

Ennis Texas, I45 Off-Ramp Frontage

- Tract 1 Zoned Commercial, \$5.95 sf Available
- Tract 2 Zoned Commercial, Available
- Tract 3 Zoned Multi-Family Apts, 22 unit/ac Available
- Tract 4 Zoned Commercial, Available

Land Located in Opportunity Zone

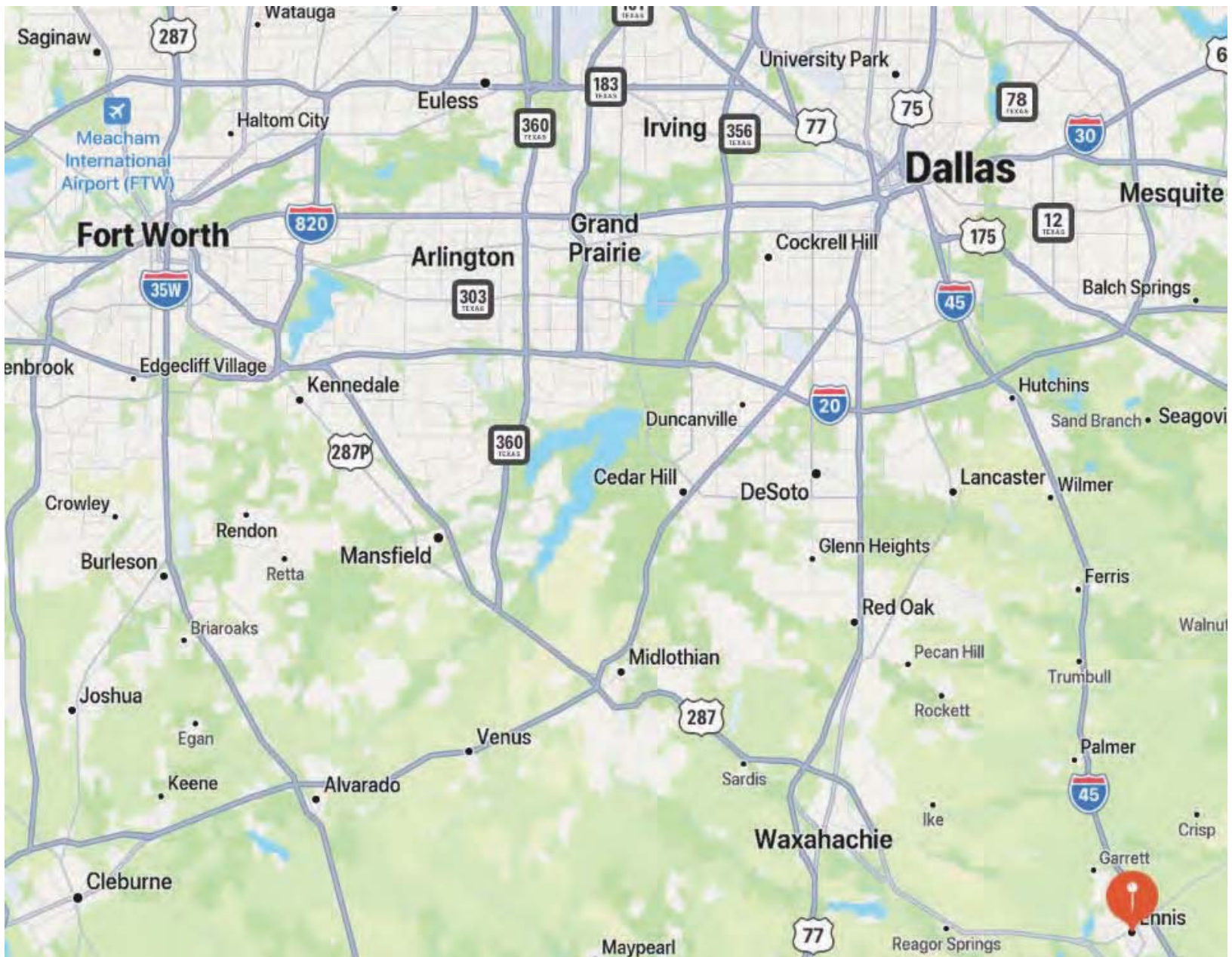
Land: Apartments, Townhomes, Commercial, Truck Stop, Hotel, Retail, Church, Gas, Convenience Store

