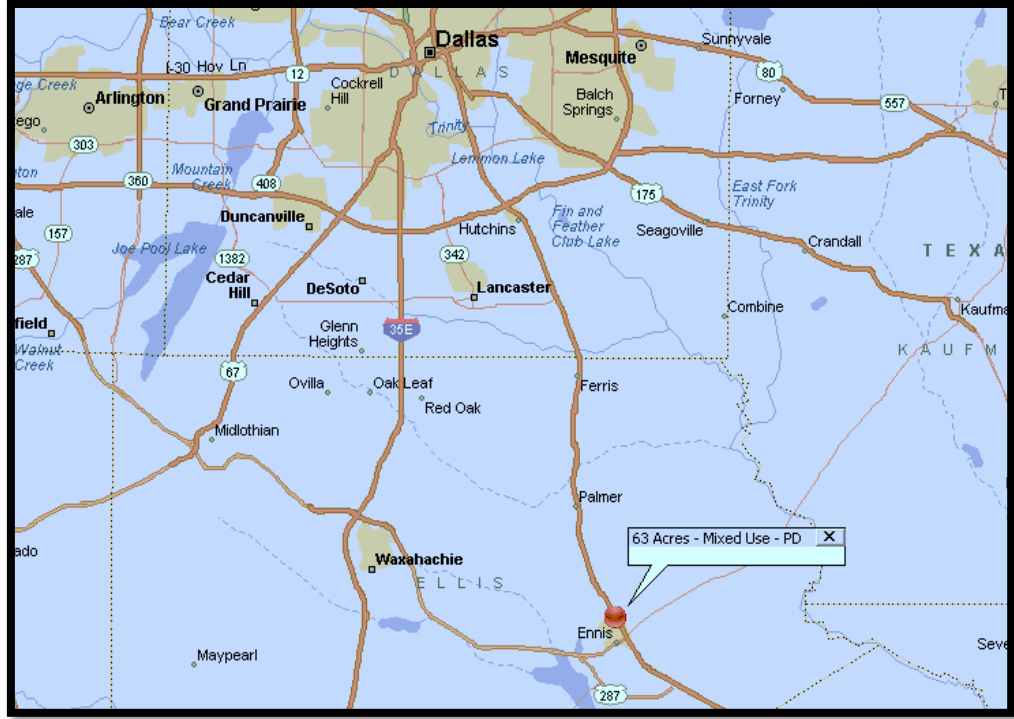


Available For Sale

63 Acres – Mixed Use Development

NWC Crisp Rd and IH-45, Ennis, TX 75119

Russ A. Gressett, Broker
 6121 FM 1960 West, Suite 220
 Houston, TX 77069
 281.444.2044
 www.tgcr.com



Land Area (Acres):	~63 Acres	Area Demographics
Zoning:	PD - Recent Re-Plat	
* Retail/Commercial	36.7 acres - Big Box & Pads	2 Mile - HH Income \$84,178
* Multi-Family	14.3 acres - 315 units	5 Mile - HH Income \$85,452
* R-5 Residential	11.8 acres - 35 units	10 Mile - HH Income \$90,221
Utilities	All available - City of Ennis	
Traffic Count - IH-45:	47,437 CPD	2 Mile - 2024 Pop. 16,563
		5 Mile - 2024 Pop. 27,247
Pricing:	Call for Pricing	10 Mile - 2024 Pop. 42,632
<p>This is property represents a prime mixed-use development tract in Ennis with frontage on four sides, utilities in place and preliminary re-plat completed with the City of Ennis. Exceptional visibility and new roof tops all around it.</p>		

