

3413 N Interstate 45, Ennis, TX



±106 ACRES LAND FOR SALE



Tom Clarke, SIOR Emeritus

Principal

(214) 862-6231

thomas.clarke@transwestern.com

Contact Broker For Pricing

transwestern.com

PROPERTY SUMMARY

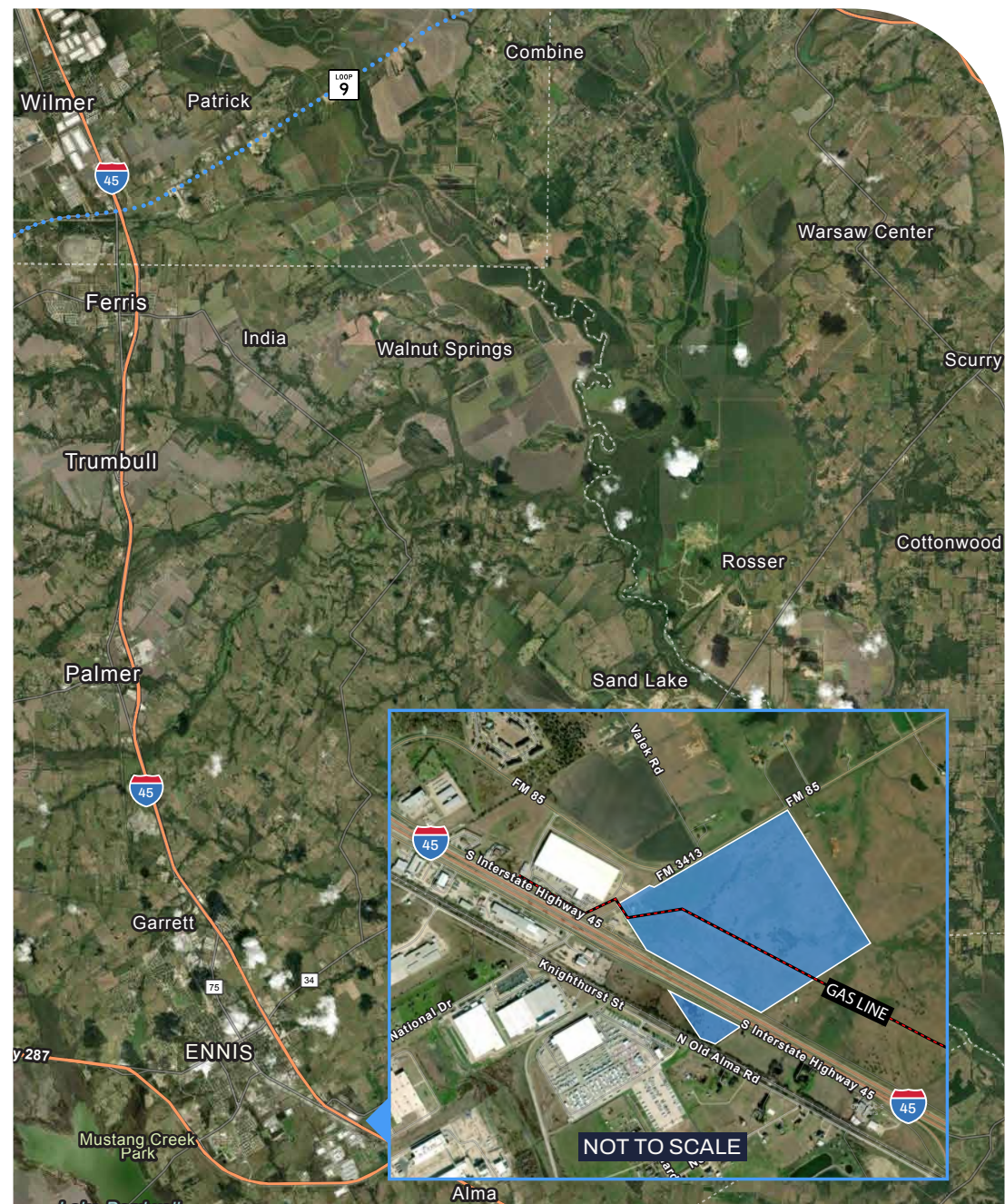
Address	3413 N Interstate 45, Ennis TX 75119
Size	±106 Acres
Zoning	Agriculture
Future Use	Commercial, Industrial, Medical, Office, Retail
Jurisdiction	Ennis City Limits / Ennis ETJ
Utilities	ONCOR (Electric) / ATMOS ENERGY (Natural gas) Ensearch Power: 340 megawatts

PROPERTY DESCRIPTION

Two vacant land parcels fronting Interstate 45 and FM 85 in Ennis, Texas. The largest parcel, just outside Ennis city limits, is approximately 102 acres of land with a small house located on the east side of I-45. Frontage along I-45 is approximately 1,650'. And 2,100 feet of frontage on FM 85 is located at the exit ramp from I-45. The second parcel is 4.16 acres of land located on the west side of I-45 with approximately 900' of frontage on I-45 with 1,200' of rail frontage. Both parcels have high visibility and access.