The Ennis 25 @ IH-45, FM 85 & Sonoma



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Bill Olsen Landowner 602-430-7002
Bob Ikel Agent IC3 214-557-5252



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25 ACRES Ennis, TX

PETSMART

BlueBonnet Apts
262 Apartments

Tesla Supercharger

Guardian



Sonoma Trail

AT&T

polyguard

Silverton Apts
250 Apartments

85

AECI
SCHIRM

Polyco
INDUSTRIES OF TEXAS

Texas Mattress
Factory

S Kaufman St



Loggatt & Platt
INCORPORATED

Landowner: **Bill Olsen**
602-430-7002
Bill@RealEstateAAA.com

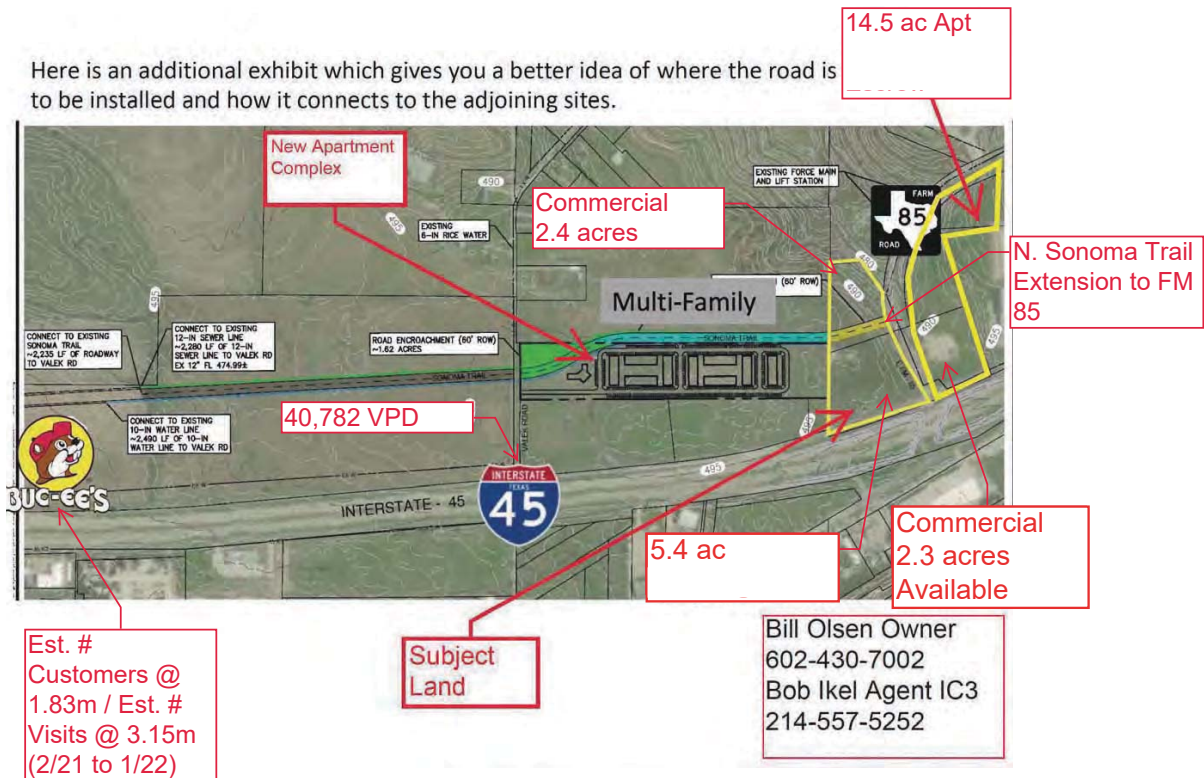
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Land Located in Opportunity Zone

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Here is an additional exhibit which gives you a better idea of where the road is to be installed and how it connects to the adjoining sites.



