

Ennis Texas, I45 Off-Ramp Frontage

All Available

Tract 1 Zoned Commercial 5.42 Acres. \$5.95 per Sq Ft.

Tract 2 Zoned Commercial 2.40 Acres. \$3.95 per Sq Ft.

Tract 3 Industrial Subject to Zoning 14.44 Acres. \$3.95 per Sq Ft.

Tract 4 Zoned Commercial 2.29 Acres. \$3.95 per Sq Ft.

Land Located in Opportunity Zone

Land: Commercial, Industrial, Gas Station, Restaurant, Truck Stop, Hotel, Retail, Church, Convenience Store, Etc...



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Austin Olsen | Co-Owner | 602-614-9383

Bill Olsen | Co-Owner | 602-430-7002



25 ACRES

Ennis, TX



Silverton Apts
250 Apartments

85

City of Ennis Supports Industrial on Tract 3

14.445 Acres
Tract 3

Zoned Commercial
2.40 Acres
Tract 2

85

Sonoma Trail

Zoned Commercial
5.42 Acres
Tract 1

Zoned Commercial
2.295 Acres
Tract 4



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

S Kaufman St



25 ACRES Ennis, TX

PETSMART

BlueBonnet Apts
262 Apartments

Guardian

polyguard

AECI
SCHIRM

Polyco
POLYMER TO PROTECT

Texas Mattress
Factory

AT&T

Tesla Supercharger

Silverton Apts
250 Apartments

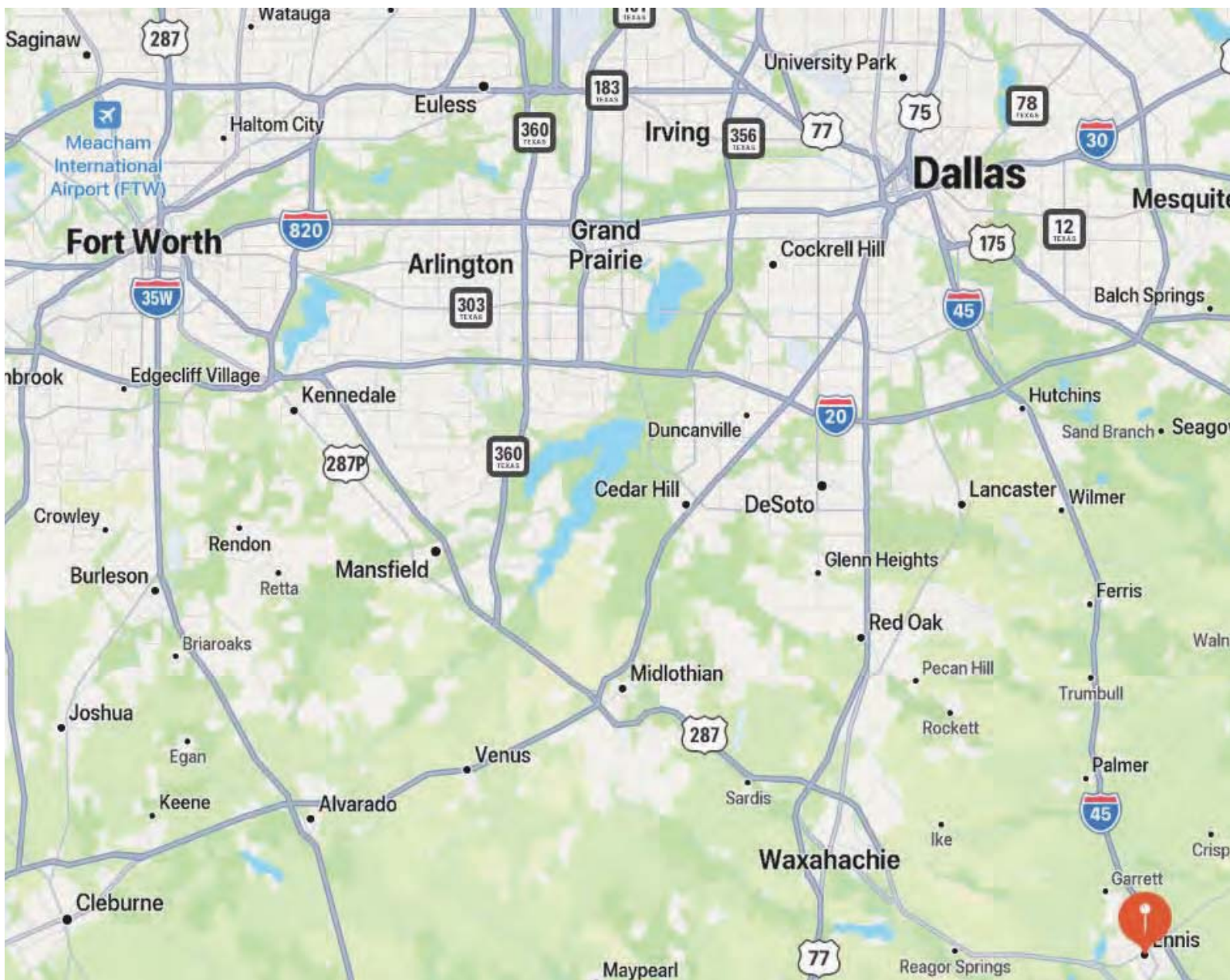
85



Loggatt & Platt
INCORPORATED

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Bill@RealEstateAAA.com

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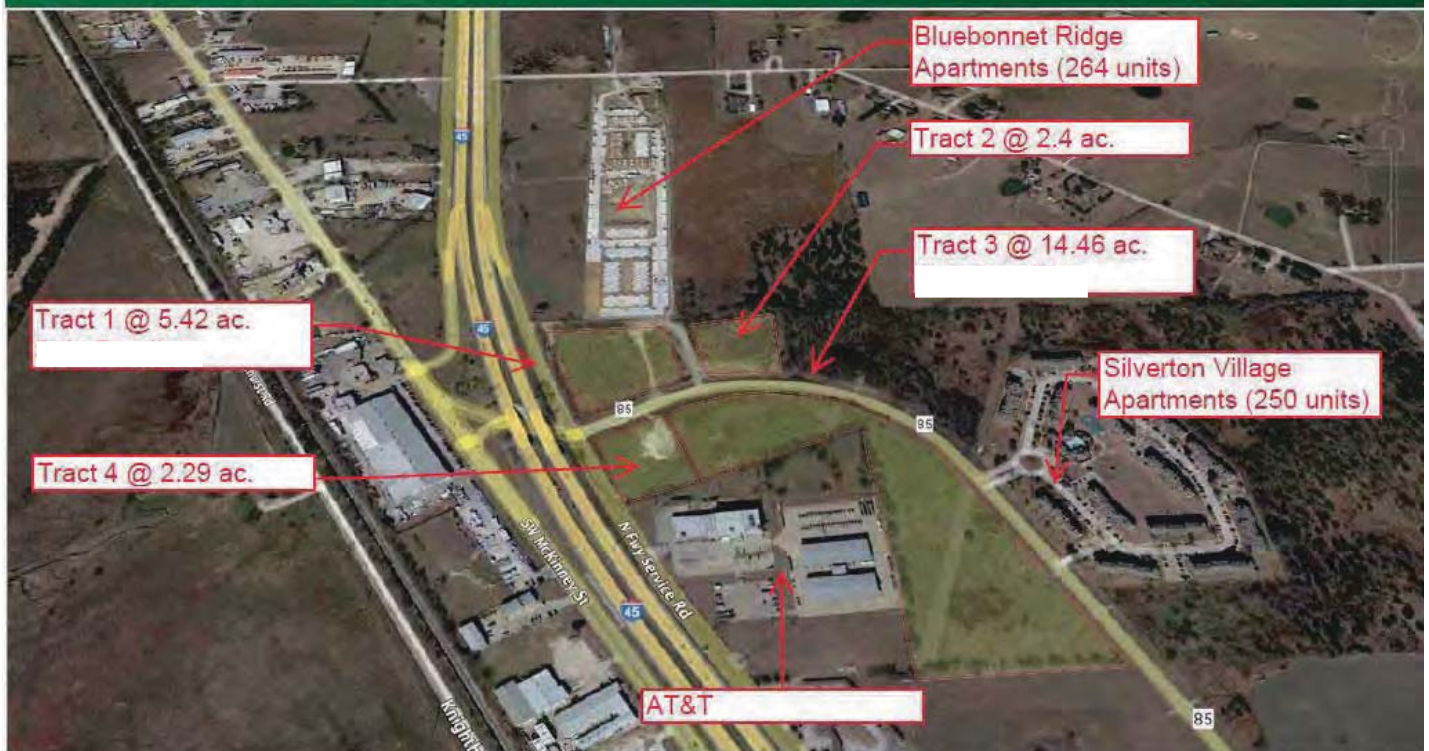
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Opportunity ZONE

