



50,203 VPD

Eagles Way Estates Subdivision  
28 Custom Residences with acreage

North Reach Estates Subdivision  
44 Custom Residences with acreage

**UNINCORPORATED LAND FOR SALE**

**132 Acres**

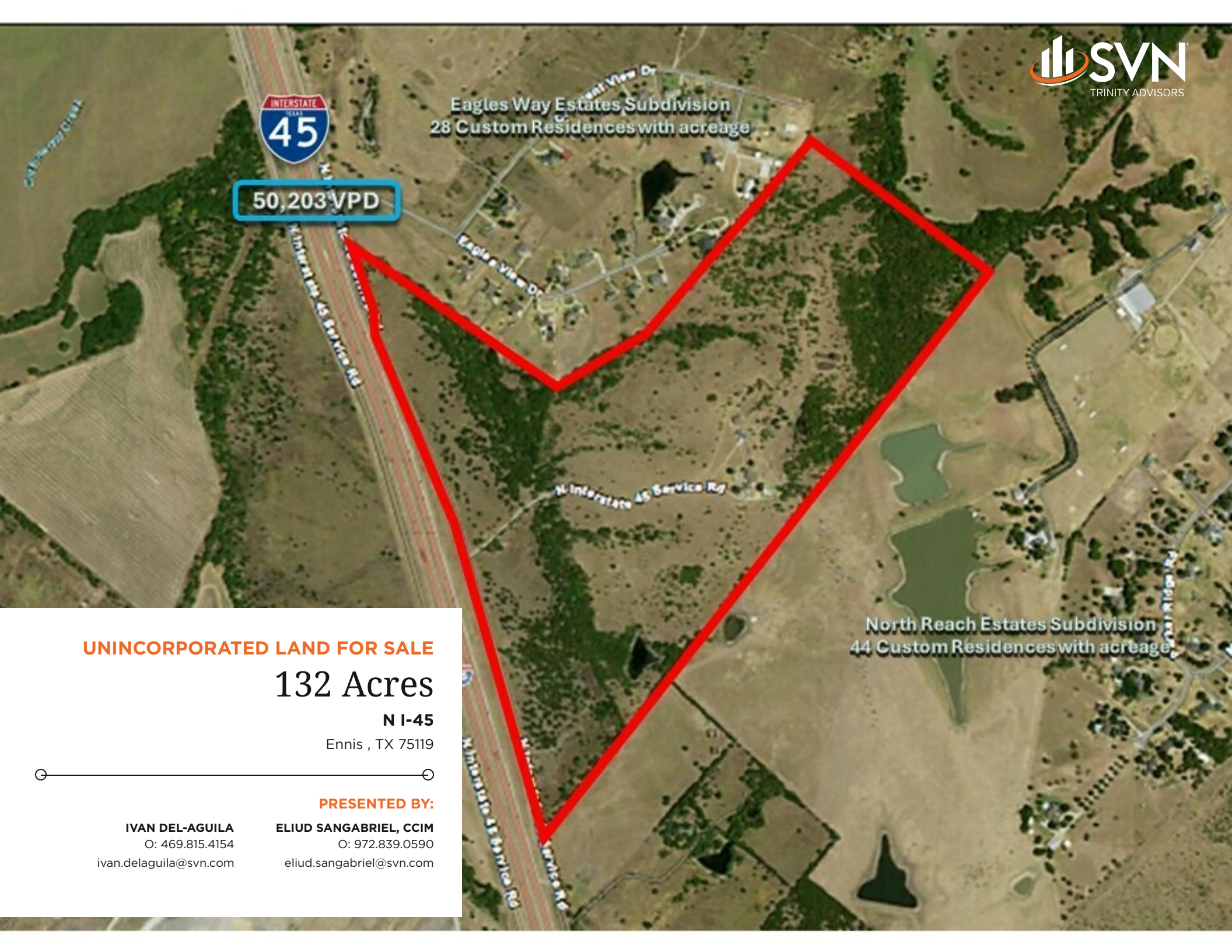
**N I-45**

Ennis, TX 75119

**PRESENTED BY:**

**IVAN DEL-AGUILA**  
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## WITH APPROXIMATELY 3,643 SF OF FRONTAGE ALONG I-45



## PROPERTY

Property includes two residential properties currently generating income as rental properties.