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25 ACRES

Ennis, TX

 Silverton Apts
250 Apartments

85

Zoned Apts MF2 – 22 Units/Acre

14.445 Acres
Tract 3

Zoned Commercial
2.40 Acres
Tract 2

85

Sonoma Trail

Zoned Commercial
5.42 Acres
Tract 1

Zoned Commercial
2.295 Acres
Tract 4



Landowner: Bill Olsen
602-430-7002
Bill@RealEstateAAA.com

S Kaufman St



CURVE DATA	
C1	CH:N51°04'29"W 349.62' R=5364.58 L=349.68'
C2	CH:S37°45'38"E 99.94' R=430.00 L=100.17'
C3	CH:S36°32'31"W 171.51' R=823.94 L=171.82'
C4	CH:N37°45'32"W 86.02' R=370.00 L=86.21'
C5	CH:S50°51'27"W 119.76' R=823.94 L=119.87'
C6	CH:N56°00'04"W 331.54' R=5364.58 L=331.59'

See field notes to accompany plat.
I, Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of January, 2022. Corners are as shown on plat. There are no encroachments on said tract of land by buildings on the adjoining tracts. There are no visible highlines, pipelines, or other utility lines on said tract of land other than those serving same, and those shown on plat.

GIVEN UNDER MY HAND & SEAL, this the 10th day of February, 2022.

Chris E. Griffith
Chris E. Griffith
Registered Professional Land Surveyor
State of Texas No. 4846



REVISED: 03-03-2023 / ADDED ESMT. / UPDATED TRACT REF.

NOTES:
TITLE PARTNERS LLC-CHICAGO TITLE INS Co.-GF No.2001458T
Title Commitment - Schedule B Exceptions:
Items that "MAY" affect the surveyed tracts.
The easements are NOT plottable.
(i). Texas Power & Light Co. Easement--Vol:488, Pg.143 and Vol:345, Pg.579-D.R.E.C.T.
(j). Texas Power & Light Co. Easement--Vol:430, Pg.170-D.R.E.C.T.
(k). American Telephone & Telegraph Co. Easement--Vol:454, Pg.116 and Vol:453, Pg.140-D.R.E.C.T.

