



**1201 CRISP RD
ENNIS, TX 75119**

RANGE
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PROPERTY OVERVIEW



LOCATION

1201 Crisp Rd
Ennis, TX 75119



ACREAGE

Gross: ± 10.478
Net: ± 10.478



ZONING

CC- Corridor Commercial



PROPOSED USE

Corridor Commercial



UTILITIES (PG. 3)

Water: Off Site
Sewer: Off Site



ISD

Ennis ISD



VPD

I-45: $\pm 44,716$



UTILITY MAP



WATER
SEWER
SEWER GRAVITY LINE

SURVEY



PLAT OF SURVEY

FIELD NOTES

10.478 ACRES OF LAND
THE WALKER TRACT

J. STEADMAN SURVEY ABSTRACT NO. 1025
I. SHEPPARD SURVEY ABSTRACT NO. 1011

ELLIS COUNTY, TEXAS

Being all of that certain lot, tract or parcel of land located in the J. Steadman Survey, Abstract No. 1025 and the I. Sheppard Survey Abstract No. 1011 Ellis County, Texas and being called 10.478 acre tract of land as described in Deed to Byron Walker and Mary Walker recorded as Instrument No. 1910656 of the Official Public Records of Ellis County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

BEGINNING at a point at the westerly corner of the said Walker tract and in the easterly line of Interstate Highway No. 45 from which a wood right of way monument (leaning) bears S 28° 44' 46" W, 0.51 feet;

THENCE, along the common line of the said Walker tract and with said Interstate Highway No. 45 right of way as follows: N 20° 21' 36" E, 431.92 feet to a wood right of way monument and N 64° 19' 47" W, 49.95 feet to a point in Crisp Road from which a wood right of way monument bears N 64° 19' 47" W, 49.95 feet;

THENCE, along the northwesterly line of the said Walker tract and with said Crisp Road as follows: N 27° 37' 45" E, 261.17 feet to a point for corner and N 39° 13' 25" E, 148.40 feet to a PK nail set for the northerly corner of this tract and at the westerly corner of a called 1.3109 acre Tract Two as described in Deed to Bobby Walker et ux Gloria Jean Walker recorded in Volume 1121, Page 891 of the Official Public Records of Ellis County, Texas;

THENCE, S 40° 52' 45" E, along the southwesterly line of the said Walker Tract Two 915.84 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the easterly corner of the said Walker tract and the northerly corner of a called 8.600 acre tract of land as described in Deed to Rice Assets, LLC., recorded as Instrument No. 222728 of the Official Public Records of Ellis County, Texas;

THENCE, along the common line of the said Walker tract and the said Rice Assets tract as follows: S 58° 00' 00" W, 291.11 feet to a 1/2" iron rod set (red cap "Shallow Creek") and S 87° 28' 24" W, 621.63 feet to a 1/2" iron rod set (red cap "Shallow Creek") at the southwesterly corner of the said Walker tract, the northwesterly corner of the said Rice Assets tract and in the easterly line of said Interstate Highway No. 45 from which a 3/8" iron rod found bears S 27° 03' 50" E, 450.30 feet;

THENCE, N 27° 03' 50" W, along the southwesterly line of the said Walker tract and the easterly line of said Interstate Highway No. 45 113.65 feet to the POINT OF BEGINNING AND CONTAINING 10.478 ACRES OF LAND MORE OR LESS.

*BASIS OF BEARING: NORTHEASTERLY LINE OF RECORDED DEED VOLUME 2381, PAGE 1422 OF THE DRECT.

This tract is subject to blanket easement to Lone Star Gas Co., recorded in Vol. 495, Pg. 108.

This tract is subject to blanket easement to American Telephone & Telegraph Co., recorded in Vol. 408, Pg. 9.

This tract is subject to blanket easement to Texas Power & Light Co., recorded in Vol. 370, Pg. 292.

