

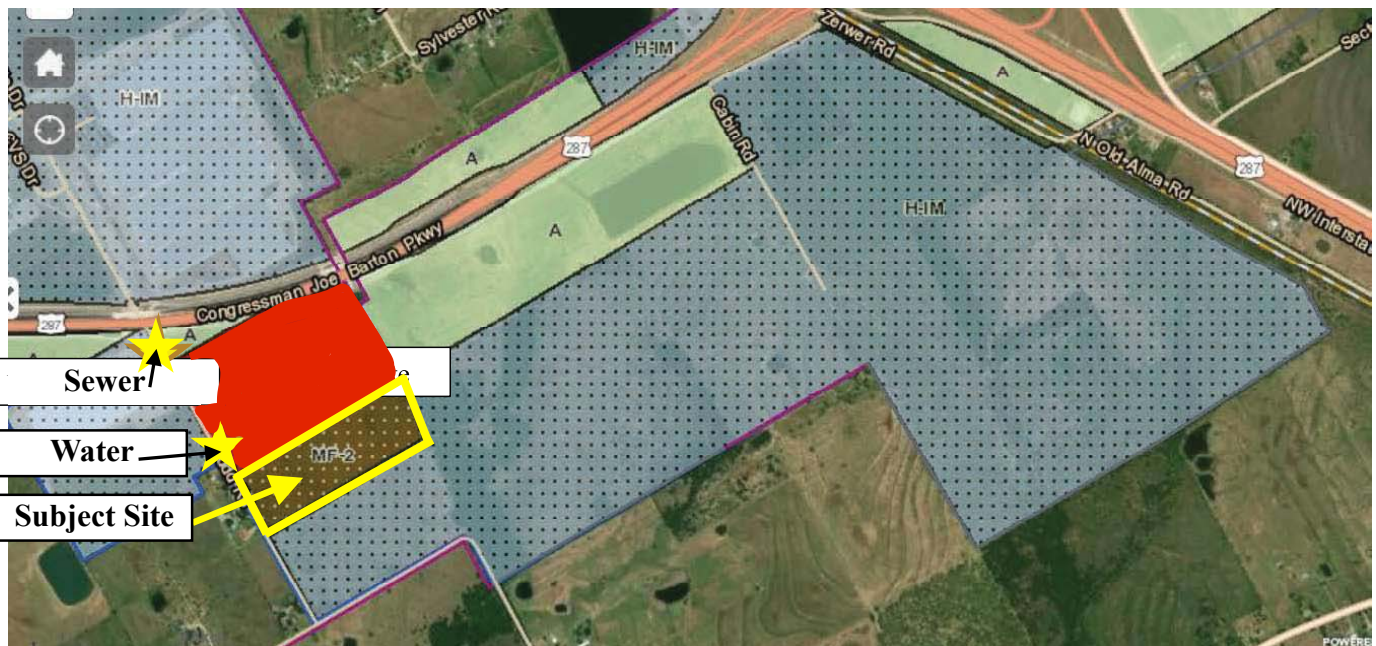
**20.8 +/- Acres Zoned MF-2 Multi-Family Apartment Land
Ennis, Texas. Sterilite/Rudd Road. South of Hwy 287**

Utilities: Water 200+/- ft from Site & Sewer 1,300+/- from Site

Price \$2.99 per Sq Ft



Austin Olsen | Co-Owner | 602-614-9383 | austin@realestateaaa.com
Bill Olsen | Co-Owner | 602-430-7002 | bill@realestateaaa.com

