

SOUTH-EAST CORNER OF 1183 & BLAZEK ROAD, ENNIS

ENNIS, TEXAS 75119



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



PROPERTY INFORMATION

Location	South-East Corner of 1183 & Blazek Road, Ennis
Coordinates	32°16'36.7"N 96°35'22.0"W
Size	202.096 acres
Frontage	1,413 feet on 1183 & 5,300 feet on Blazek Road
Zoning	Agriculture
Water	10" on 1183, City of Rice
Sewer	TBD
Electric	TBD



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AREA MAP



AMENITIES

- 1 SITE
- 2 Sterilite
- 3 LOLOI Rugs
- 4 Lennar Prairie View
- 5 Sterilite
- 6 Lowes
- 7 D. R. Horton's Stonewyck Farms
- 8 Schirm USA
- 9 Blue Bonnet Estates
- 10 Blue Bonnet Ridge Apartments
- 11 Silverton Village
- 12 CVS Distribution Center
- 13 Fresh Pet Manufacturing
- 14 DENSO Manufacturing
- 15 IKO Metals
- 16 Ennis Products
- 17 Buc-ee's
- 18 Ennis High School
- 19 Ennis Junior High School
- 20 Leggett & Platt



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ENNIS STATISTICS



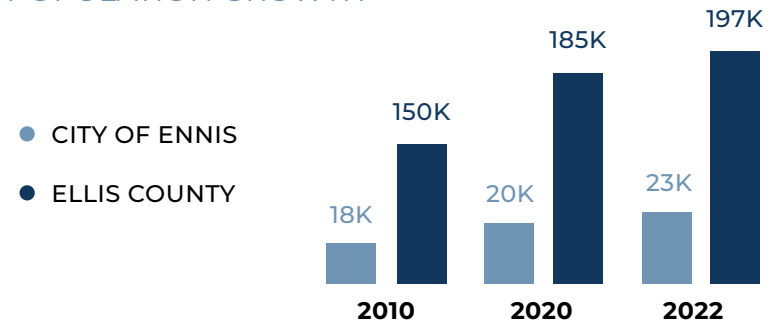
ENNIS SQUARE



RESIDENTIAL DEVELOPMENT



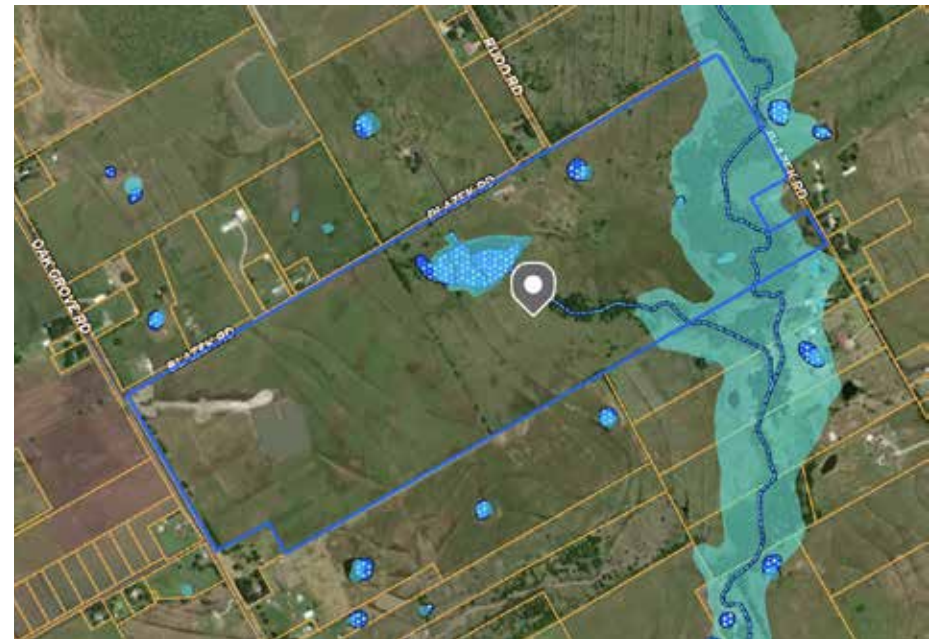
POPULATION GROWTH



LARGEST EMPLOYERS



FEMA MAP



SIGNIFICANT GROWTH IN SINGLE FAMILY NEW BUILDS

Development Name	Projected Build Out Over Next 5 Years
Bluebonnet Estates	312
Christian Meadows	319
III Cardinals	134
Lennar	800
Maliska	20
Nesuda Road	600
Pinehurst	30
Sleepy Hollow Manor	69
Sleepy Hollow	20
Stonewyck	383
Walkers Run	30
Walker Estates	215
Crisp Road	157
Sleepy Hollow North	125