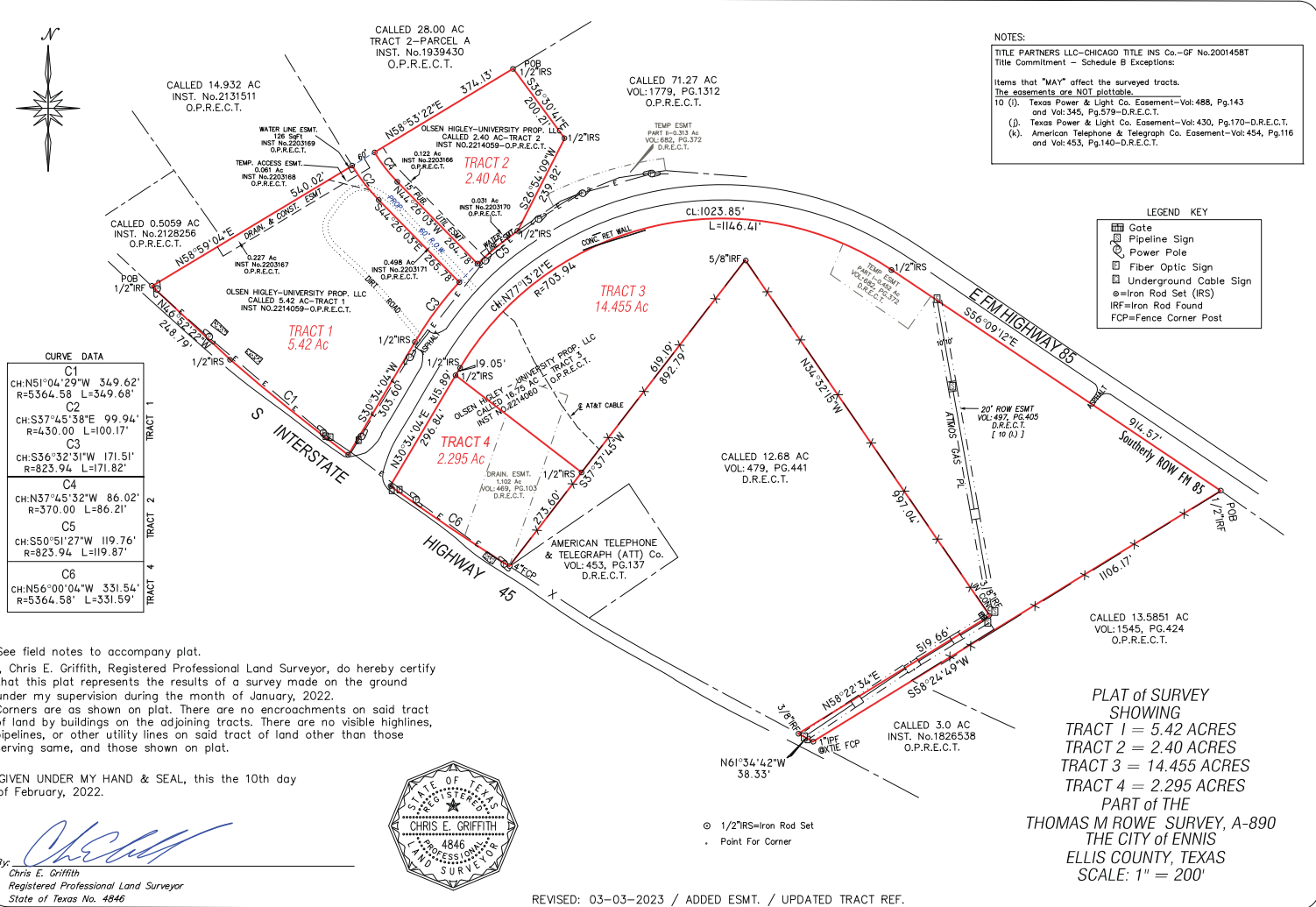
LEGEND KEY

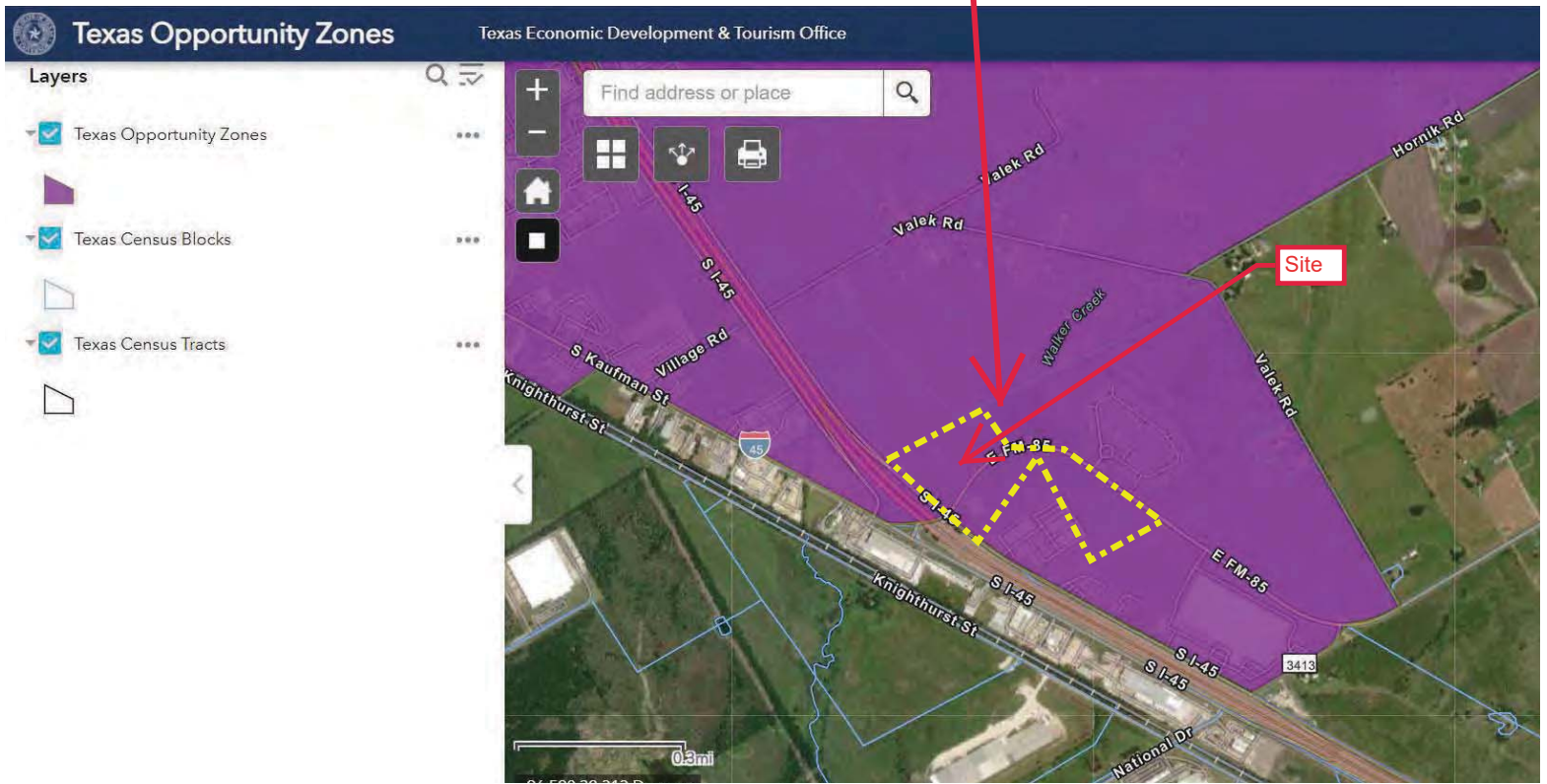
	Gate
	Pipeline Sign
	Power Pole
	Fiber Optic Sign
	Underground Cable Sign
	Iron Rod Set (IRS)
	Iron Rod Found
	Fence Corner Post

PLAT of SURVEY
SHOWING
TRACT 1 = 5.42 ACRES
TRACT 2 = 2.40 ACRES
TRACT 3 = 14.455 ACRES
TRACT 4 = 2.295 ACRES
PART of THE
THOMAS M ROWE SURVEY, A-890
THE CITY of ENNIS
ELLIS COUNTY, TEXAS
SCALE: 1" = 200'

SURVEY PREPARED FOR
OLSEN HIGLEY / UNIVERSITY PROPERTIES LLC
JOB NO. 22-013

GRIFFITH SURVEYING COMPANY, LLC
501 N SPUR 63 - SUITE C3
LONGVIEW, TEXAS 75601
PHONE (903) 295-1560 EMAIL: chris@gsc-rpls.com
FIRM NO. 1009360





Land: Apartments, Townhomes, Commercial, Truck Stop, Hotel, Retail, Church, Gas, Convenience Store

