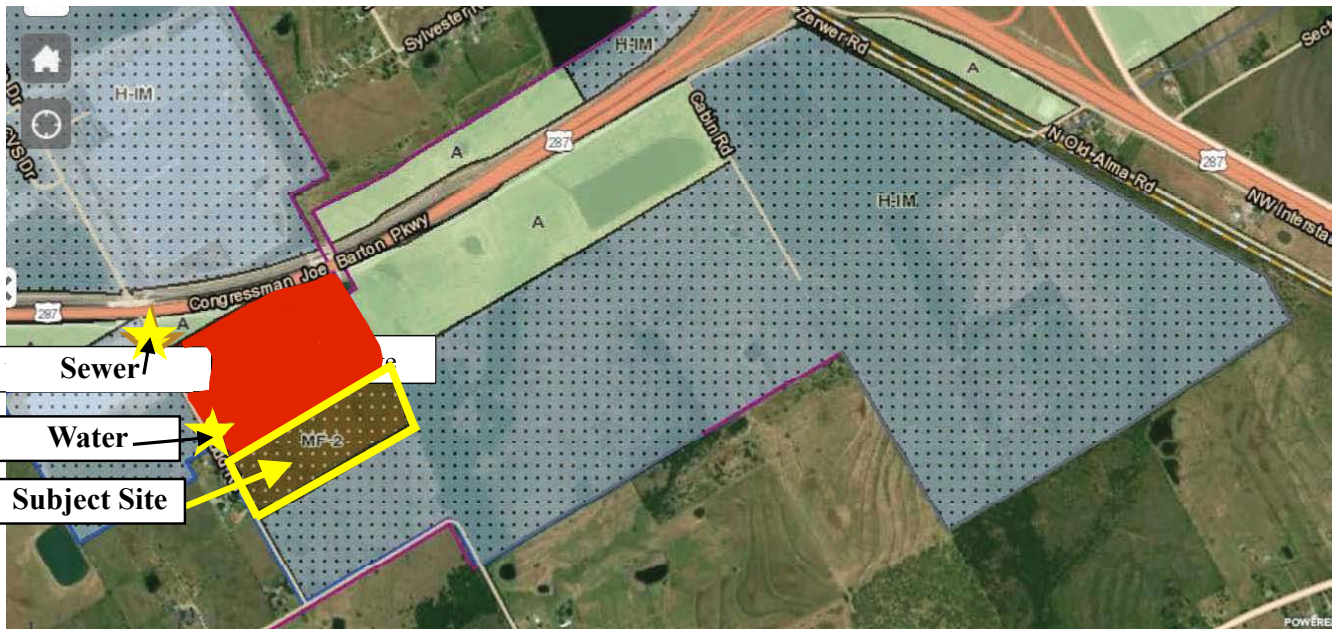


20.8 +/- Acres Zoned MF-2 Multi-Family Apartment Land
Ennis, Texas. Sterilite/Rudd Road. South of Hwy 287
Utilities: Water 200+/- ft from Site & Sewer 1,300+/- from Site

Price \$2.99 per Sq Ft



Austin Olsen | Co-Owner | 602-614-9383 | austin@realestateaaa.com
Bill Olsen | Co-Owner | 602-430-7002 | bill@realestateaaa.com