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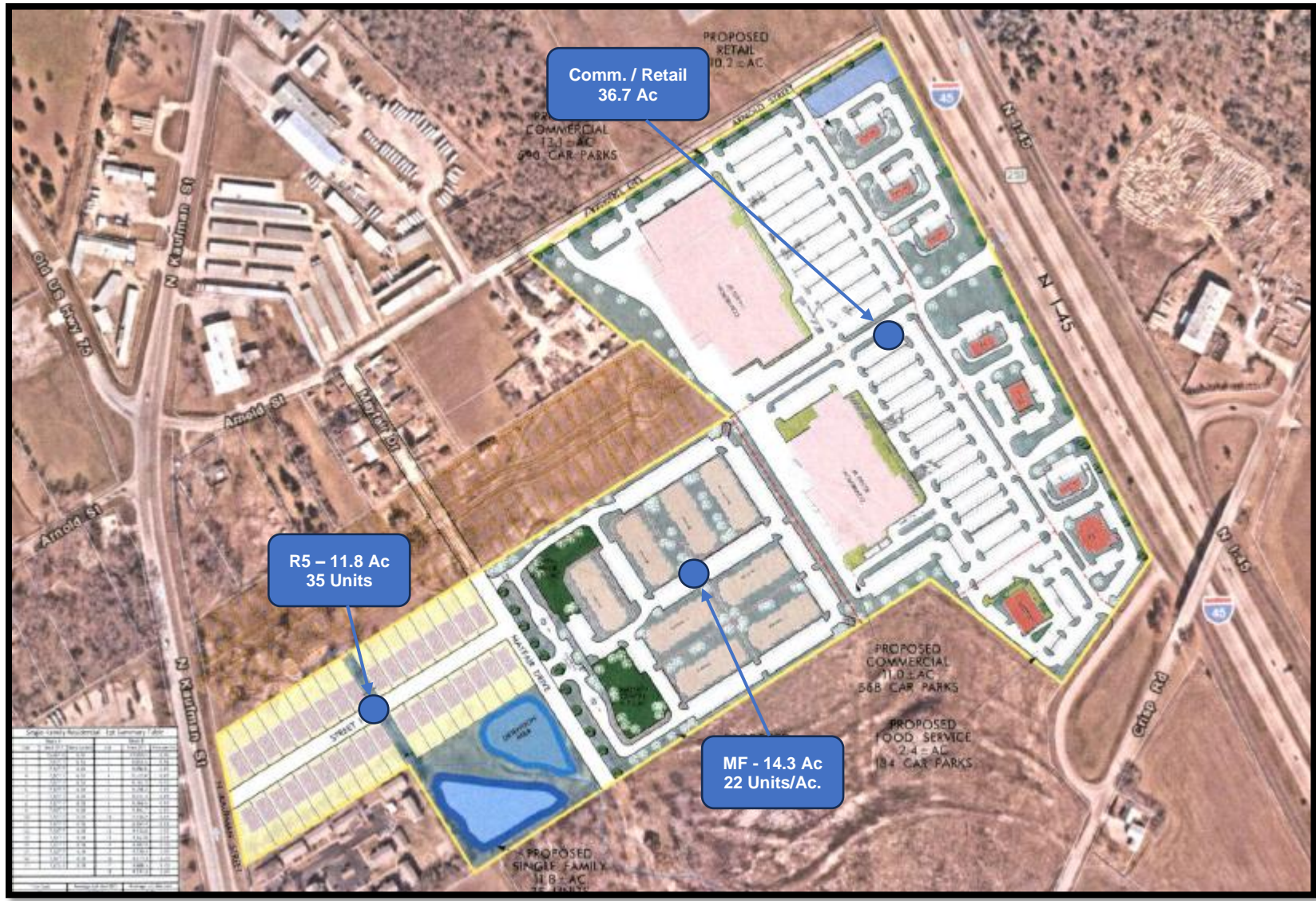
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Potential Development Plan – Based on the Approved Re-Plat