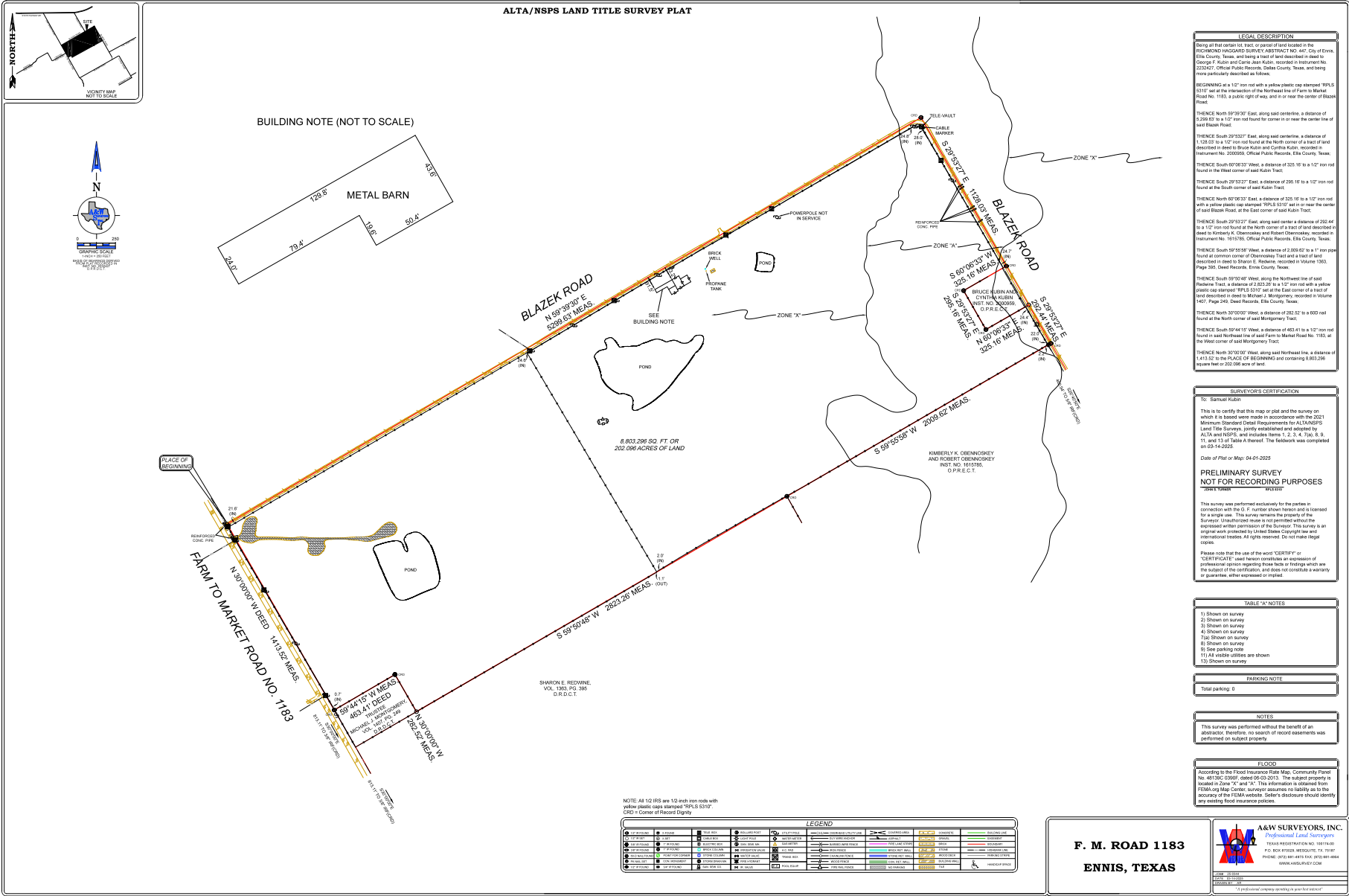
3,600
NEW ROOFTOPS
BEFORE 2026



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SURVEY



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COMMUNITY SUMMARY

Ennis CCD, TX
Geography: County Subdivision

31,371	1.49%	2.88	82.7	35.6	\$80,647	\$276,982	\$219,541	26.1%	58.7%	15.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



18.4%
Services

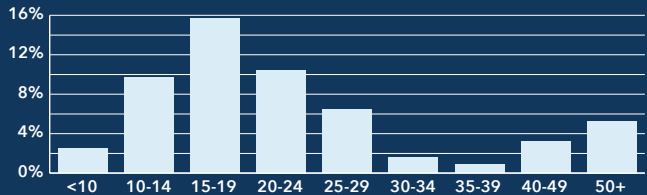


29.9%
Blue Collar

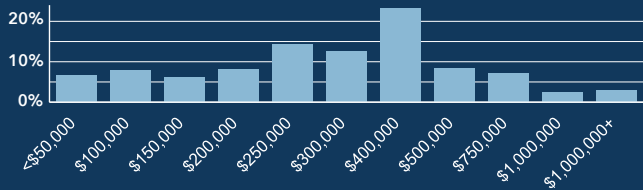


51.7%
White Collar

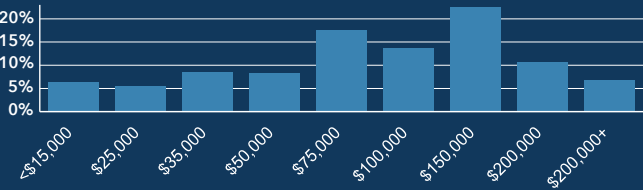
Mortgage as Percent of Salary



Home Value