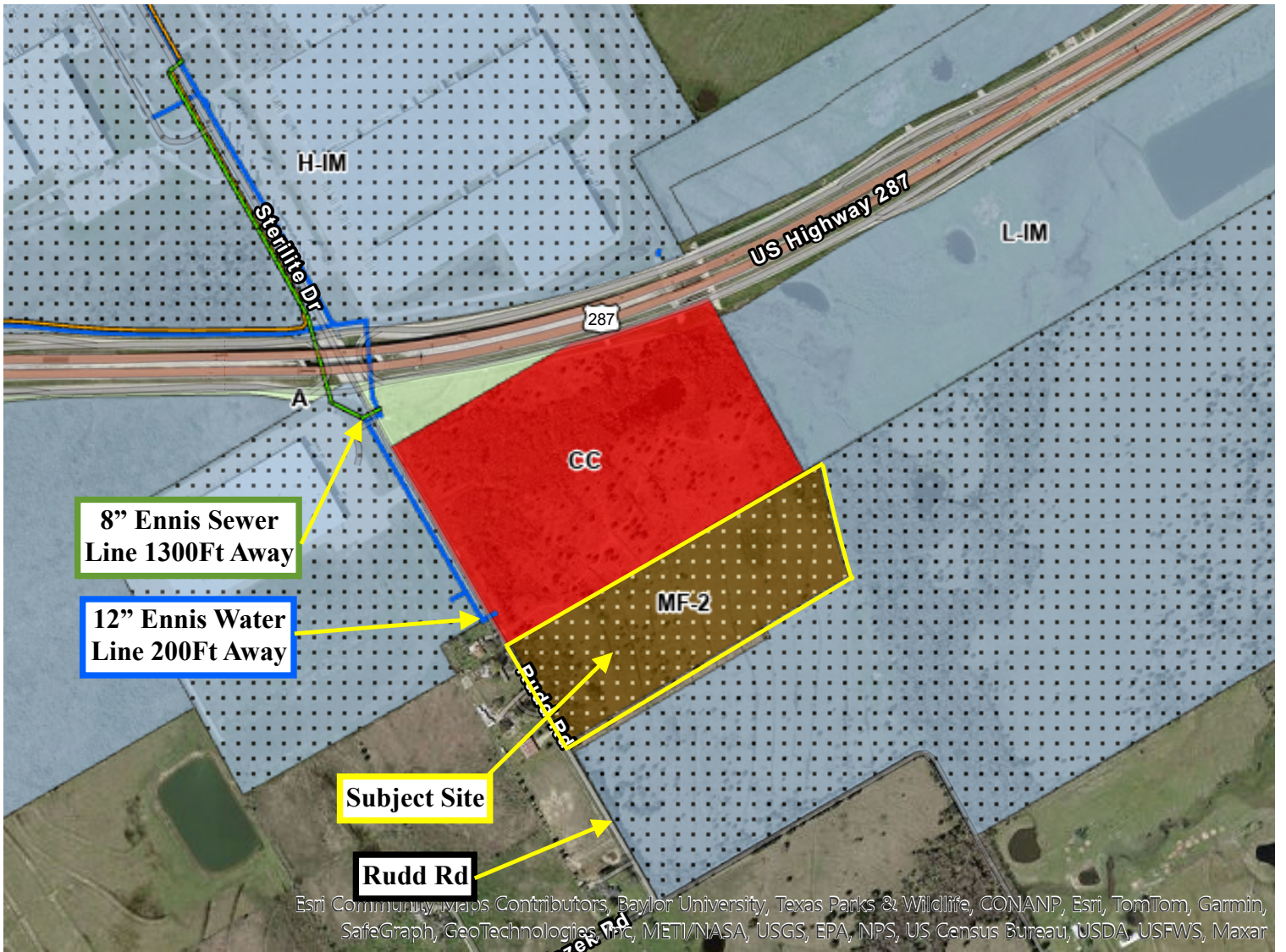


- Zoned MF-2 Multi-Family Apartment Land (20 units per acre)
- Price \$2.99 per Sq Ft
- Adjacent to \$600 Million in Fortune 500 Co.
- Easy Access to Both N. & S. IH-45 & Hwy 287.
- Water, Sewer, and Gas Near Site (Limited City of Ennis downstream sewer capacity, see page 4)

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The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for the errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.



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20.8 acres Zoned MF2 20 units per acre. \$2.99 per foot. Up to 416 units. \$6,512.22 per unit.

Great location not far from Hwy 287 and I-45.
Approximately 1.6 miles from Interstate I-45. Approximately 0.25 miles from Hwy 287
Final Plat approved in Hand

Water 300ft away. Sewer 1300 ft away

Ennis Growth rate of 4.67% annually, one of the fastest growing Cities in TX. 28.7% increase since 2020

Near new 1,100 unit Lennar Homes Subdivision, Ennis Jr. High and High School.

5100+ new homes in development and more than 9,500 in planning stages.

Property near major manufacturers and distribution centers: Fresh Pet, Sterilite, Lowes, CVS, and more.

Loloi, a home decorations and rug manufacturer, is building an approximately 1.4 million square foot facility less than a mile away, which just broke ground. This is creating approximately 270 jobs.

The City of Ennis is currently dealing with downstream sewer capacity problems. The City's downstream sewer lines are at or near capacity nearly City wide. That said, I believe creative solutions exist to solve the sewer challenges for each of these sites. Opportunities we can explore to establish a connection include a septic system, decentralized sewer package plant, or helping Ennis solve part of their challenge.

