

OFFERING MEMORANDUM

8.09 ACRE TRACT IN ENNIS

SEC OF ENNIS AVE (TX-34) & BRANNAN DR
ENNIS, TEXAS 75119

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Proposed

- H-E-B
- BOOT BARN
- Burlington
- FIVE BELOW
- Marshall's
- ULTA
- PET SMART
- MATRESS FIRM

SITE

dallas & beyond
real estate group

PROPERTY SUMMARY

SEC OF ENNIS AVE (TX-34) & BRANNAN DR | ENNIS, TX 75119



OFFERING SUMMARY

SALE PRICE:	Call for Details
NET USABLE ACREAGE:	8.09 AC
ZONING:	Opportunity Zone

PROPERTY DESCRIPTION

Dallas & Beyond Real Estate Group is proud to exclusively present this 8.09 acre tract for sale, featuring prime visibility along I-45 and located at the intersection of TX-34 and Brannan Dr. The city of Ennis is experiencing rapid growth, supported by proactive local leadership and its convenient access to Dallas via one of the region’s fastest commutes on I-45. Ennis is poised for substantial expansion, with nearly 5,000 multifamily and single-family residential units planned for completion by 2030 – over 2,550 of which are expected by 2024.

PROPERTY HIGHLIGHTS

- Ennis is currently one of the fastest-growing communities
- Located on I-45, one of the fastest travel routes to Dallas
- Ennis is experiencing a surge in development driven by families relocating from the Metroplex seeking affordable living and short commute times

CITY INFORMATION

SEC OF ENNIS AVE (TX-34) & BRANNAN DR | ENNIS, TX 75119



LOCATION DESCRIPTION

Ennis, a growing sub-market of the Dallas area, has a current population of approximately 19,261, while its broader retail trade area serves about 43,369 people—projected to increase by 6.3% by 2024. Each year, more than 1.1 million visitors are drawn to Ennis for attractions such as the Bluebonnet Trails, the Texas Motorplex, and other community events.

The city is investing \$59 million in downtown revitalization projects, including the Underpass Project, Infrastructure Improvement Program, and Historic Preservation Grant Program. The Underpass Project will establish a grade-separated crossing at Ennis Avenue and the railroad tracks, directly connecting the I-45 corridor to downtown and enhancing the flow of commerce and accessibility.

Ennis is also seeing significant residential growth as families and retirees relocate from the Metroplex seeking more space and convenience. Major developments include the \$275 million Prairieview Subdivision, the \$218 million Bluff View single-family and multifamily community breaking ground in 2023, and nearly 5,000 new residential units planned by 2030—with more than 2,550 scheduled for completion by 2023.

According to the Ennis Economic Development Department, the city expects population growth of up to 20,000 residents within city limits and around 40,000 within the retail trade area. Most future development is anticipated to occur on the east and north sides of Ennis, strategically positioning this site along I-45 at the city's core. With shorter commute times to Dallas via I-45 compared to US-77 or I-35, Ennis is poised to continue its rapid expansion and economic vitality.