With approximately 3,643 SF of frontage along I-45, vast open spaces, rolling terrain, and scenic views, this 132-acre parcel presents a unique canvas for visionary developers. Whether considering residential communities, commercial enterprises, or mixed-use projects, the possibilities are endless. The land's ample size provides flexibility for large-scale projects while maintaining a serene and picturesque setting.

Don't miss this rare opportunity to acquire a substantial piece of land in a prime location with immense potential for growth and development. Contact us today to explore the possibilities and envision your future at 6200 N Interstate 45 Service Rd, Ennis, TX 75119.

## LOCATION DESCRIPTION

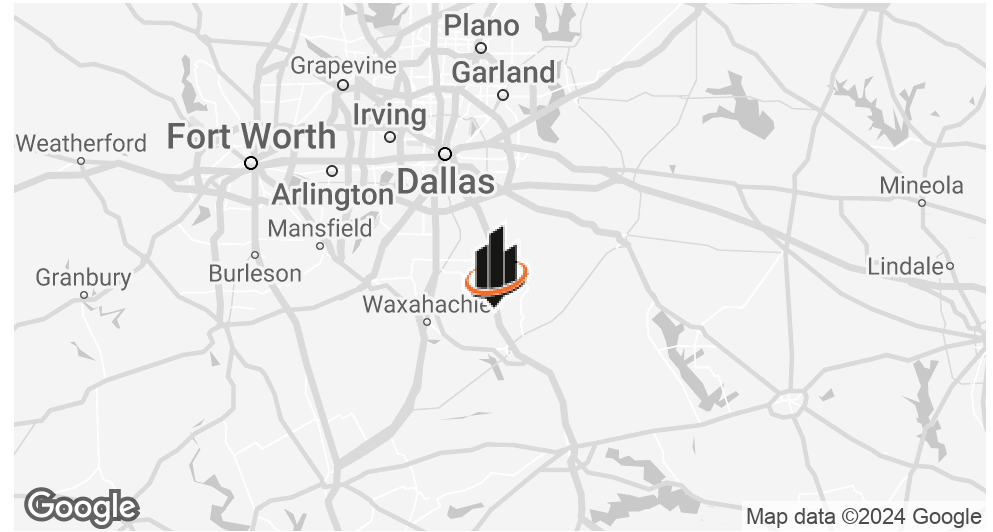
An exceptional opportunity at 6200 N Interstate 45 Service Rd, Ennis, TX 75119. With approximately 3,643/sf of frontage, this expansive unincorporated 132+/-acre property is strategically situated in the vibrant and rapidly growing community of Ennis, just a short drive from the bustling Dallas-Fort Worth metropolitan area.

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**“Ennis is experiencing record residential growth. With a history of 1% growth over the last 100 years they are now at 10% growth and are projected to grow by 12-15% for the foreseeable future” - Ennis EDC**



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$3,200,000
<b>LOT SIZE:</b>	132 Acres
<b>PRICE / ACRE:</b>	\$24,242
<b>PERMITTED USE:</b>	Unincorporated
<b>ZONING:</b>	Extraterritorial Jurisdiction
<b>FRONTAGE:</b>	3,643 SF on I-45

