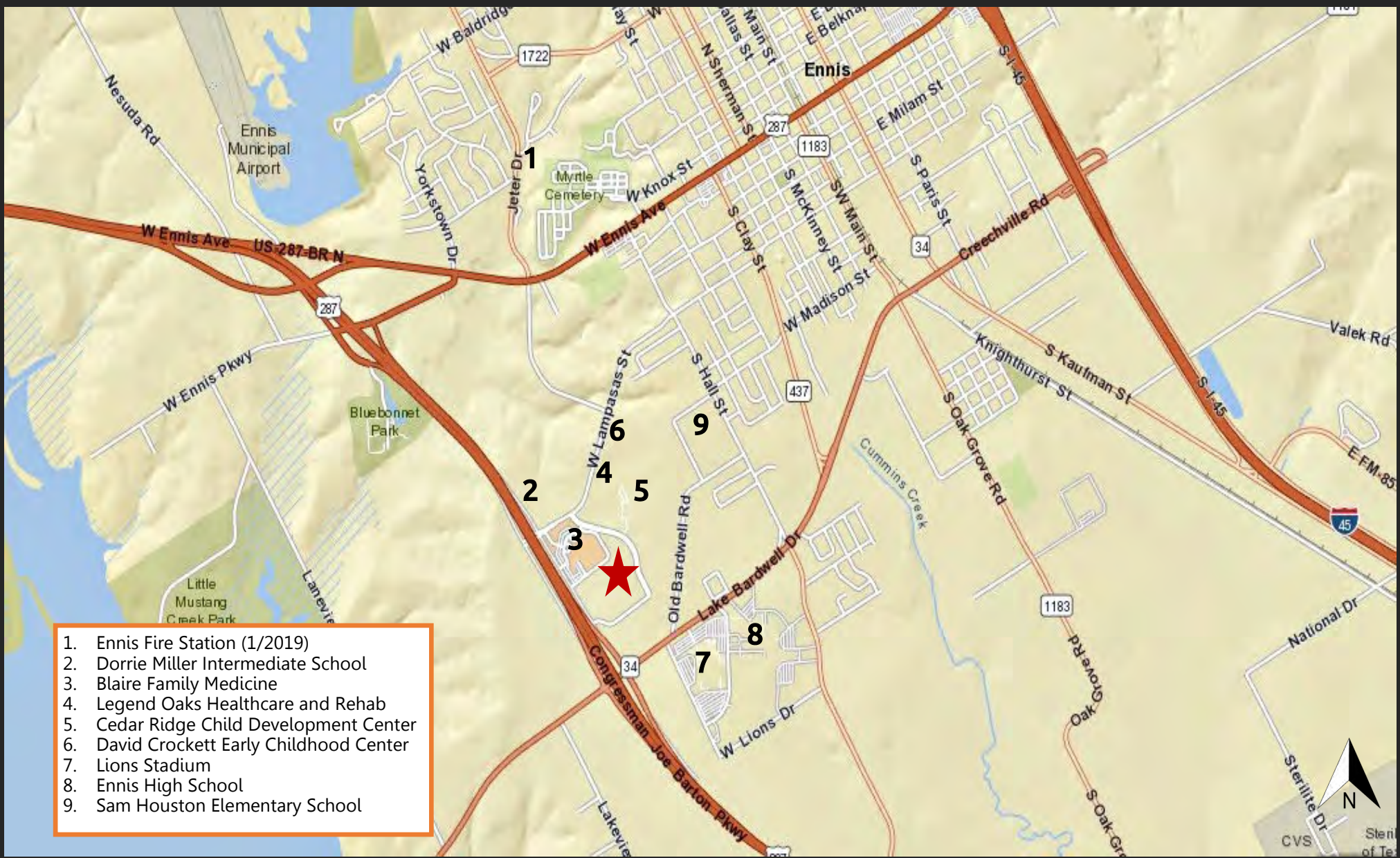


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# Flood Map



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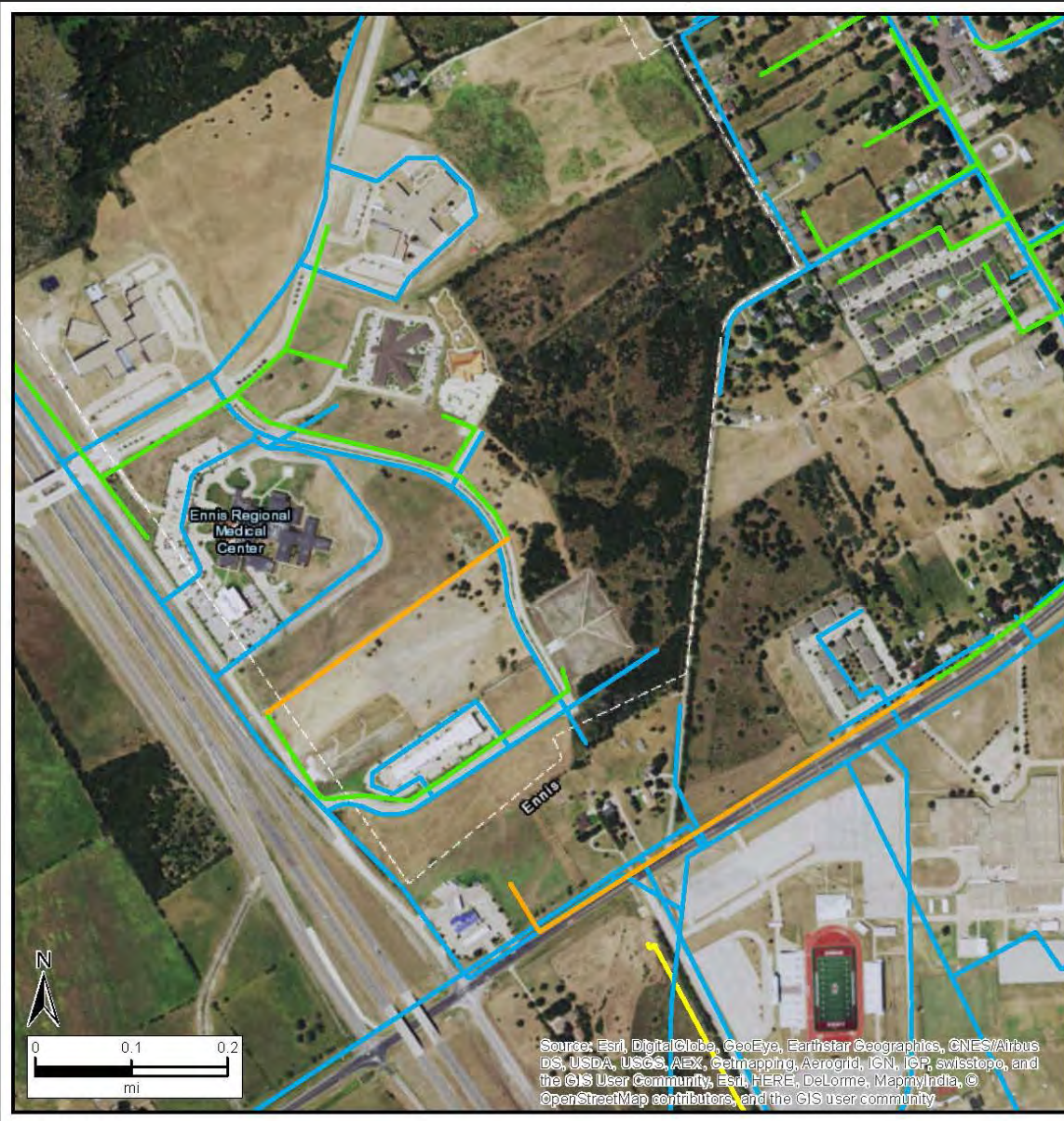
1. Ennis Fire Station (1/2019)
2. Dorrie Miller Intermediate School
3. Blaire Family Medicine
4. Legend Oaks Healthcare and Rehab
5. Cedar Ridge Child Development Center
6. David Crockett Early Childhood Center
7. Lions Stadium
8. Ennis High School
9. Sam Houston Elementary School