DEMOGRAPHICS

SEC OF ENNIS AVE (TX-34) & BRANNAN DR | ENNIS, TX 75119

DEMOGRAPHIC SUMMARY

1701-1799 E Ennis Ave, Ennis, Texas, 75119

Ring: 3 mile radius

KEY FACTS

20,900

Population



7,206

Households

33.8

Median Age

\$59,020

Median Disposable Income

EDUCATION

19.9%

No High School Diploma



29.2%

High School Graduate



30.5%

Some College/
Associate's Degree



20.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$70,290

Median Household Income



\$31,019

Per Capita Income



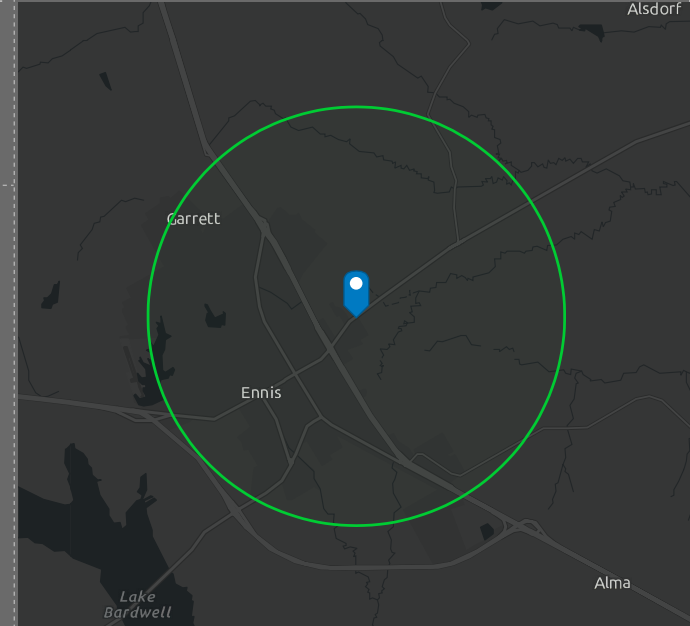
\$144,884

Median Net Worth

HOUSEHOLD INCOME



Alsdorf



EMPLOYMENT

50.9%

White Collar



31.4%

Blue Collar



19.9%

Services

3.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

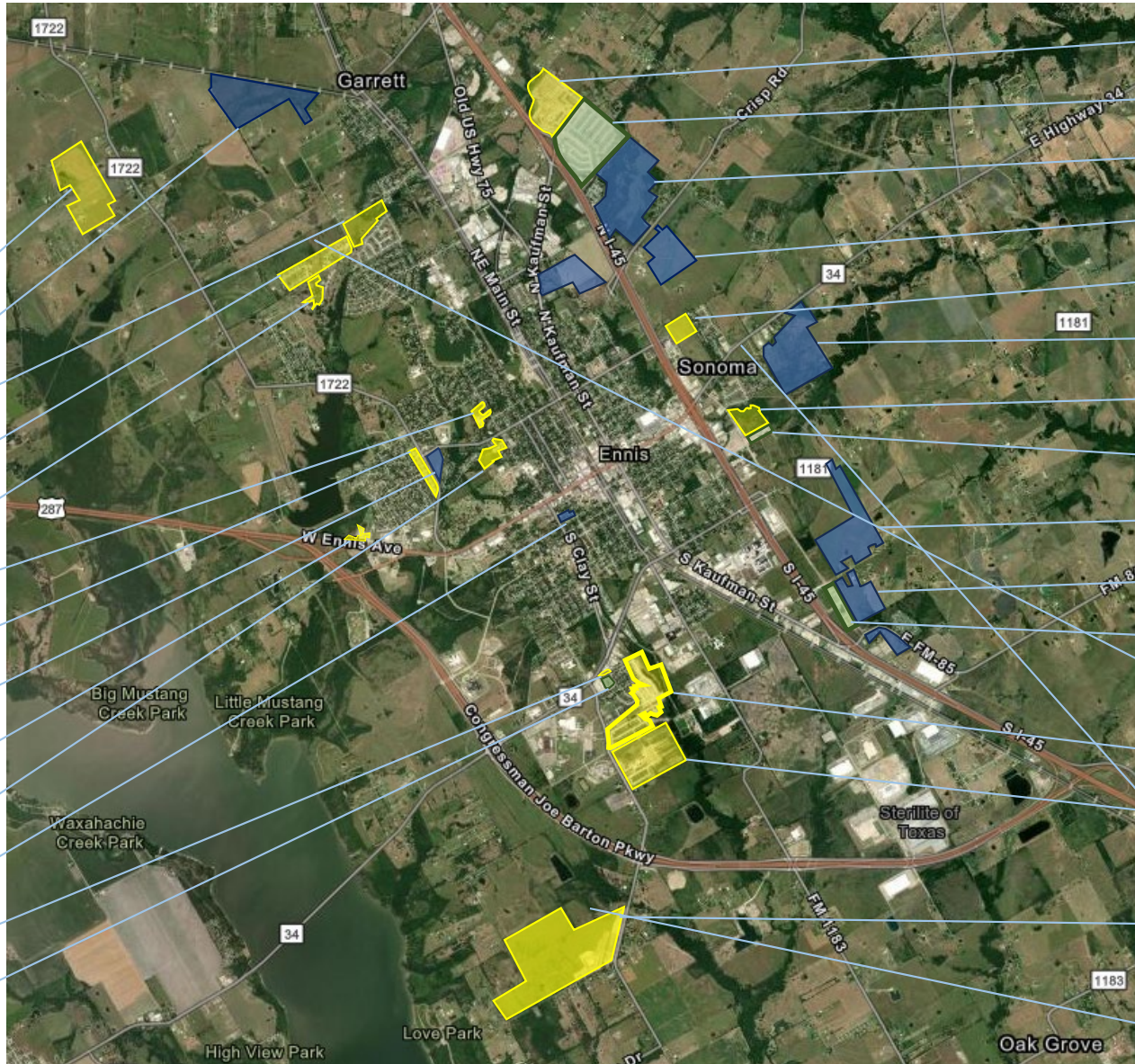
RESIDENTIAL MAP

SEC OF ENNIS AVE (TX-34) & BRANNAN DR | ENNIS, TX 75119

Residential Development

- Under development/ under construction
- > 3 years from Development
- Completed < 3 years ago