## PROPERTY OVERVIEW

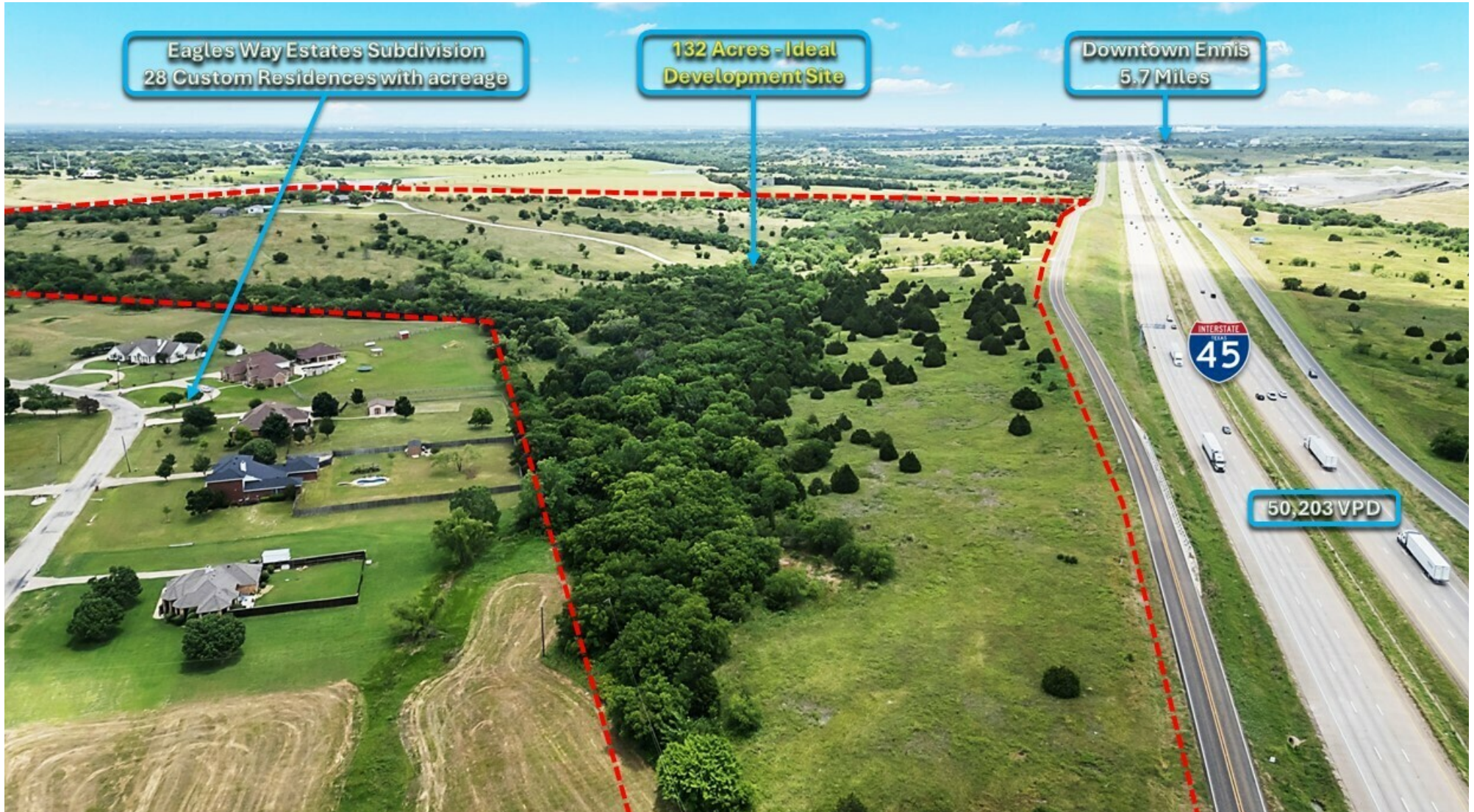
Nestled along the northbound service road of Interstate 45, the property boasts unparalleled visibility and accessibility, making it ideal for a variety of development opportunities. The prime location offers direct access to a major transportation artery, ensuring seamless connectivity to major cities, commercial hubs, and regional markets.

Ennis is known for its rich history, charming downtown, and robust economic growth. The area is experiencing a surge in residential, commercial, and industrial development, driven by its proximity to Dallas and the thriving local economy. The property is surrounded by a mix of established businesses and new developments, offering a dynamic environment for potential investors.

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Eagles Way Estates Subdivision  
28 Custom Residences with acreage