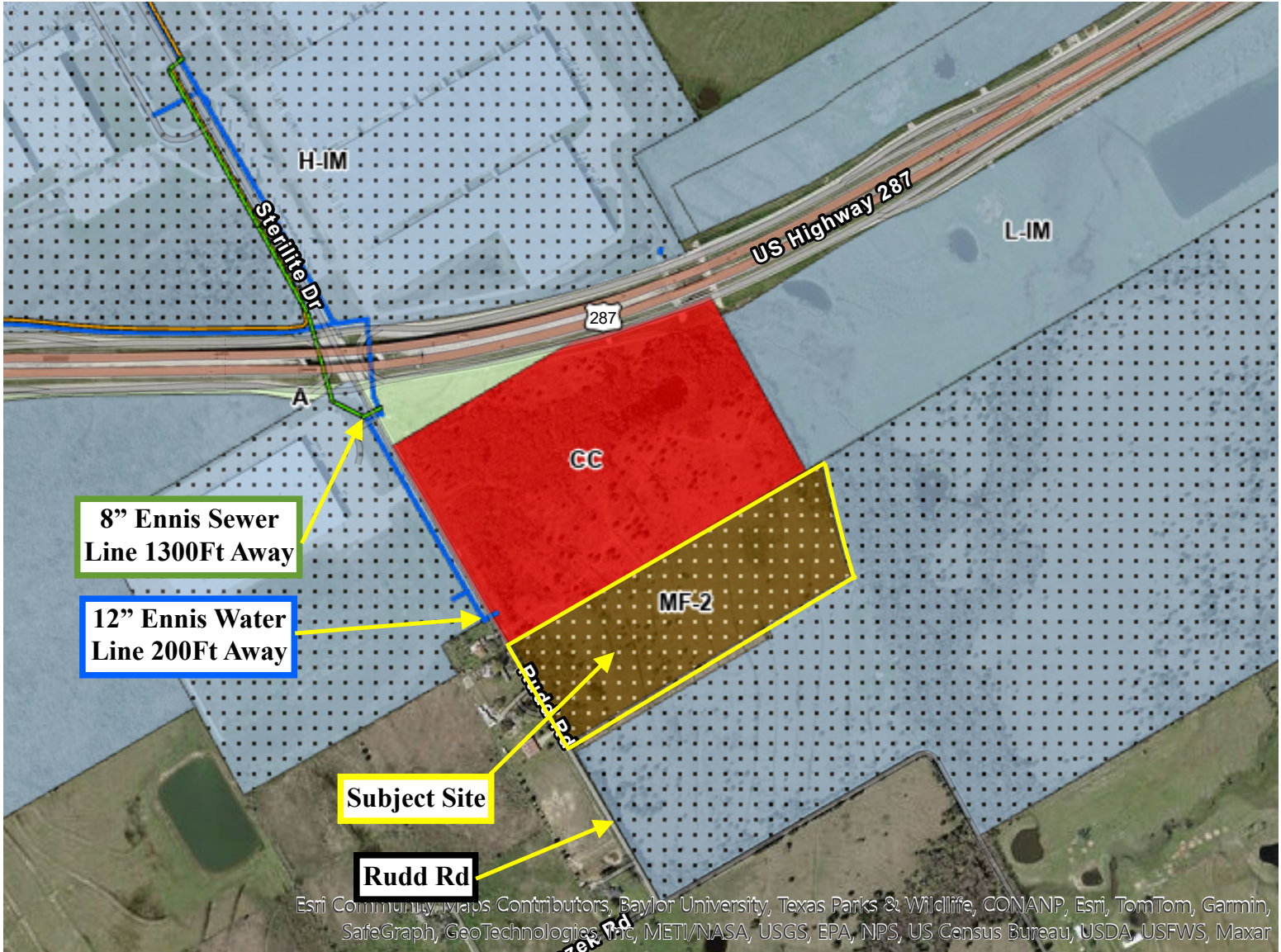


- Zoned MF-2 Multi-Family Apartment Land (20 units per acre)
- Price \$2.99 per Sq Ft
- Adjacent to \$600 Million in Fortune 500 Co.
- Easy Access to Both N. & S. IH-45 & Hwy 287.
- Water, Sewer, and Gas Near Site

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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.



20.8 acres Zoned MF2 20 units per acre. \$2.99 per foot.

Up to 416 units. \$6,512.22 per unit.

Approximately 1.6 miles from Interstate I-45

Approximately 0.25 miles from Hwy 287. 23,000 Vehicles travel Hwy 287 per day

City of Ennis 12" Water line approximately 200ft away

City of Ennis 8" Gravity Sewer approximately 1300 ft away

Growth rate of 4.67% annually.