LAND FOR SALE



Austin Olsen | Co-Owner | 602-614-9383

Bill Olsen | Co-Owner | 602-430-7002

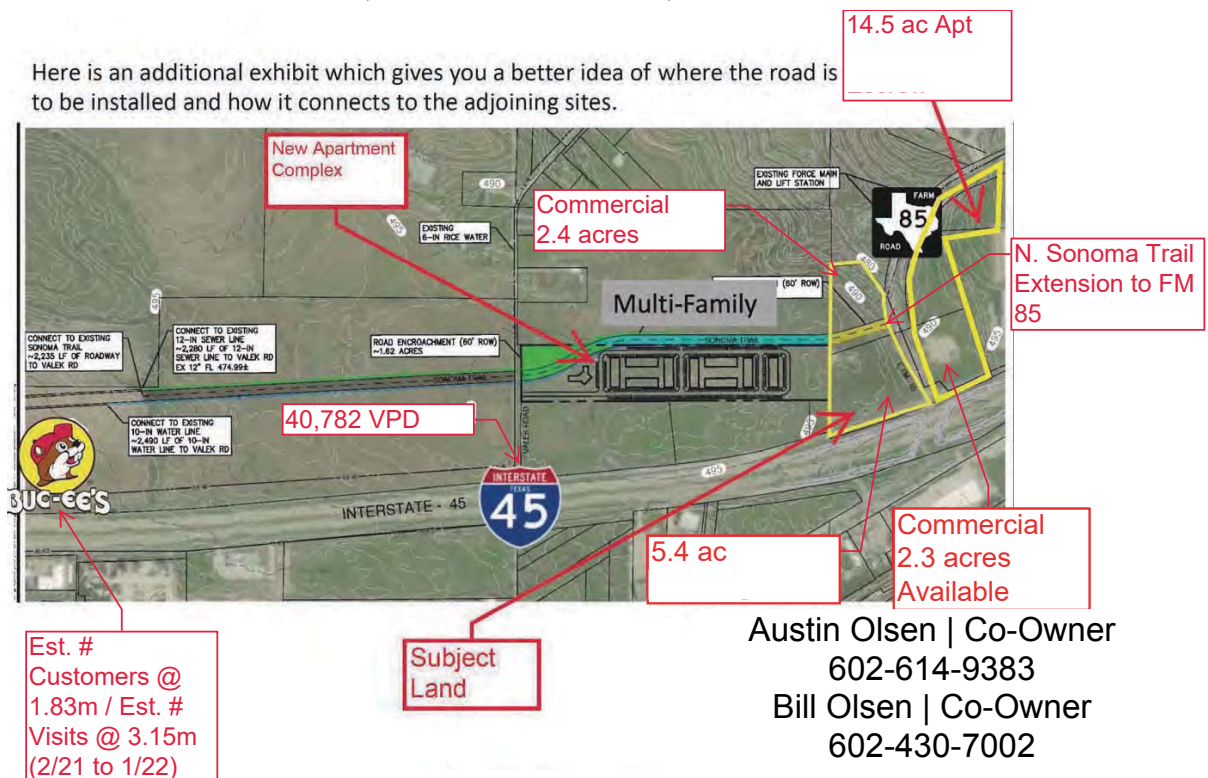
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Land Located in Opportunity Zone