132 Acres - Ideal  
Development Site

Downtown Ennis  
5.7 Miles

50,203 VPD

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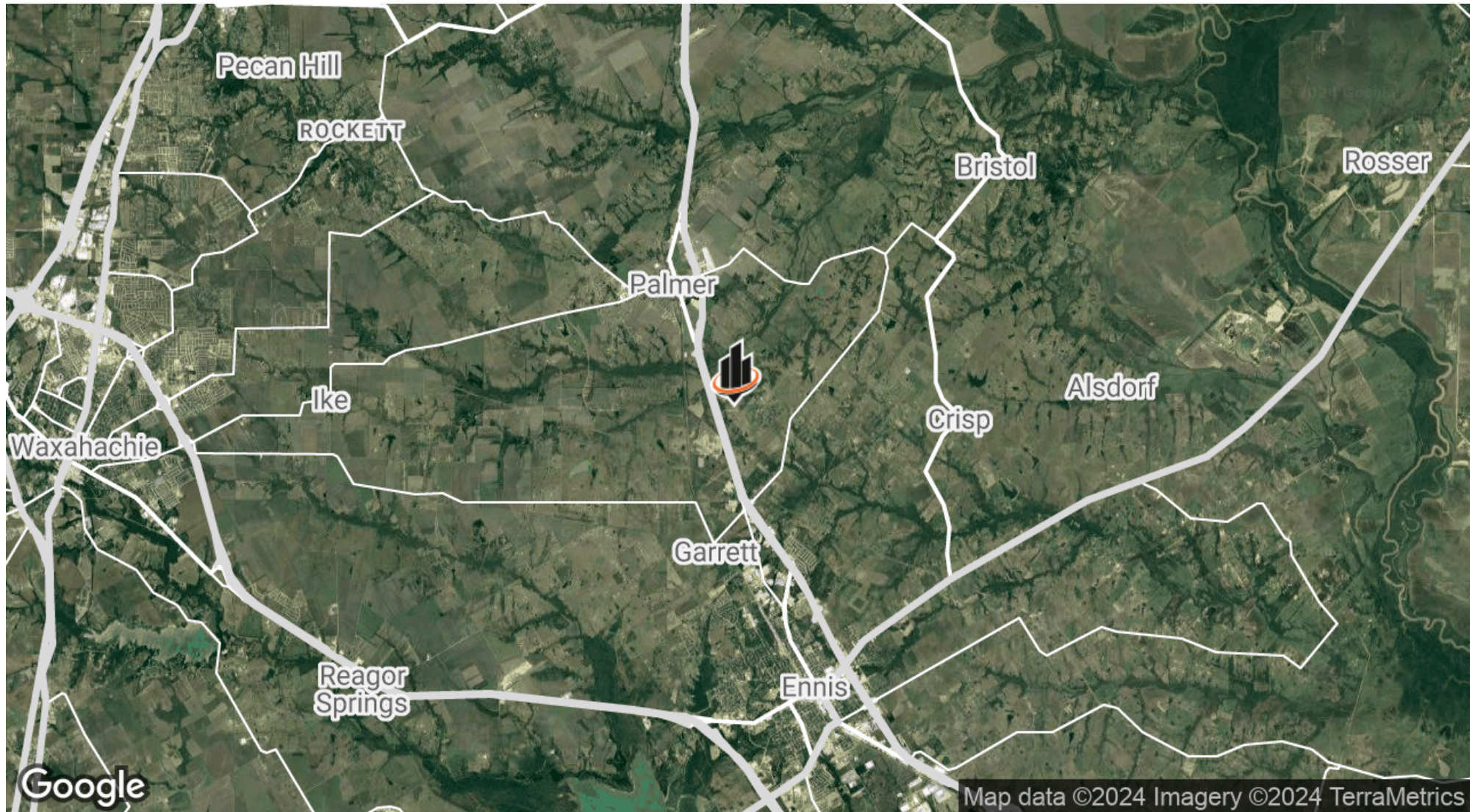




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## ADVISOR



### IVAN DEL-AGUILA

Associate Advisor

ivan.delaguila@svn.com

Direct: **469.815.4154**

## PROFESSIONAL BACKGROUND

Ivan del-Aguila is a seasoned Commercial Real Estate Associate Advisor with a rich background spanning nearly two decades in commercial lending and over a year in real estate sales. Fluent in Spanish and armed with a bachelor's degree in business administration from Ricardo Palma University in Lima, Peru, Ivan brings a wealth of knowledge and expertise to his role at SVN | Trinity Advisors.

With a distinguished career marked by achievements, Ivan's greatest success lies in becoming a trusted advisor to his clients. Prior to his current position, Ivan spent almost two decades as a Commercial Banker, honing his skills, and earning the trust of his clientele. His commitment to excellence is evident through his memberships in esteemed organizations such as the National Association of Realtors (NAR), Texas Real Estate Commission (TREC), and the Greater Fort Worth Association of Realtors Association.

Beyond his professional endeavors, Ivan is deeply engaged in community activities, contributing his time and efforts to organizations such as Huellas de Cristo Tres Dias, the Watch D.O.G.S program, March of Dimes, and Habitat for Humanity. His dedication to serving both his clients and his community has earned him numerous accolades, including multiple Top Producer Awards from industry leader, Bank of America, and Chase banks.

#### SVN | Trinity Advisors

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## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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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.*



**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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