SALE HIGHLIGHTS

- I-45 Frontage
- Prime Development Opportunity
- Opportunity Zone
- Local Businesses Include Sterilite, LOLOI Rugs, Lowe's, Buc-ee's, CVS, DENSO, Fresh Pet, IKO Metals, Leggett & Platt, and More
- East of Lennar Prairie View, D.R. Horton's Stonewyck Farms, and Blue Bonnet Ridge Apartments and Estates
- 3,600 New Single-Family Builds Under Construction or Delivered By 2026 in Ennis



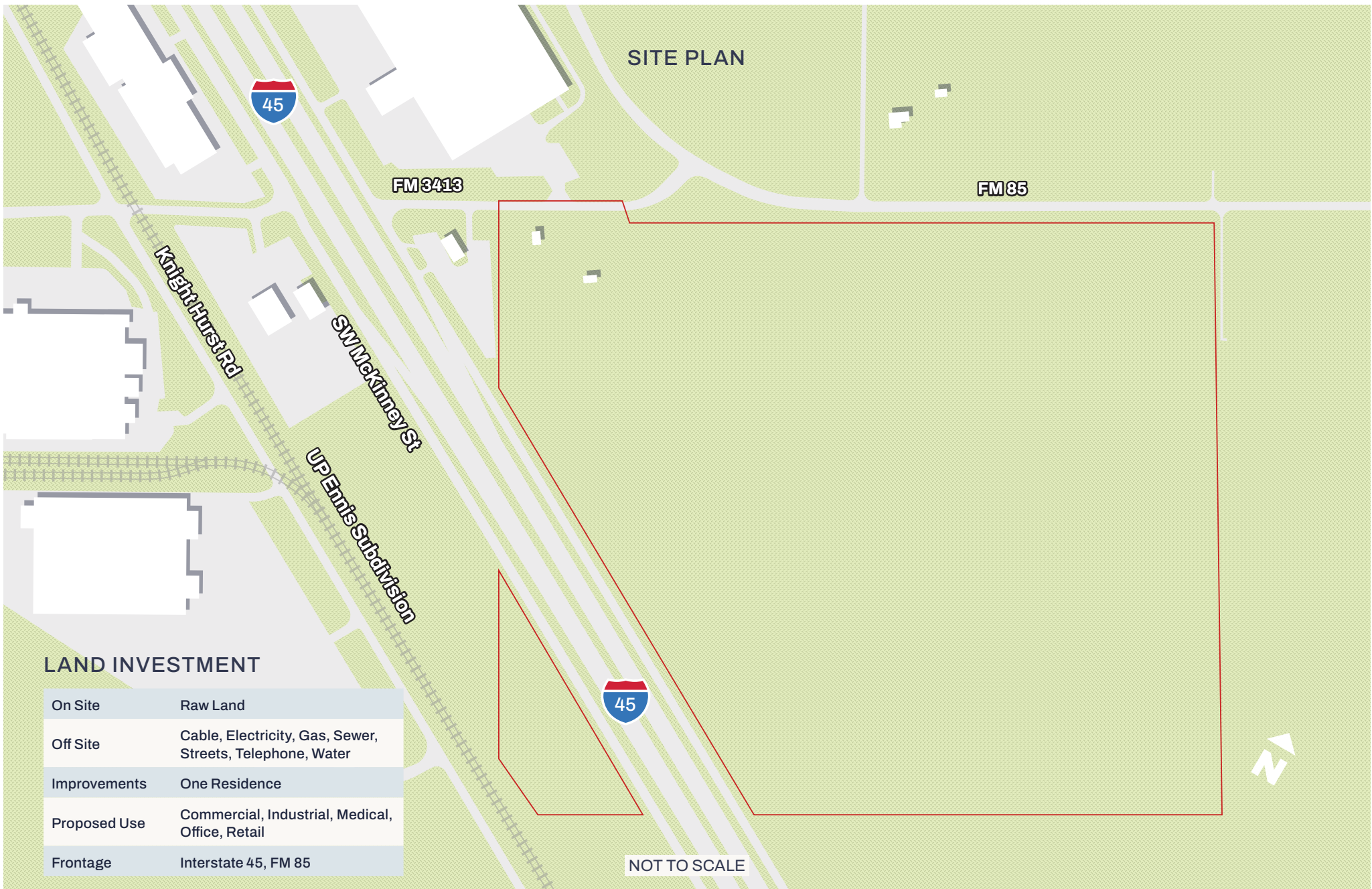
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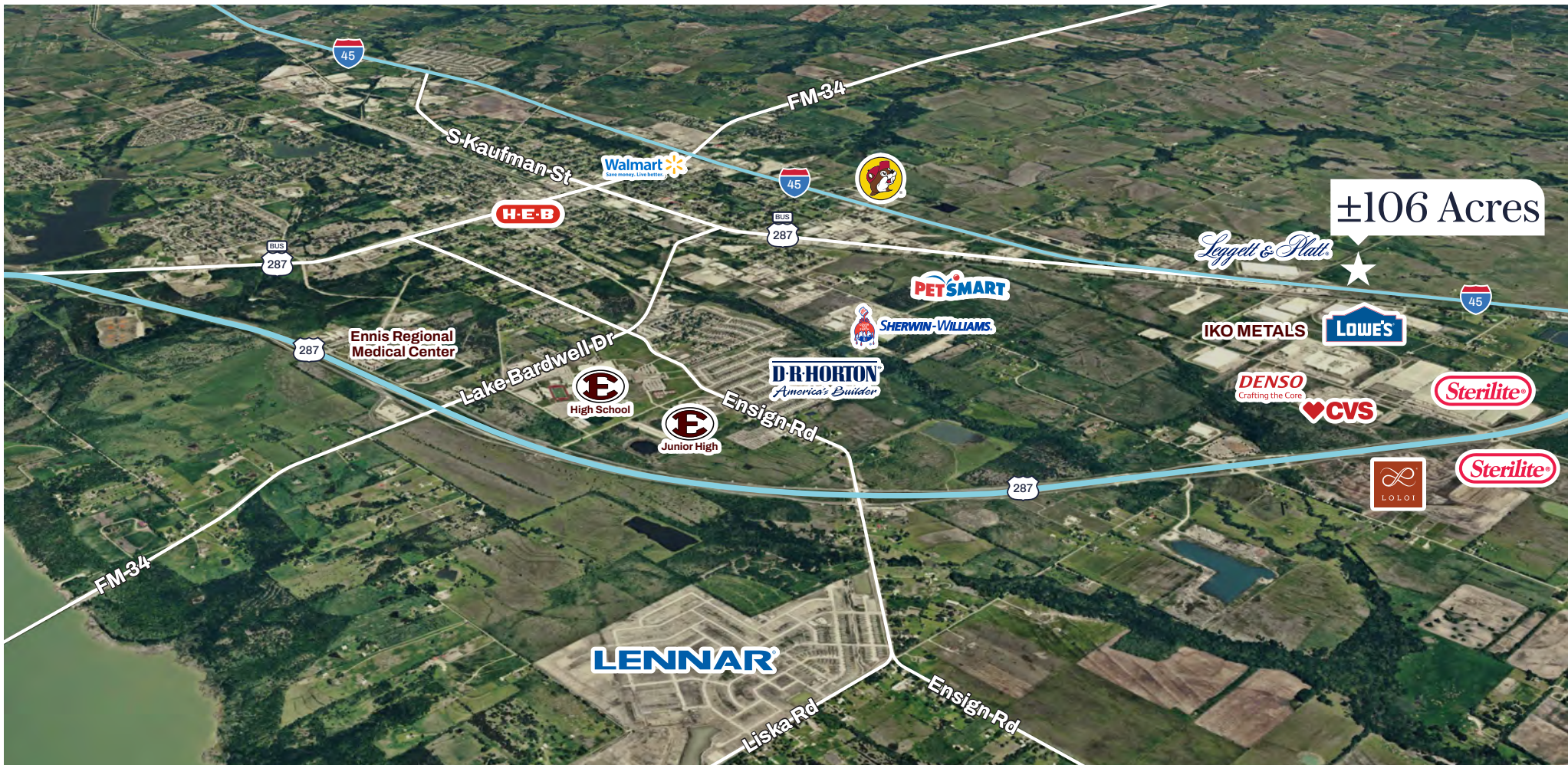