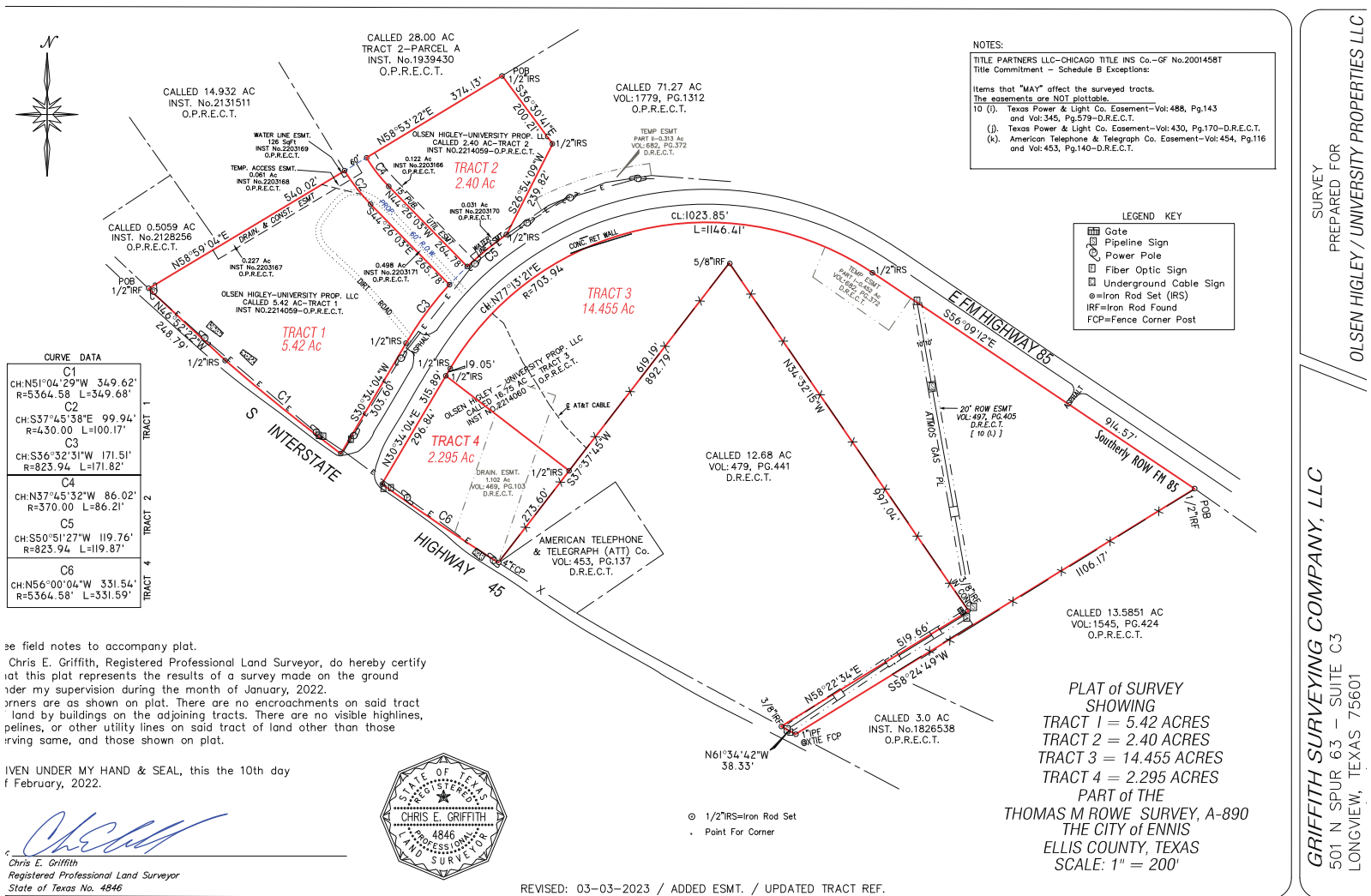
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Here is an additional exhibit which gives you a better idea of where the road is to be installed and how it connects to the adjoining sites.



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602-614-9383
Bill Olsen | Co-Owner
602-430-7002

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see field notes to accompany plat.

Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of January, 2022.

Boundaries are as shown on plat. There are no encroachments on said tract and by buildings on the adjoining tracts. There are no visible highlines, pipelines, or other utility lines on said tract of land other than those surveying same, and those shown on plat.

GIVEN UNDER MY HAND & SEAL, this the 10th day of February, 2022.