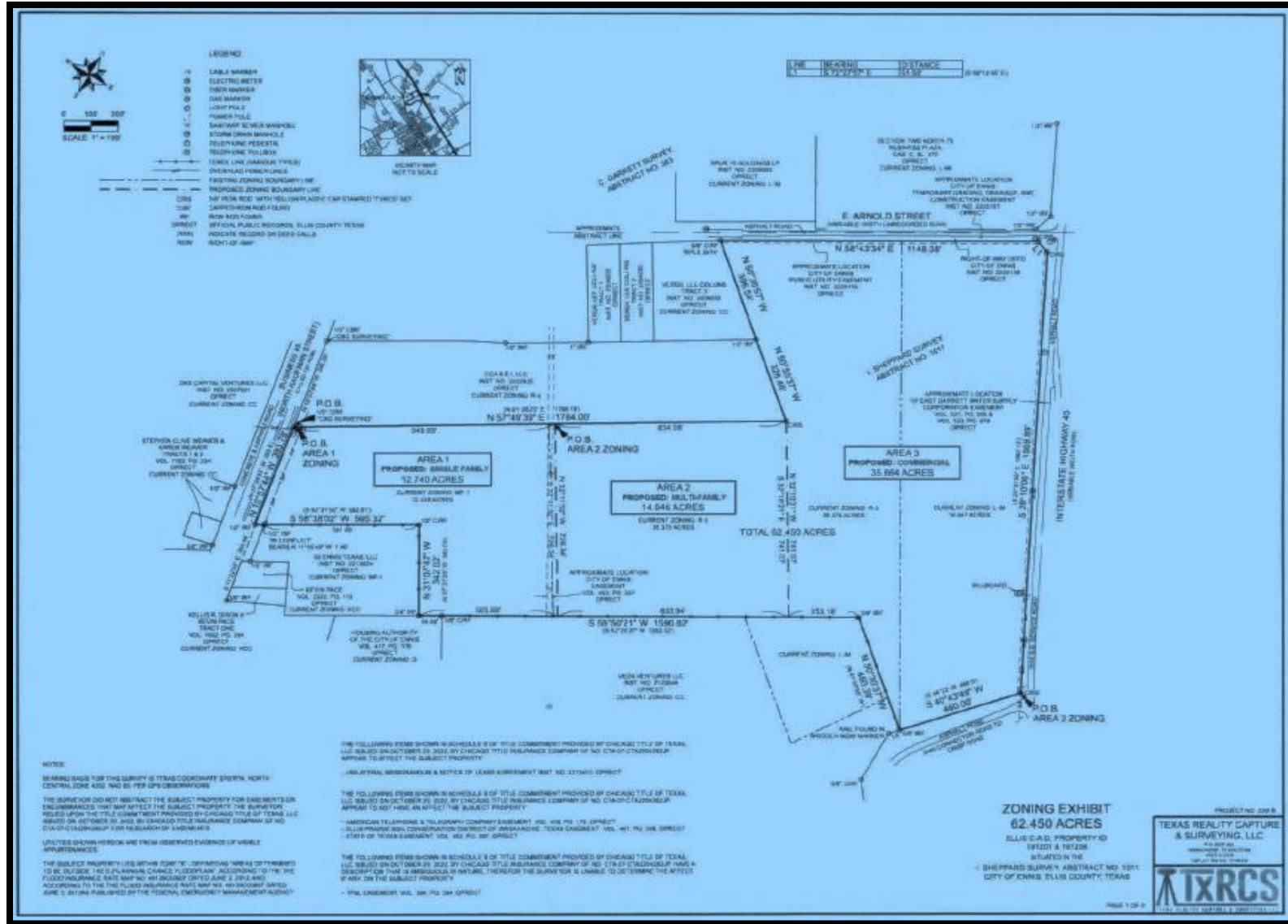
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Survey



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Utilities Map



Green – Sewer / Blue - Water

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Tax Account Map



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Demographics

63 Acres			
2051 N Ih-45, Ennis, TX 75119			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	5,971	29,230	34,238
2024 Estimate	4,695	23,295	27,247
2020 Census	3,741	20,982	24,247
Growth 2024 - 2029	27.18%	25.48%	25.66%
Growth 2020 - 2024	25.50%	11.02%	12.37%
2024 Population by Hispanic Origin	2,374	10,271	11,701
2024 Population	4,695	23,295	27,247
White	1,615 34.40%	11,336 48.66%	13,797 50.64%
Black	1,042 22.19%	3,212 13.79%	3,508 12.87%
Am. Indian & Alaskan	90 1.92%	359 1.54%	406 1.49%
Asian	19 0.40%	119 0.51%	136 0.50%
Hawaiian & Pacific Island	74 1.58%	192 0.82%	229 0.84%
Other	1,854 39.49%	8,076 34.67%	9,172 33.66%
U.S. Armed Forces	1	73	73
Households			
2029 Projection	1,861	10,010	11,725
2024 Estimate	1,459	7,960	9,311
2020 Census	1,155	7,175	8,290
Growth 2024 - 2029	27.55%	25.75%	25.93%
Growth 2020 - 2024	26.32%	10.94%	12.32%
Owner Occupied	783 53.67%	4,679 58.78%	5,714 61.37%
Renter Occupied	676 46.33%	3,281 41.22%	3,597 38.63%
2024 Households by HH Income			
Income: <\$25,000	139 9.52%	1,007 12.65%	1,174 12.61%
Income: \$25,000 - \$50,000	527 36.10%	2,253 28.31%	2,524 27.10%
Income: \$50,000 - \$75,000	206 14.11%	1,142 14.35%	1,327 14.25%
Income: \$75,000 - \$100,000	123 8.42%	994 12.49%	1,180 12.67%
Income: \$100,000 - \$125,000	120 8.22%	828 10.40%	1,003 10.77%
Income: \$125,000 - \$150,000	224 15.34%	871 10.94%	1,034 11.10%
Income: \$150,000 - \$200,000	55 3.77%	497 6.24%	620 6.66%
Income: \$200,000+	66 4.52%	367 4.61%	451 4.84%
2024 Avg Household Income	\$80,506	\$83,699	\$85,452
2024 Med Household Income	\$60,310	\$65,189	\$67,580