This tract is subject to blanket easement to Leighton J. Wehr and Isabel Wehr recorded as Instrument No. 1910819

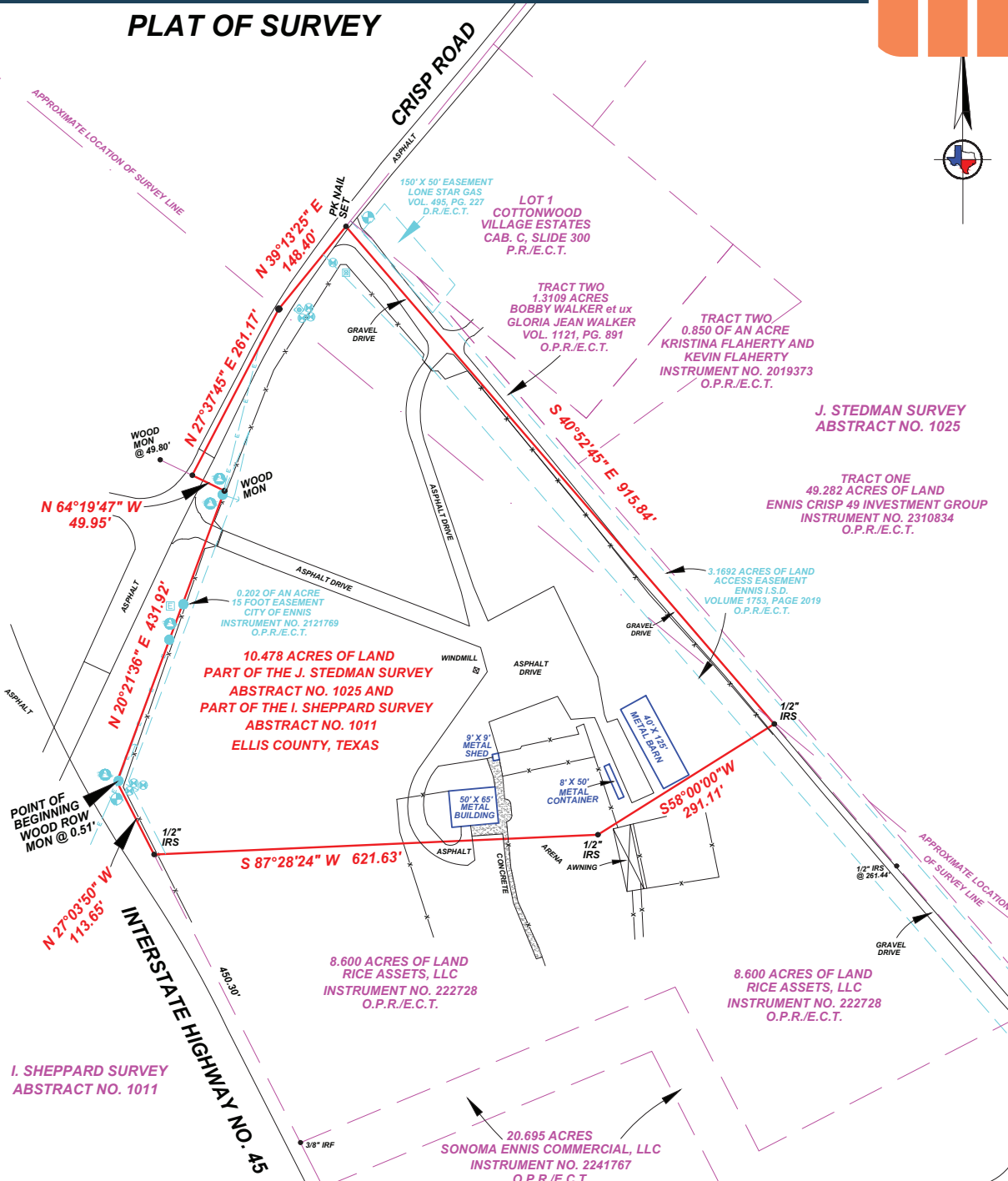
- GAS METER
- WATER VALVE
- BURIED CABLE SIGN
- FIRE HYDRANT
- ELECTRIC BOX
- GUY ANCHOR
- TELEPHONE PEDESTAL
- UTILITY POLE
- IRS - IRON ROD SET
- IRF - IRON ROD FOUND
- IFF - IRON PIPE FOUND