DEVELOPMENT SUMMARY

EightyFive Ennis Site
14.43 Acres

252 Multi-Family Units

17.46 units/acre

Parking Standard: 504 spaces
2 per unit

Parking Provided: 505 spaces

Required Entry Feature

Pool/Clubhouse

Amenity/Open Space

Building 10
3 Stories
+/- 36 Units

Amenity/Open Space

Stormwater/BMP

Buildings 1-9
3 Stories
+/- 24 Units

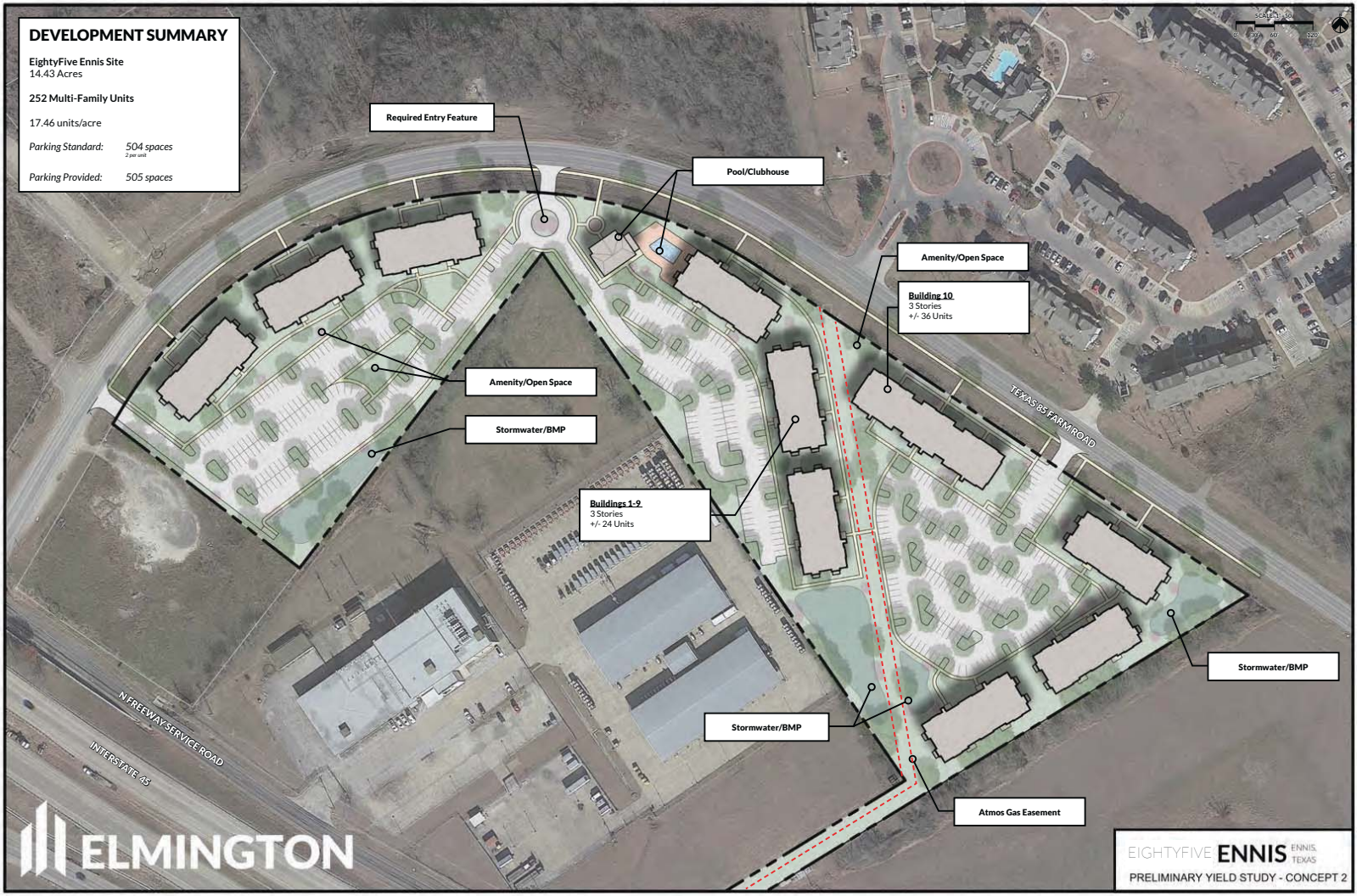
Stormwater/BMP

Stormwater/BMP

Atmos Gas Easement