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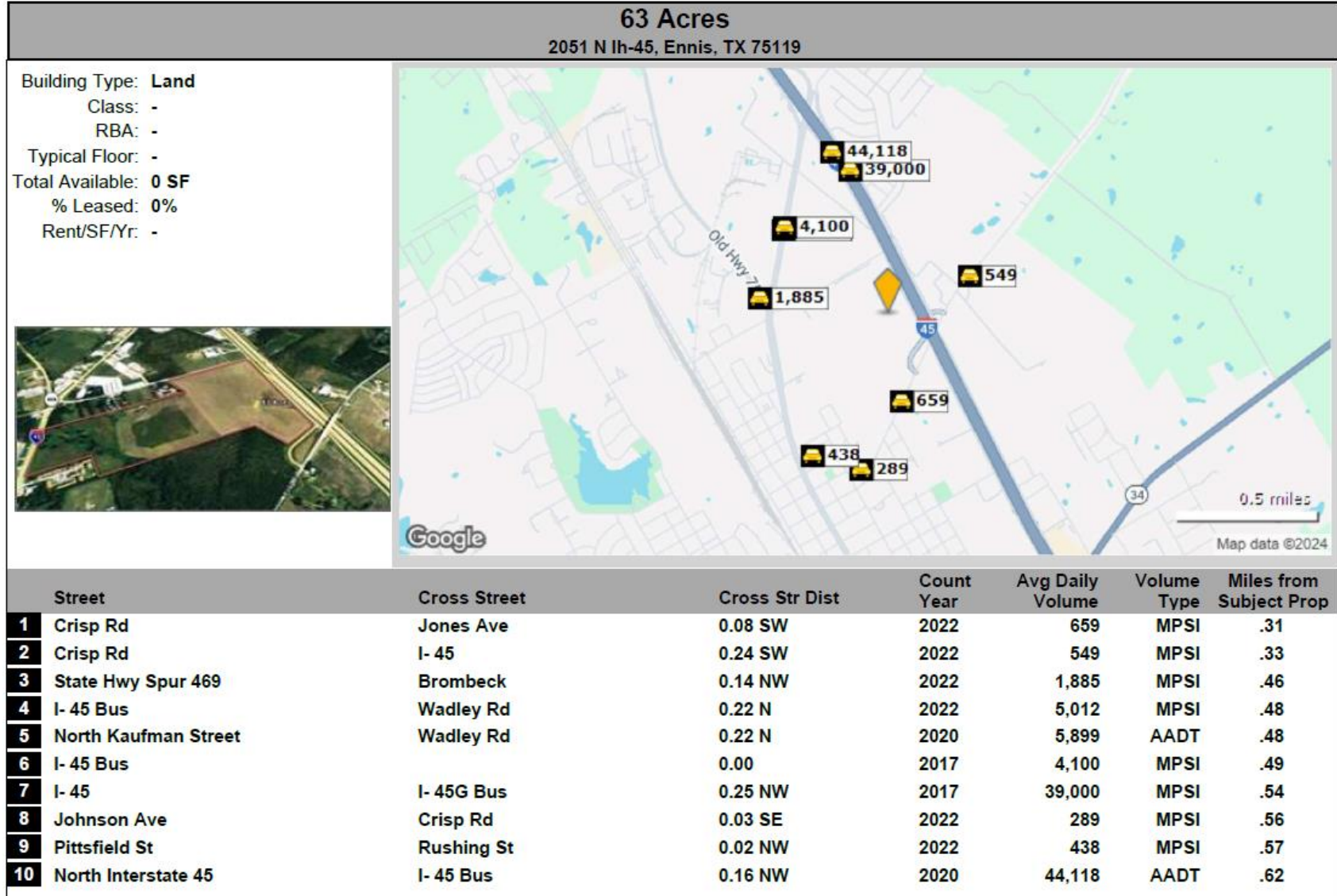
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Traffic Counts