LAND INVESTMENT

On Site	Raw Land
Off Site	Cable, Electricity, Gas, Sewer, Streets, Telephone, Water
Improvements	One Residence
Proposed Use	Commercial, Industrial, Medical, Office, Retail
Frontage	Interstate 45, FM 85

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3 MILE STATS (2026)

18,297
POPULATION

8,935
LABOR FORCE 16+

\$81,047
HH INCOME

34 Yrs
MEDIAN
HOUSEHOLD AGE

LARGEST EMPLOYERS

Sterilite
650 EMPLOYEES
PLASTICS
MANUFACTURING

Leggett & Platt
350 EMPLOYEES
MATTRESS
MANUFACTURING

freshpet
300 EMPLOYEES
HEALTHY DOG & CAT
FOOD MANUFACTURER

GAF
290 EMPLOYEES
ROOFING, SIDING, AND
INSULATION WHOLESALE

CVS
268 EMPLOYEES
DISTRIBUTION

AECI
SCHIRM
212 EMPLOYEES
HORTICULTURAL CHEMICAL
MANUFACTURING

AFC STEEL
AFC SOLAR
210 EMPLOYEES
STEEL FABRICATION &
SOLAR STRUCTURES

ASSOCIATED MATERIALS
150 EMPLOYEES
PLASTICS PRODUCT
MANUFACTURING

ENNIS
STEEL INDUSTRIES, INC.
138 EMPLOYEES
STRUCTURAL AND STEEL
MANUFACTURING

ADS
125 EMPLOYEES
ALL OTHER PLASTICS
PRODUCT MANUFACTURING

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