

HWY 287 & Ensign Road. Ennis, TX
 Freeway Off-Ramp & Frontage, Will Divide
 Town-Home/Build to Rent, Corridor Commercial, Apartment MF2
 Water and Sewer Completed to Site



Landowner: Austin Olsen 602-614-9383 Austin@RealEstateAAA.com

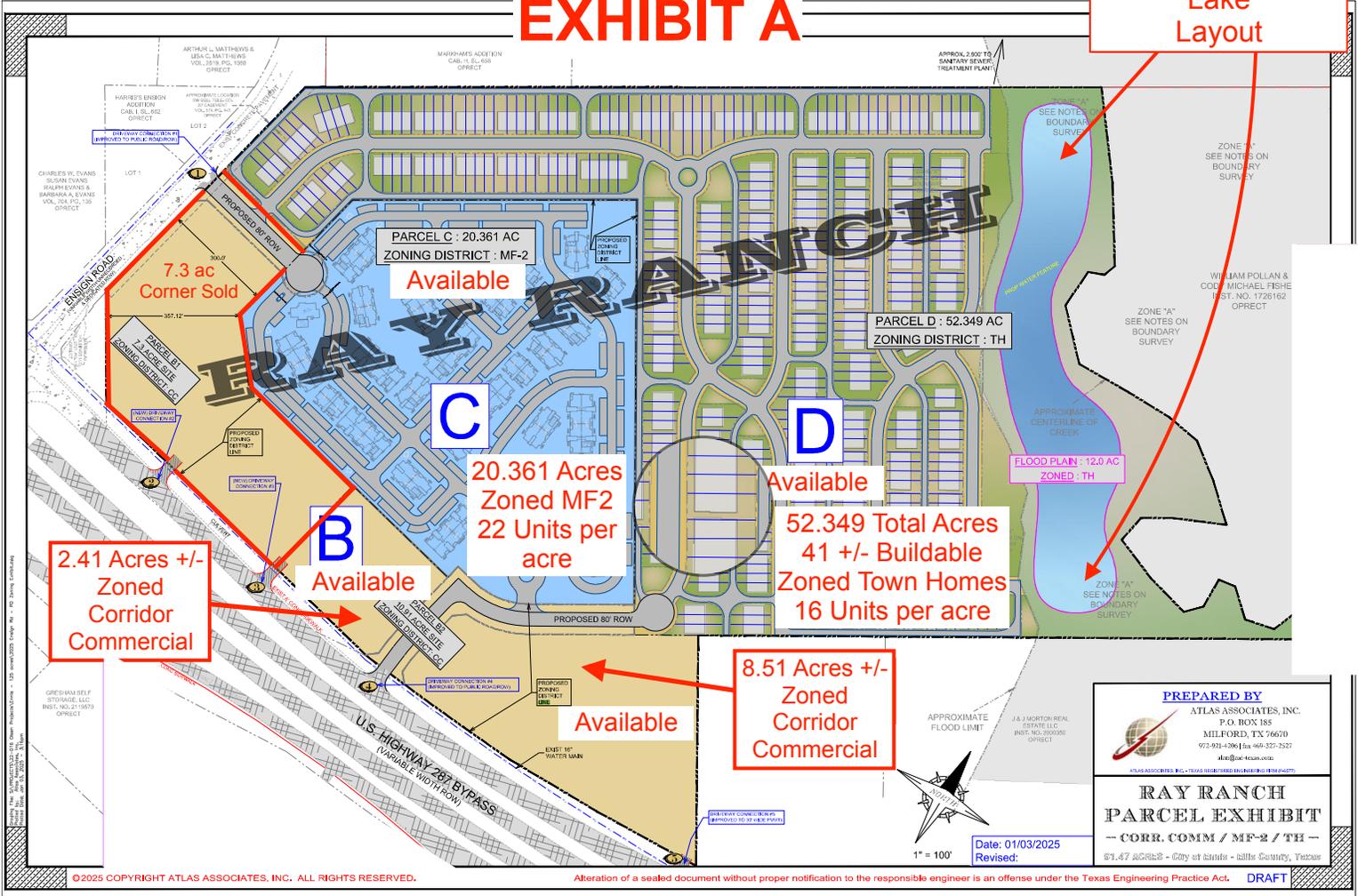
Landowner: Bill Olsen 602-430-7002 Bill@RealEstateAAA.com

Call/Text or Email

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.