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# Places of Interest



**ENNIS**  
T • E • X • A • S  
ESTABLISHED in 1872

Date: 9/16/2015

**Legend**

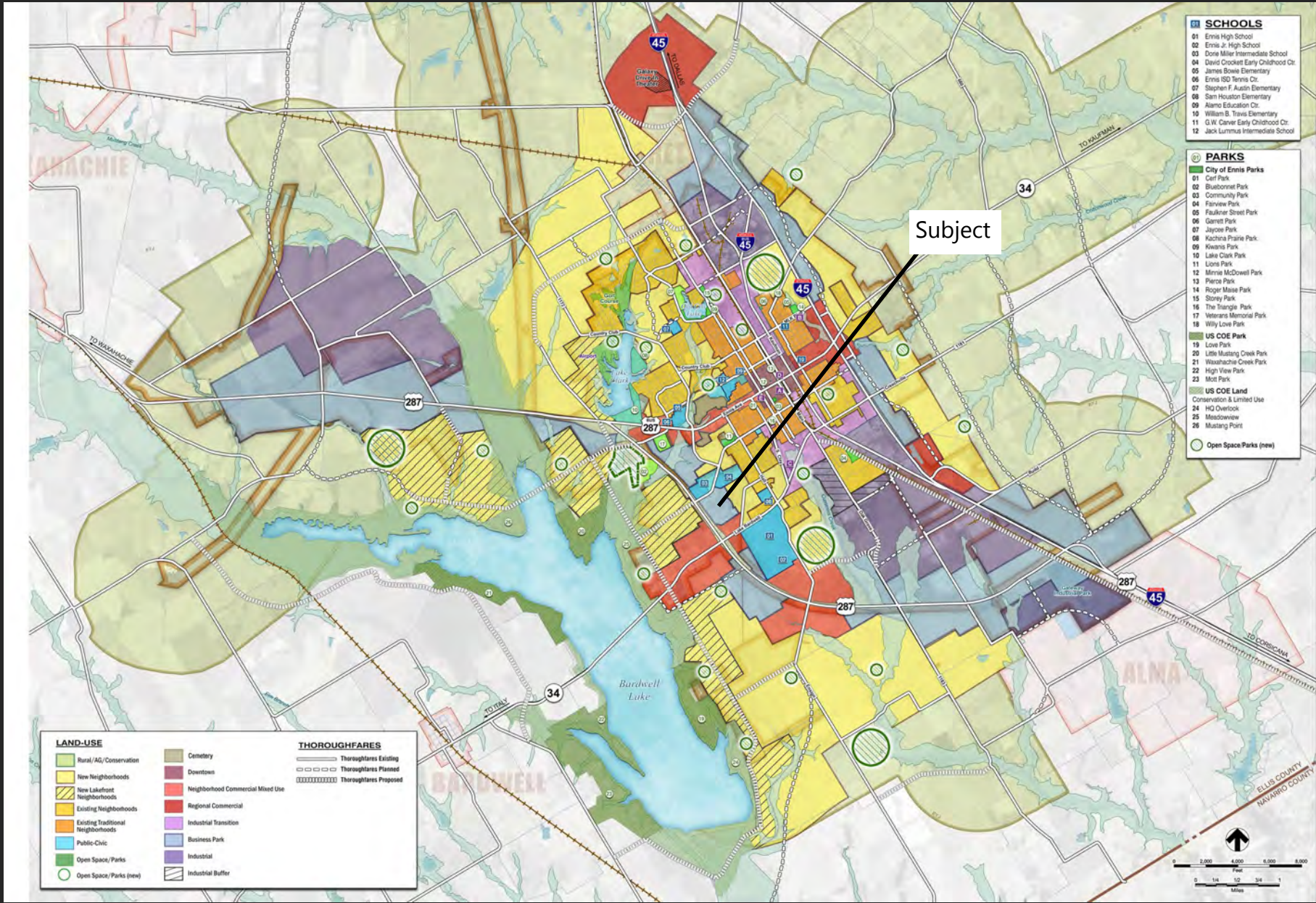
-  Force Main Line
-  Gravity Line
-  Water Lines
-  Pipelines



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# Water and Sewer Map



- 31 SCHOOLS**
- 01 Ennis High School
  - 02 Ennis Jr. High School
  - 03 Dora Miller Intermediate School
  - 04 David Crockett Early Childhood Cr.
  - 05 James Bowie Elementary
  - 06 Ennis SD Tennis Ct.
  - 07 Stephen F. Austin Elementary
  - 08 Sam Houston Elementary
  - 09 Alamo Education Ctr.
  - 10 William B. Travis Elementary
  - 11 G.W. Cramer Early Childhood Cr.
  - 12 Jack Lummus Intermediate School
- 32 PARKS**
- City of Ennis Parks
- 01 Carl Park
  - 02 Bluebonnet Park
  - 03 Community Park
  - 04 Fairview Park
  - 05 Faulkner Street Park
  - 06 Garrett Park
  - 07 Jaycee Park
  - 08 Kachera Prairie Park
  - 09 Kwans Park
  - 10 Lake Clark Park
  - 11 Love Park
  - 12 Minnie McDowell Park
  - 13 Pierce Park
  - 14 Roger Maise Park
  - 15 Sorey Park
  - 16 The Triangle Park
  - 17 Veterans Memorial Park
  - 18 Willy Low Park
- US COE Park
- 19 Love Park
  - 20 Little Mustang Creek Park
  - 21 Waxahachie Creek Park
  - 22 High View Park
  - 23 Mead Park
- US COE Land
- 24 Conservation & Limited Use
  - 24 HQ Overlook
  - 25 Meadowview
  - 26 Mustang Park
- Open Space Parks (new)