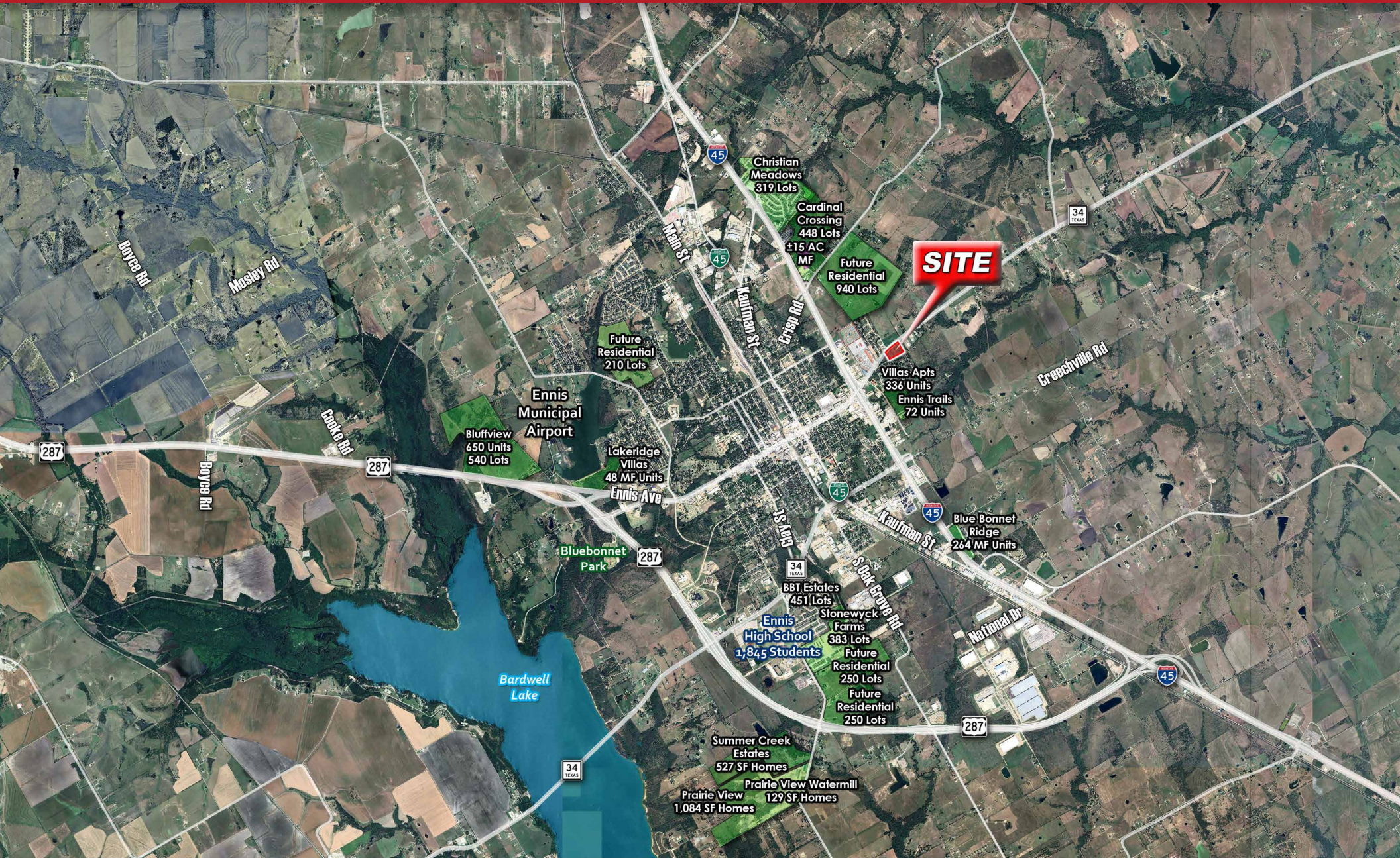
- Maliska – 60 SF Infill
- North 879 – 500 SF
- The Hollows – 96 SF
- Sleepy Hollows – 20 SF Infill
- Pinehurst – 30 SF Infill
- Clay St Apts – 30 MF
- Walkers Run – 30 SF Infill
- Country Club Villas – 60 SF
- Lakeridge Villas TC – 48 MF Senior
- Oak Creek – 28 MF
- Valdez – 29 SF Infill
- Websters – 29 D
- Cummings Creek – 96 MF



- Christian Meadows – 319 SF 91 TH
- III Cardinals – Complete 409 lots
- Buster Development – 522 SF
- Cardinal Crossing – 448 SF
- Ennis Town Center – 260 MF
- Hwy 34 Martinek – 447 SF 272 TH
- Regency – 462 MF
- Ennis Trails – 72 MF
- Valek II – 440 MF 600 SF
- Valek & Sonoma – 350 MF
- BB Ridge TC – Complete 264 MF
- Ennis Grand Estates – 34 SF
- BB Estates – 109 SF Infill
- Stonewyck – 383 SF in P2
- Sunridge Estates – 11 SF
- Prairieview – 1065 SF
- Camden Home – 350 SF, 150 TH, 200 MF
- Summer Creek – 527 SF

RESIDENTIAL AERIAL

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SITE AERIAL

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