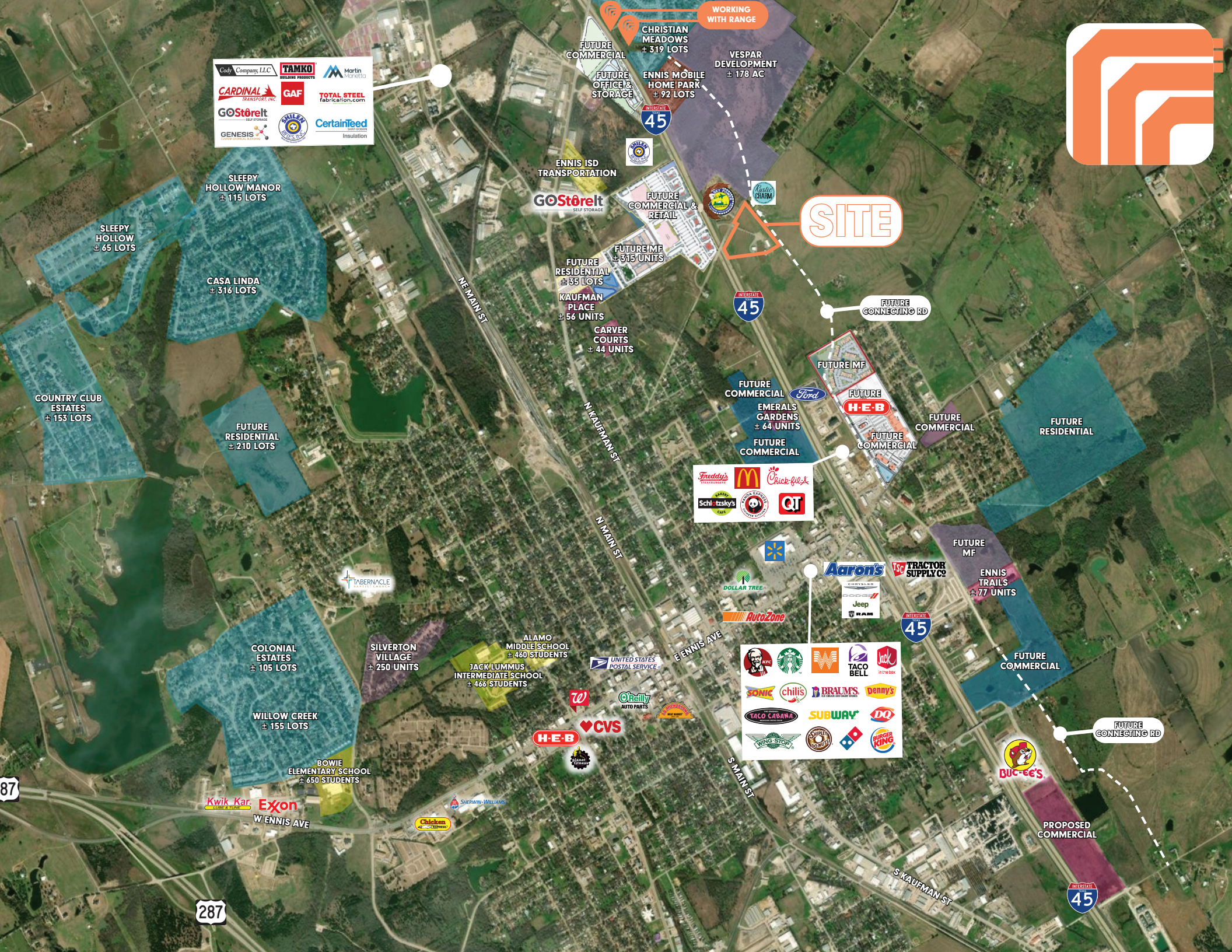


I, Eric Sterling Samford, R.P.L.S. 5885, do hereby certify that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of October 2018 (updated & revised July 2023) and all corners as shown hereon. This survey substantially conforms to the Minimum Standards of Practice as approved by the Texas Board of Professional Land Surveying. This survey was performed in connection with the transaction described in G.F. No. 2300416-42 of Truly Title. Use of this survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership.

