

125+/- acres Hwy 287 & Ensign Rd, Subject Land is Hard Zoned

Freeway Off-Ramp and Frontage, Will Divide

**Town-Home/Build to Rent, Commercial Frontage, Industrial, Apartment MF2 Land. Will Divide
Water and Sewer Completed to Site**



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.



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

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

Call/Text or Email

Zoning Approved

Property is Hard Zoned

Water and Sewer Completed to Site

20 +/- acres of MF2 Multifamily 22 units per acre: Available \$3.60 sf \$7,128 unit

41 +/- acres of TH TownHomes 16 units per acre: Available \$3.15 sf \$8,575 unit

11.2 +/- acres of Corridor Commercial Available. \$3.95 per Sq Ft, Bulk Price

29.51 ac of Land Fronting on the South Side of Hwy 287 Available Subject to Zoning \$2.99 sf / \$130,244 Per Acre

Submit All Offers

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Zoning is Approved

**Corner 7.3
Ac Sold**

**Zoning Approved
Commercial**

**PARCEL C : 20.361 AC
Zoning Approved
Apartment Land
22 u/a**

**PARCEL D : 52.349 AC
Zoning Approved
Town-home 16 u/a**

**PARCEL B : 18.76 AC
PROPOSED ZONING :
CORRIDOR COMMERCIAL**

**Zoned
Commercial
Available
11.46 ac**

APPROX. 2,800' TO
SANITARY SEWER
TREATMENT PLANT

SEE NOTES ON
BOUNDARY
SURVEY

PROPOSED 80' ROW

PROPOSED 80' ROW

PROPOSED ZONING
DISTRICT LINE

EXIST 18" WATER MAIN

U.S. HIGHWAY 287 BYPASS
(VARIABLE WIDTH ROW)

PROPOSED CONNECTIONS TO
US 287 BYPASS FRONTAGE
ROAD ARE SUBJECT TO
APPROVAL FROM TxDOT AND
CITY OF ENNIS

THE STATE OF TEXAS
VOL. 836, PG. 112
DIRECT

THE STATE OF TEXAS
VOL. 831, PG. 183
DIRECT

THE STATE OF TEXAS
VOL. 831, PG. 114
DIRECT

WHEELA STOKES
VOL. 831, PG. 814
DIRECT

J & J WORTON REAL
ESTATE, LLC
PAST, VOL. 2000860
DIRECT

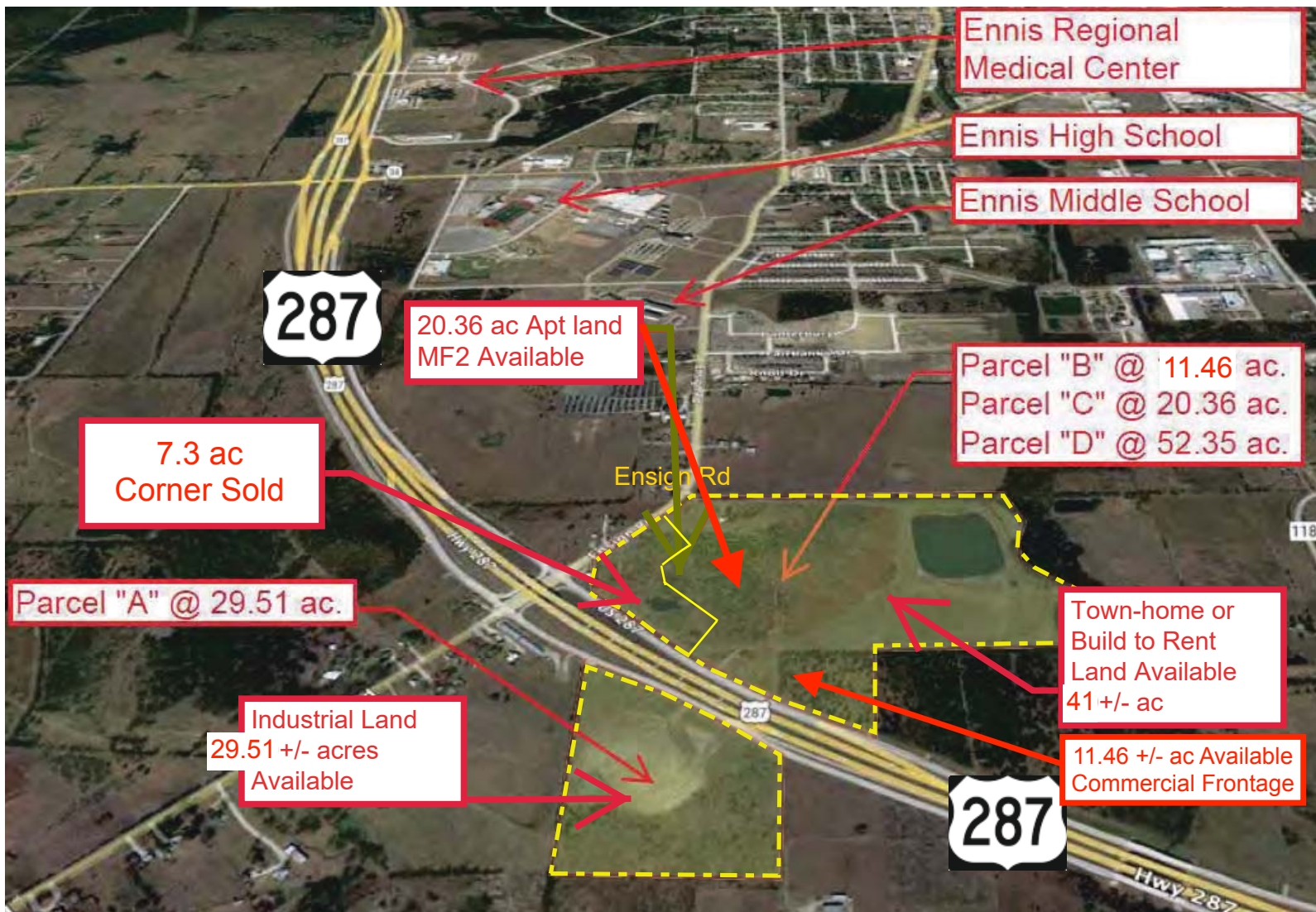
APPROXIMATE
FLOOD LIMIT

1" = 100'