One of the fastest growing Cities in TX. 28.7% increase since 2020

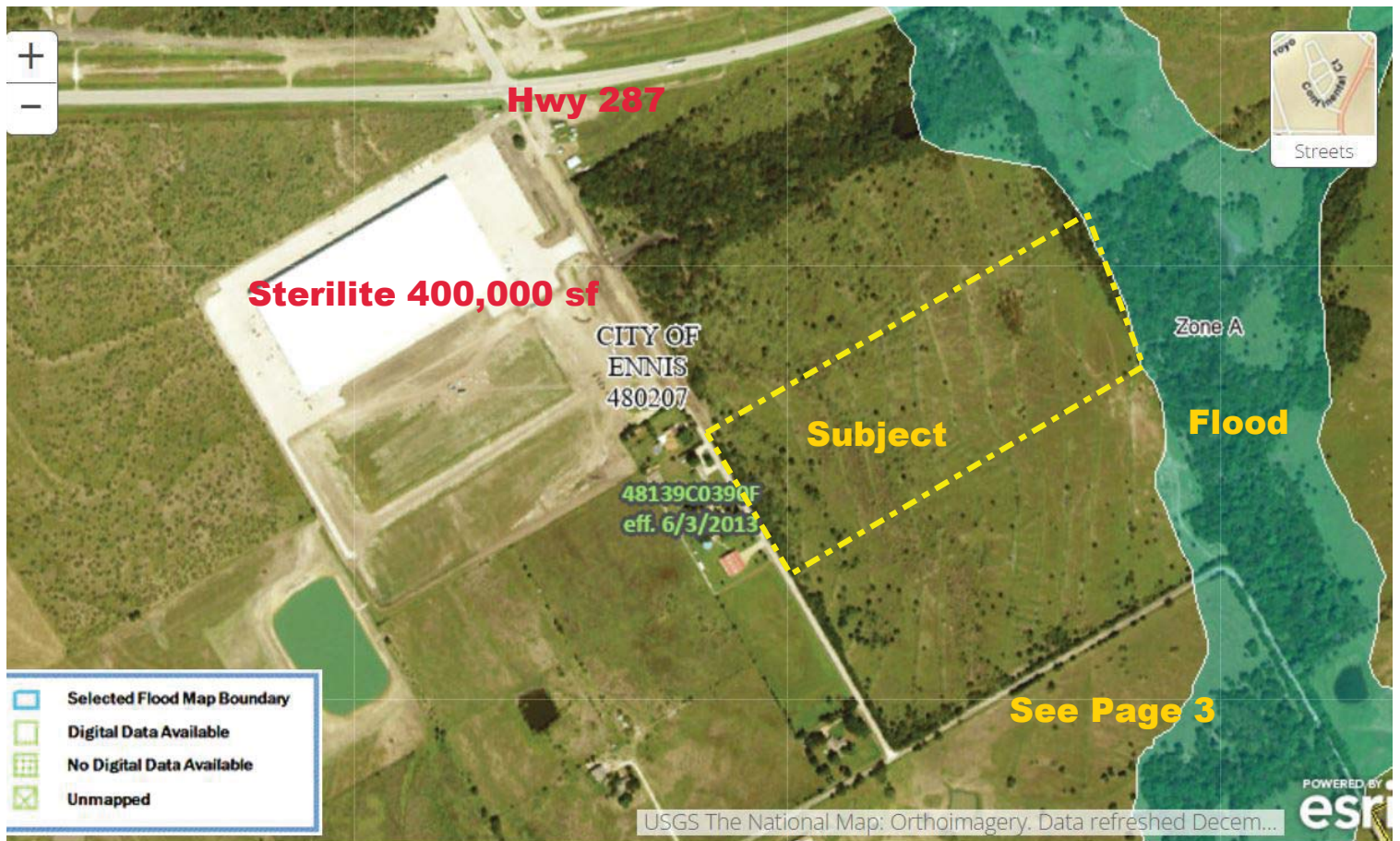
Near new 1,100 unit Lennar Homes Subdivision, Ennis Jr. High and High School.