EIGHTYFIVE ENNIS ENNIS, TEXAS
PRELIMINARY YIELD STUDY - CONCEPT 2

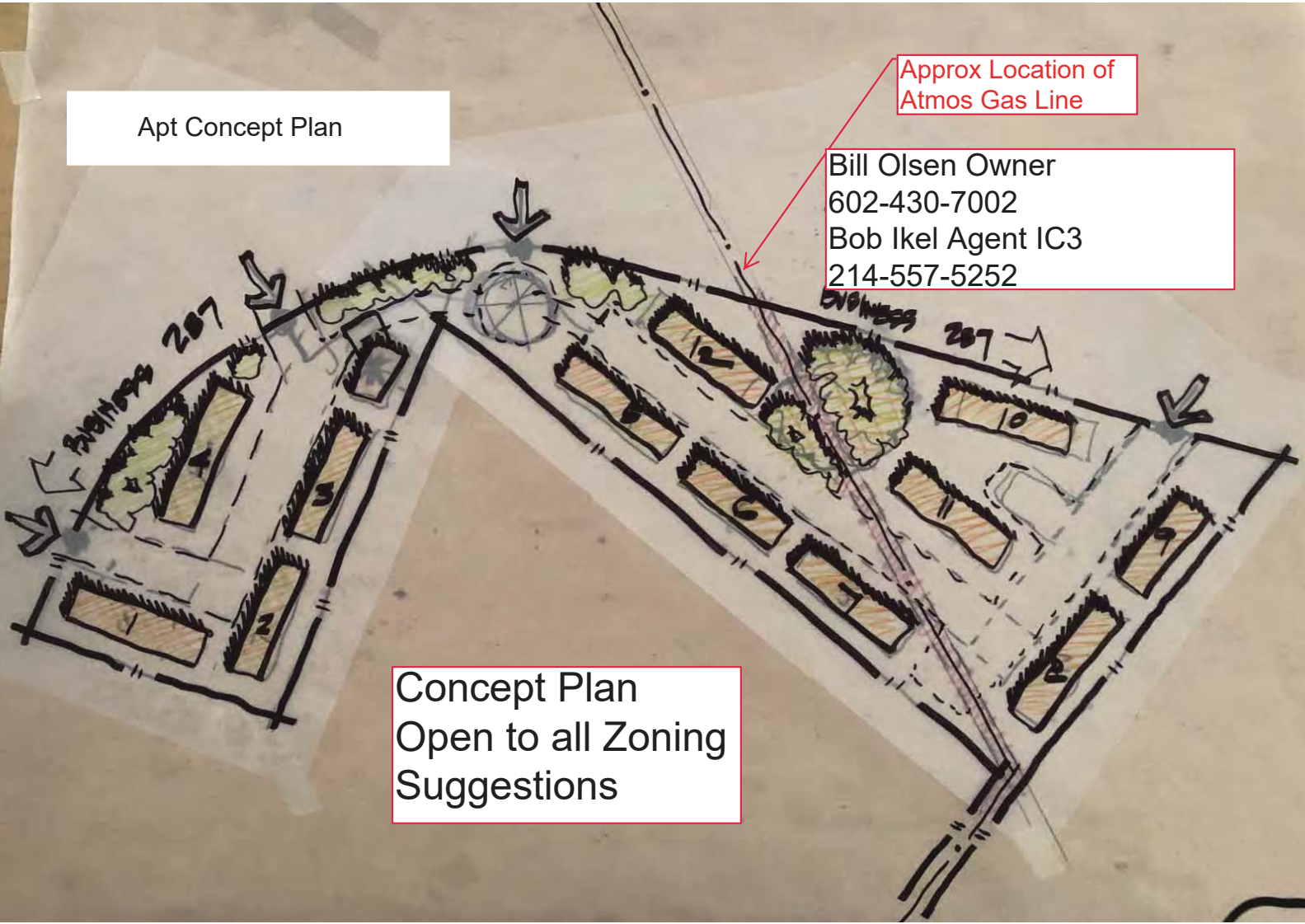


Apt Concept Plan

Approx Location of
Atmos Gas Line

Bill Olsen Owner
602-430-7002
Bob Ikel Agent IC3
214-557-5252

Concept Plan
Open to all Zoning
Suggestions





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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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