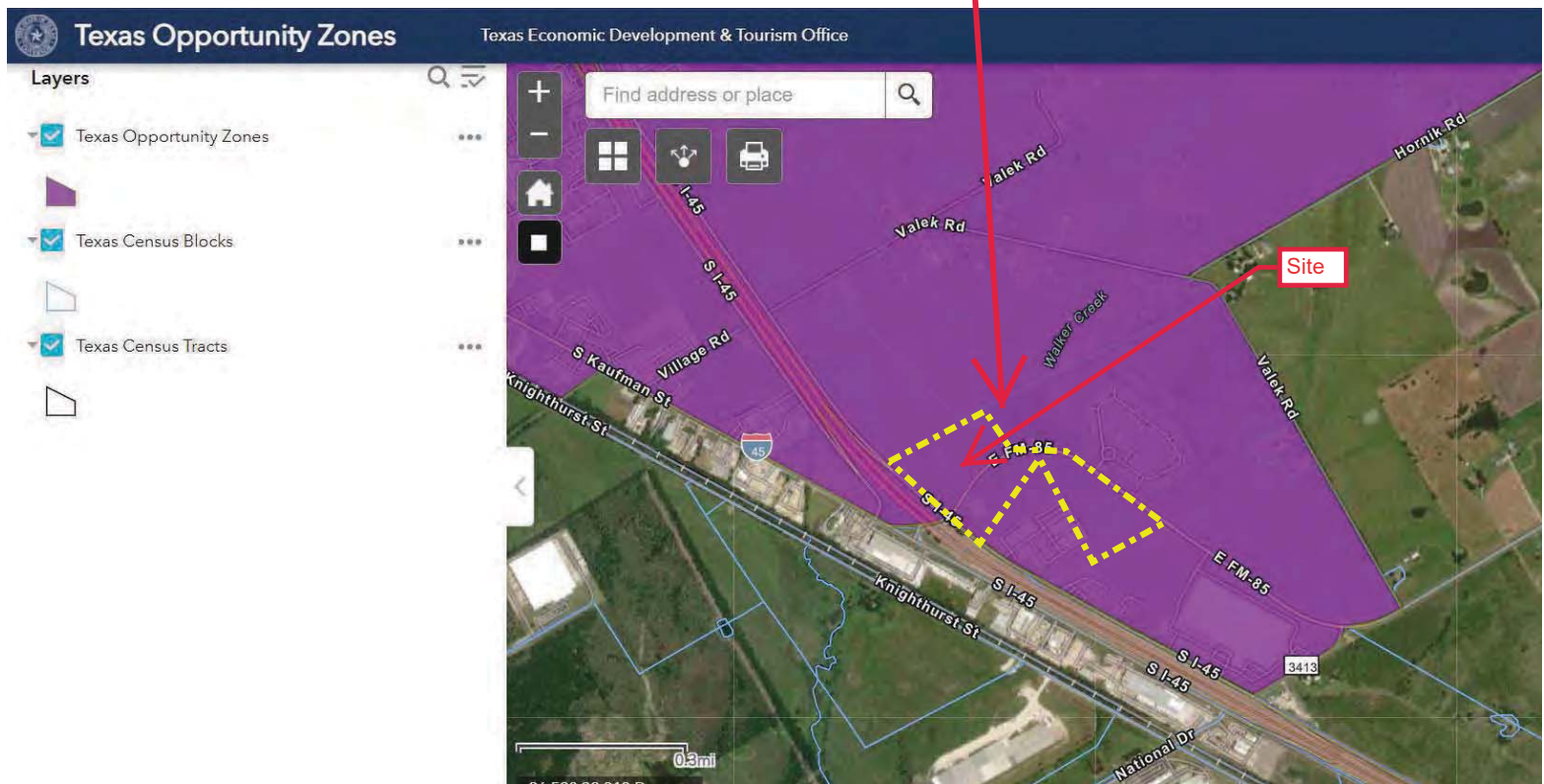
Chris E. Griffith
Chris E. Griffith
Registered Professional Land Surveyor
State of Texas No. 4846



SURVEY PREPARED FOR
OLSEN HIGLEY / UNIVERSITY PROPERTIES LLC

GRIFFITH SURVEYING COMPANY, LLC
501 N SPUR 63 - SUITE C3
LONGVIEW, TEXAS 75601

Subject Site in
Opportunity
Zone



Land: Commercial, Industrial, Gas Station, Restaurant, Truck Stop, Hotel, Retail, Church, Convenience Store, Etc...