Household Income

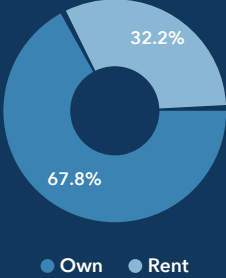


Age Profile: 5 Year Increments

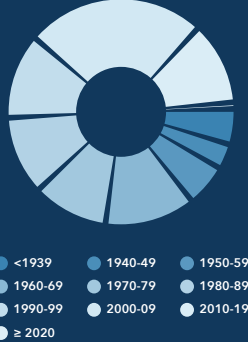


Dots show comparison to **Texas**

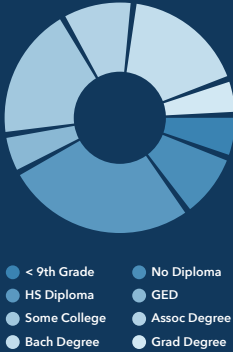
Home Ownership



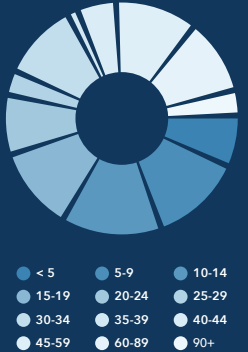
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

Holt Lunsford Commercial, Inc.

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Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

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Sales Agent/Associate's Name

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