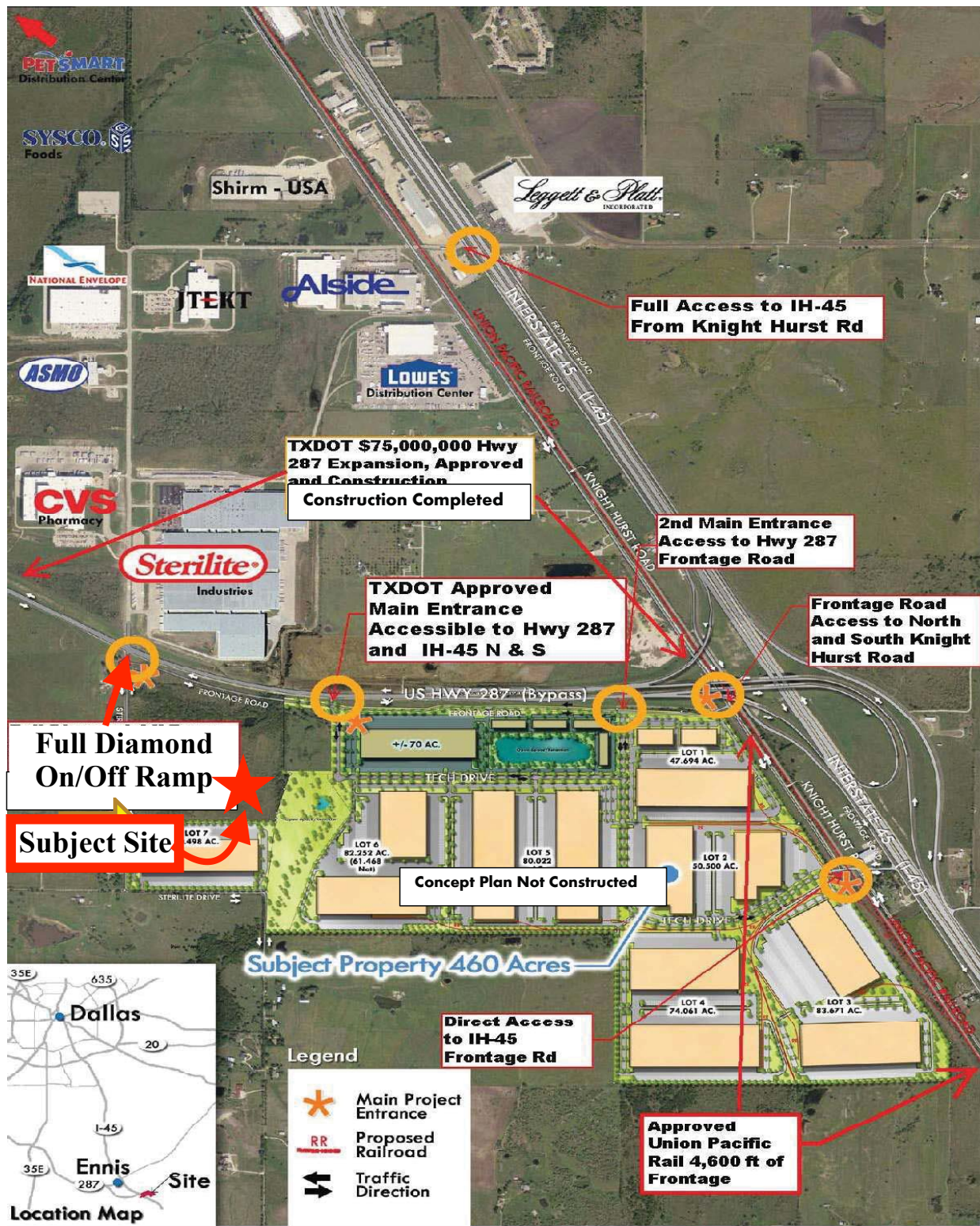
5100+ new homes in development and more than 9,500 in planning stages