EXHIBIT A

Possible Lake Layout





52.3 Acres / 41 Ac Buildable Town-Homes \$3.15 SqFt Available

20.36 Acres MF2 / Apartment Available \$3.60 Sq Ft

Sold 7.3 Acres Commercial Corner

11.46 Acres Commercial Available \$3.95 Sq Ft Bulk Price

Ensign Rd

Frontage Rd

Hwy/287

Frontage Rd

287

Frontage Rd

US 287

Frontage Rd

Parcels Available:

NORTH OF HWY 287

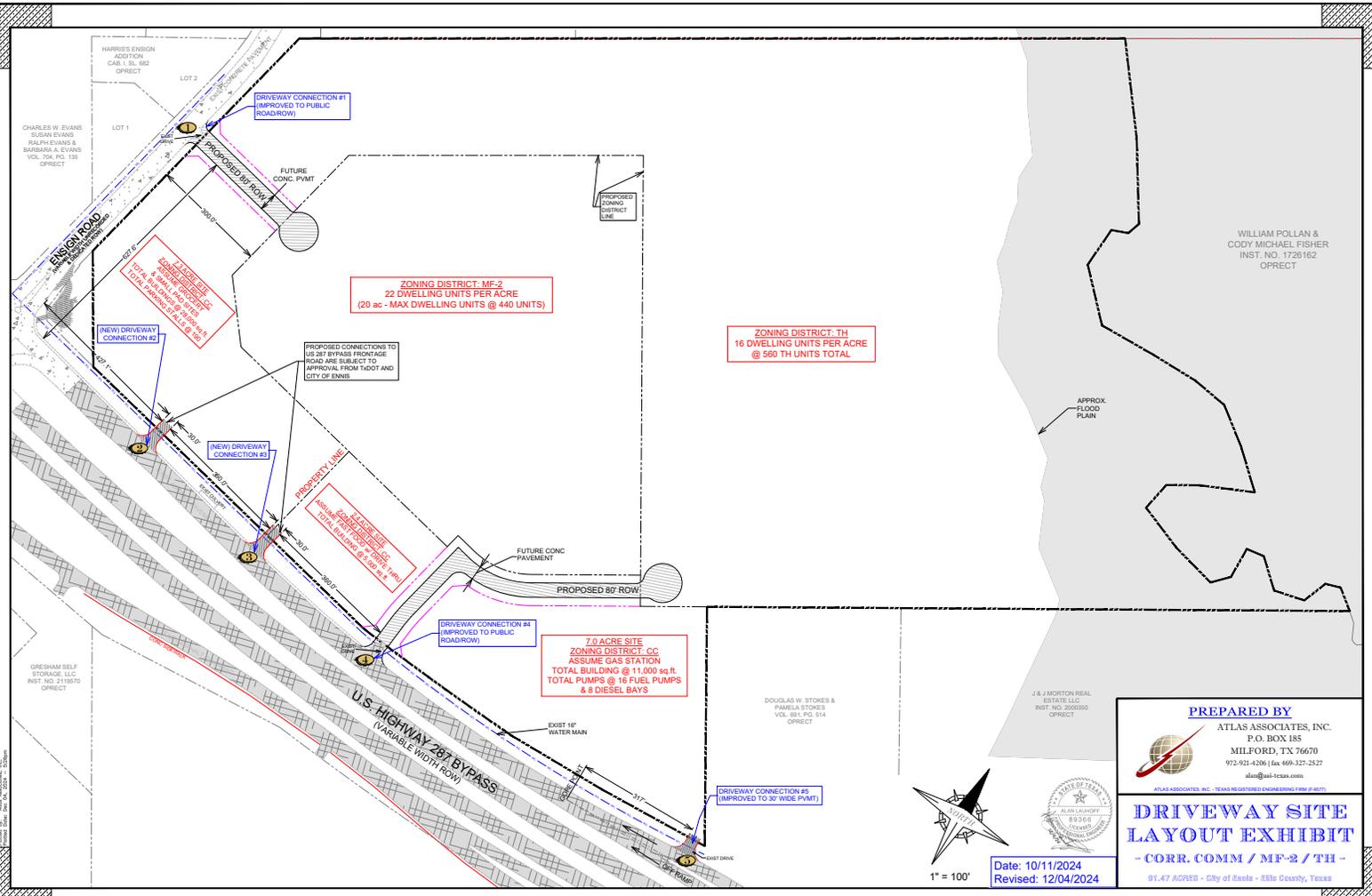
- Zoned 20.361 acres MF2 Multifamily 22 units per acre. \$3.60 per foot. Up to 440 Units \$7,128 per unit
- Zoned 41 +/- acres TownHome 16 units per acre. \$3.15 per foot. Up to 656 Units. \$8,575 per unit
- Zoned 11.46 acre Corridor Commercial \$3.95 per foot Bulk Price.

More Details:

- Approximately 2.5 miles from Interstate I-45
- About 30 miles south of Dallas
- Ennis Growth rate of 4.67% annually, one of the fastest growing Cities in TX. 28.7% increase since 2020
- Water, & Sewer to the property: All Zoned parcels North of Hwy 287 have utilities to the site.
- Curb, gutter, and sidewalk. Near major intersections with off ramps.
- Approved TxDot Access Points
- Will Subdivide
- 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 300+ jobs.
- Sold 7.3 acre commercial corner



Subject Site



Date: 10/11/2024
Revised: 12/04/2024

PREPARED BY
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ATLAS ASSOCIATES, INC. - TEXAS REGISTERED ENGINEERING FIRM (E-0475)

DRIVEWAY SITE LAYOUT EXHIBIT
- CORR. COMM / MF-2 / TH -

01.47 ACRES - City of Seale - Ellis County, Texas

Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