Date: 04/12/2022
Revised: 10/14/2022

The Apt Land, TH Land, & Com Land is Hard Zoned

Zoning Approved





Lennar Homes
Building 1,100 Homes

30 ac Will Divide
8 inch Water
2 TXDOT Drives

Hwy 287 Off-Ramp

Approved
440 Apartments
656 Town-Homes



(1) Purpose:

The Townhome (TH) district is established and intended to encourage a range of medium-density housing types, especially single-family attached or rowhomes (not to exceed 4 dwelling units/lot). The district standards are designed for transition from areas of single-family neighborhoods to multi-family districts at appropriate locations throughout the city. Maximum residential density is limited to 16 units per gross acre. **Figure i: Lot Dimension Measurement**

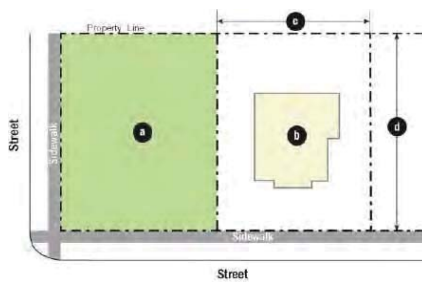
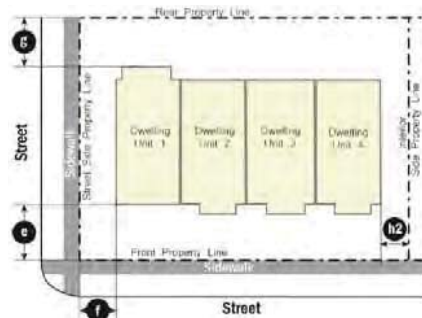


Figure iia. Setback Measurement (Single Family Detached)



Figure iib. Setback Measurement (4 units per lot)

**(2) Density**

Dwelling Units/Acre
(maximum)

16

(3) Lot Dimensions

(a) Lot Area (minimum) sq.
ft./each unit

2,500

(b) Gross Living Area
(minimum) sq. ft./unit

800

(c) Lot Width (minimum) feet

25

(d) Lot Depth (minimum) feet

60

(4) Setbacks

(e) Street, Front (minimum)
feet

10

(f) Street, Side (minimum) feet

All roadways

5

Alleys/private easements

5

(g) Rear (minimum) feet

Alley/private easement

5

Any single-family
residential lot

10

(h) Side, Interior (minimum)
feet

h1 Single-Family attached

0

h2 Multi-family (no more
than 4 units per lot)

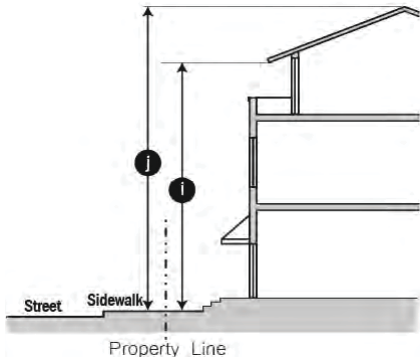
5

(5) Height (maximum) feet

City of Ennis Corridor Commerical Exhibit

4.3.4 - Commercial Corridor District (CC)

(1) Purpose:	(2) Density	
<p>The Corridor Commercial (CC) district is intended primarily to provide sites for community and regional retail shopping centers including stores selling items such as home furnishings, apparel, electronics, etc.; restaurants, commercial recreation; business, personal, and financial services. These uses are subject to frequent view by the public given their location along major regional arterials such as Business 287 (Ennis Avenue) and IH-45, and they should provide an attractive appearance with landscaping, well-designed and appropriately located parking, and controlled traffic movement. Traffic generated by the uses may include high volumes of vehicle traffic, and trucks and commercial vehicles as appropriate for sites adjacent to regional roadways. Although surface parking along the roadway is permitted, strip-type development along the entire highway or arterial frontage is strongly discouraged.</p>	Dwelling units/acre	NA
	(3) Lot Dimensions	
	Lot Area (minimum) square feet	10,000
	(4) Setbacks (minimum) feet	
	Street	
	Freeway, freeway frontage road, or arterial roadway	20
	All other streets	20
	Interior	
	Side	20
	Rear	20
	Adjacent to single-family residential (side or rear)	40
	(5) Height stories and feet (maximum) (measured to the top of the eave or parapet)	
	Within 50 feet of any single-family residential uses	2 stories or 35 feet
	All other	5 stories or 75 feet
	(6) Lot Coverage (maximum) percentage	
	All structures on the lot	75%
Illustrative Images		

	(i) To highest level eave or parapet	35
	(j) To top of the roof structure	45
(6) Lot Coverage (maximum) Percentage		
	All structures on the lot	70%
Figure iii. Height Measurement		
		

(Ord. No. 21-0316-E1, § 2, 3-16-21)