- LAND-USE**
- Rural/AG/Conservation
  - New Neighborhoods
  - New Lakewood Neighborhoods
  - Existing Neighborhoods
  - Existing Traditional Neighborhoods
  - Public-Civic
  - Open Space/Parks
  - Open Space/Parks (new)
  - Cemetery
  - Downtowns
  - Neighborhood Commercial Mixed Use
  - Regional Commercial
  - Industrial Transition
  - Business Park
  - Industrial
  - Industrial Buffer
- THOROUGHFARES**
- Thoroughfares Existing
  - Thoroughfares Planned
  - Thoroughfares Proposed

EXHIBIT 5.1

**FUTURE LAND-USE PLAN**

2015 ENNIS COMPREHENSIVE PLAN UPDATE

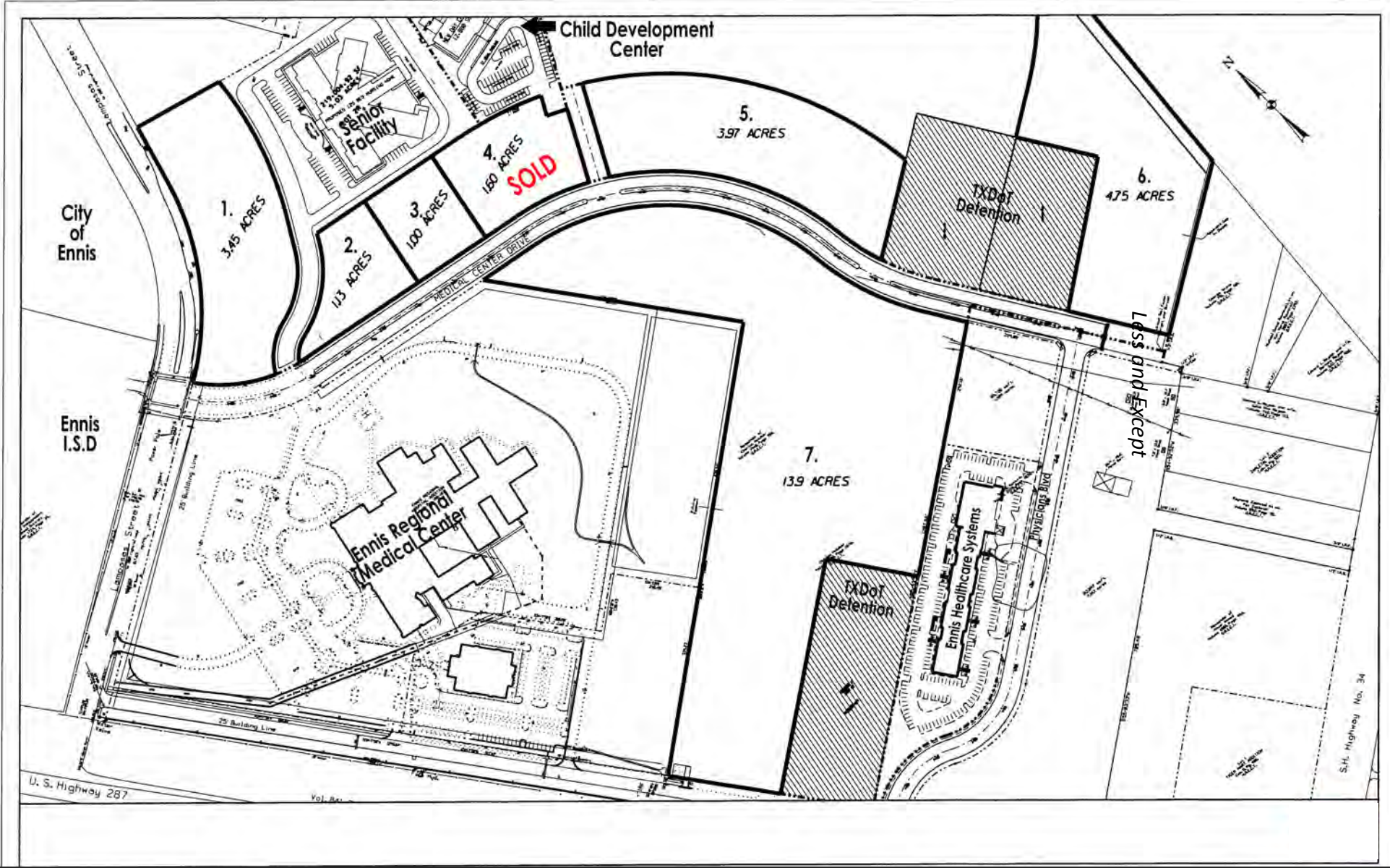


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**Ennis Future Land Use Plan**





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470.88 Acres Buck Creek Rd. • Tioga, TX • 76271

# Development Plan

# INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate

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License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer, Seller, Landlord or Tenant	Date
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Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



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