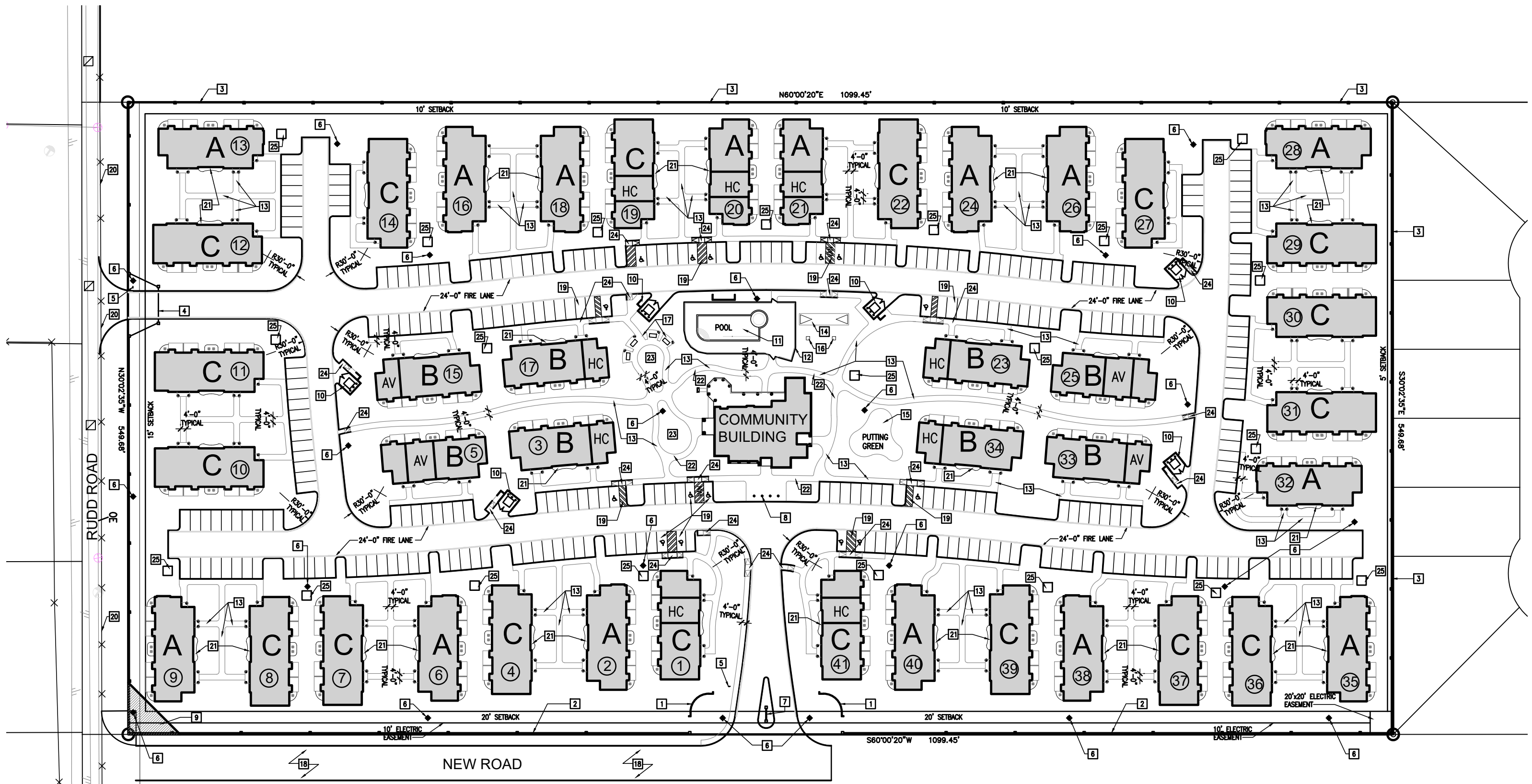
Property near major manufacturers and distribution centers: Fresh Pet, Sterilite, Lowes, CVS, and more.