Eric Sterling Samford, Registered Professional Land Surveyor No. 5885

DATE: OCTOBER 28, 2018
REVISED: APRIL 09, 2019
REVISED: JULY 16, 2023
REVISED: AUGUST 16, 2023
SCALE: 1" = 100'
SURVEY: I. SHEPPARD A-1011 & J. STEADMAN A-1025
W.O. # 18-0123-2
UPDATED: W.O. # 23-0123-1
DRAWN BY: ESS
PUR: CMG, LLC, FIRM REGISTRATION NO. 100089-01
SHALLOW CREEK
LAND SURVEY CO.
P.O. BOX 1212
CORSIANA, TEXAS 75151
(903) 872-3202





MARKET OVERVIEW



SUMMARY

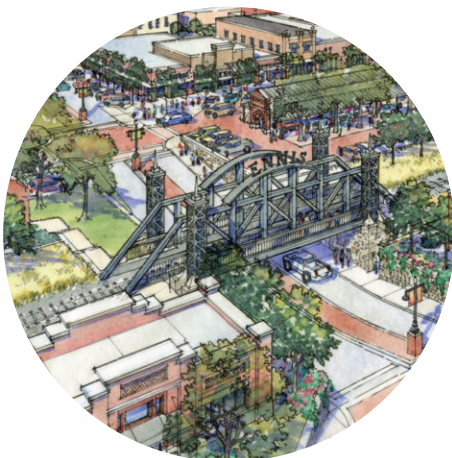
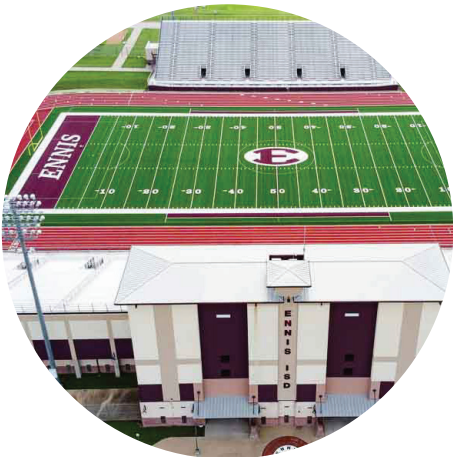
ENNIS, TEXAS IS UNIQUELY POSITIONED FOR LONG-TERM COMMERCIAL GROWTH THANKS TO ITS STRATEGIC LOCATION, ROBUST INFRASTRUCTURE, AND COMMITMENT TO BUSINESS DEVELOPMENT. SITUATED JUST 35 MILES SOUTH OF DALLAS ON THE VITAL I-45 CORRIDOR, ENNIS LIES DIRECTLY IN THE PATH OF THE SOUTHWARD EXPANSION OF THE DALLAS-FORT WORTH METROPLEX.

THE CITY'S TRANSPORTATION NETWORK IS ANCHORED BY INTERSTATE 45, U.S. HIGHWAY 287, AND STATE HIGHWAY 34, OFFERING SEAMLESS REGIONAL AND NATIONAL CONNECTIVITY. ENNIS IS ALSO HOME TO A GROWING INDUSTRIAL BASE AND LOGISTICS PRESENCE, INCLUDING MAJOR EMPLOYERS IN MANUFACTURING AND DISTRIBUTION.

THE CITY'S HISTORIC DOWNTOWN IS UNDERGOING REVITALIZATION, WHILE ONGOING INFRASTRUCTURE INVESTMENTS AND AVAILABLE LAND MAKE IT AN IDEAL FOR FUTURE DEVELOPMENT.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	23,295	27,247	42,632
2029 POPULATION	29,230	34,238	53,535
POP. GROWTH 2024-2029	5.1%	5.1%	5.1%
2024 TOTAL HOUSEHOLDS	7,960	9,311	14,322
MEDIAN HOUSEHOLD INCOME	\$65,189	\$67,580	\$75,117
2024 TOTAL BUSINESSES	985	1,114	1,355
2024 TOTAL EMPLOYMENT	8,761	12,115	13,798



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Geoff Linder	829673	glinder@rangerealtyadvisors.com	214-416-8228
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0