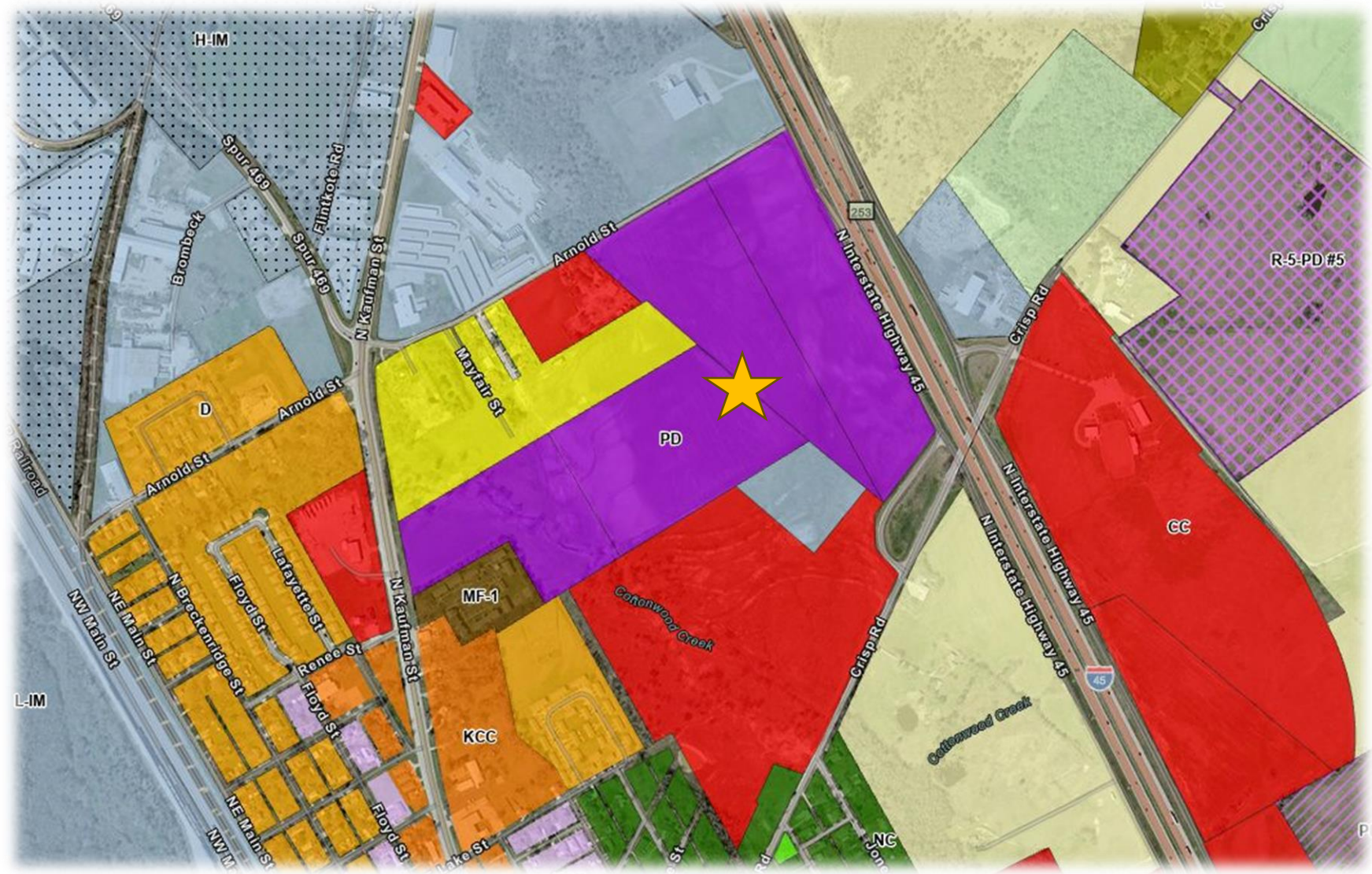
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Zoning Map



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Information About Brokerage Services

Texas law requires that all real estate licensees present this information about brokerage services to prospective sellers, landlords, buyers, or tenants.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A Broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Buyer

Date

Russ A. Gressett, Broker
License #9012838



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