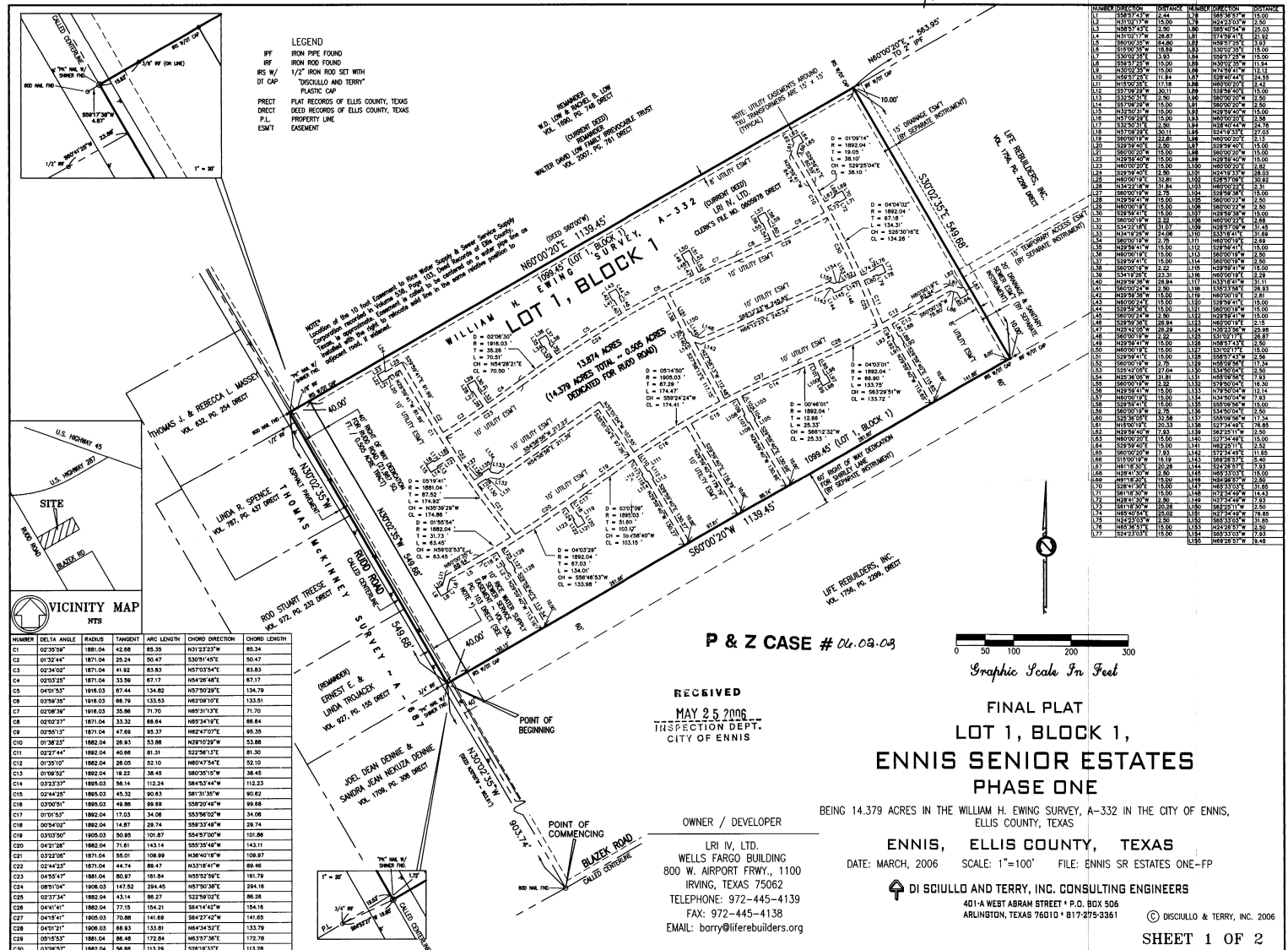
Loloi, a home decorations and rug manufacturer, is building an approximately 1.4 million square foot facility less than a mile away, which just broke ground. This is creating approximately 270 jobs.











STATE OF TEXAS
COUNTY OF ELLIS

WHEREAS, LRI IV, Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the William H. Ewing Survey, A-332, in the City of Ennis, Ellis County, Texas, according to the deed recorded in Clerk's File No. 0605978, Deed Records of Ellis County, Texas (DREC), and being a part of that certain tract of land described in deed to Life Rebuilders, Inc. recorded in Volume 1756, Page 2299, DREC, and being more particularly described as follows:

COMMENCING at a 60d nail found in asphalt, said nail being the called south corner of the said William H. Ewing Survey and the most westerly south corner of the said Life Rebuilders, Inc. tract and being located at the intersection of the called centerlines of Block Road and Rudd Road;

