



# FOR SALE

100 S Kaufman Street

Ennis, TX 75119

Jessie Gosdin 469-450-5094

Listing Agent obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



QUALITY CHOICE SOLUTIONS  
REAL ESTATE SERVICES



Bring your business to a prime location! **100 S Kaufman Street** is located on a busy corner in Ennis, Texas. This high-traffic area promises excellent visibility and accessibility, making it an ideal spot to attract customers and grow your enterprise.



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Ennis offers attractive tax incentives that can significantly reduce your operational costs. By taking advantage of these incentives, you can invest more into your business, innovate, and expand without the heavy financial burden. The supportive community and economic environment in Ennis are committed to fostering local businesses and ensuring your success. Don't miss out on this opportunity to thrive in Ennis, Texas!



100 S Kaufman Street is in the Kaufman District and may qualify for an exterior improvement grant. Additional information can be found on [Incentives / Ennis, TX | Economic Development Corp.](#)

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## Demographics

Population as of 2024: **24,364**

Average Median Household Income: **\$95K**

Median Age in Ennis: **34.09**

## Major Employers

Name	Product
Advanced Drainage Systems	Stormwater Products
AFC Steel & AFC Solar	Steel/Solar Fabrication & Construction
Associated Materials	Vinyl Siding
Atlas Sound	Electronic Component Manufacturing
Certain Teed	Roofing, Siding, & Insulation Material
CVS Distribution Center	Pharmaceuticals
Dakota Directional Drilling	Water & Sewer Line and Related Structures Construction
Ennis Steel Industries, Inc	Structural Steel
Ennis Traffic Safety Solutions	Paint
Freshpet Kitchens	All Natural Dog Food Production
GAF Roofing	Laminated Shingles
Globe Products Inc	Machine Shop
Guardiar USA LLC	Fencing
Leggett & Platt	Mattress Manufacturing
Lone Star Railroad Contractors	Heavy and Civil Engineering Construction
Lowes Distribution Center	Home Improvement Products
Polynt Composites USA Inc.	Plastics Materials & Basic Forms and Shapes Merchant Wholesalers
Price Distributing	Alcohol Distributor
Schirm USA Inc	Chemical Formulation
Sterilite Corporation	Plastic Containers

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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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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