THENCE North 30°02'35" West, with the said centerline of Rudd Road, a distance of 903.74 feet to a "PK" nail with shiner found, said nail being the POINT OF BEGINNING of herein described tract, from which a 3/4 inch iron rod found bears South 64°53'27" West, a distance of 19.60 feet, said nail also being the southwesterly corner of the aforementioned LRI IV, Ltd. tract;

THENCE North 30°02'35" West, continuing with the centerline of Rudd Road, a distance of 549.68 feet to a "PK" nail with shiner found for corner, said nail being the northwesterly corner of the aforementioned Life Rebuilders, Inc. tract, from which a 60d nail found bears South 59°17'38" West, a distance of 4.87 feet;

THENCE North 60°00'20" East, leaving the centerline of Rudd Road and with the northwest line of the Life Rebuilders, Inc. tract, passing at 15.93 feet a 3/8 inch iron rod found in barbed wire fence line, in at, a distance of 1139.45 feet to a 1/2 inch iron rod with yellow "Discullo & Terry" cap set for corner, from which a 2 inch iron pipe found bears North 60°00'20" East, a distance of 563.95 feet;

THENCE South 30°02'35" East, leaving the northwest line of the Life Rebuilders, Inc. tract and with the northeast line of said LRI IV, Ltd. tract, a distance of 549.68 feet to a 1/2 inch iron rod with yellow "Discullo & Terry" cap set for corner;

THENCE South 60°00'20" West, with the southeast line of the LRI IV, Ltd. tract, a distance of 1139.45 feet to the POINT OF BEGINNING of herein described tract, containing 626,332 square feet, or 14,379 acres of land.

Notes:

The bearings shown and recited herein are referenced to the monumented most easterly northwest line of that certain tract of land described in deed to Life Rebuilders, Inc. recorded in Volume 1756, Page 2299, of the Deed Records of Ellis County, Texas (North 59°46'19" East).

Subject tract lies within Zone X (Areas determined to be outside 500-year floodplain) according to Federal Emergency Management Agency Flood Insurance Rate Map for Ellis County, Texas and Incorporated Areas - Map #48139C0220 D, Effective Date January 20, 1995.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LRI IV, LTD., a Texas limited partnership, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein above described real property as LOT 1, BLOCK 1, ENNIS SENIOR ESTATES - PHASE ONE, an addition to the City of Ennis, Ellis County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT Irving, Texas, this the 3rd day of April, 2006.

LRI IV, Ltd., a Texas limited partnership

By: LRI Ennis Senior Estates, LLC, a Texas
limited liability company
Its: General Partner

By: Life Rebuilders, Inc. an Arizona
non-profit corporation
Its: Barry Halla

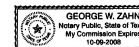
By: Barry Halla
Barry Halla,
Its: President and C.E.O.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared BARRY HALLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 3rd day of April, 2006.

George W. Zahn
Notary Public, The State of Texas



SURVEYOR'S CERTIFICATE

THIS is to certify that I, Jimmie D. Nichols, a Registered Professional Land Surveyor, of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Jimmie D. Nichols
Jimmie D. Nichols
Registered Professional Land Surveyor
Texas Registration No. 5184



APPROVED BY: City Planning Commission
City of Ennis, Texas

By: Brian Patrick Kelly
Deputy
Brian Patrick Kelly
City Manager

OWNER / DEVELOPER

LRI IV, LTD.
WELLS FARGO BUILDING
800 W. AIRPORT FRWY., 1100
IRVING, TEXAS 75062
TELEPHONE: 972-445-4139
FAX: 972-445-4138
EMAIL: barry@liferebuilders.org

FINAL PLAT
LOT 1, BLOCK 1,
ENNIS SENIOR ESTATES
PHASE ONE

BEING 14.379 ACRES IN THE WILLIAM H. EWING SURVEY, A-332 IN THE CITY OF ENNIS,
ELLIS COUNTY, TEXAS

ENNIS, ELLIS COUNTY, TEXAS

DATE: MARCH, 2006 NO SCALE FILE: ENNIS SR ESTATES ONE-FF

DI DISCULLO AND TERRY, INC. CONSULTING ENGINEERS

401-A WEST ABRAM STREET • P.O. BOX 506
ARLINGTON, TEXAS 76010 • 817-275-3361

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SHEET 2 OF 2