

1031 Exchange Opportunity

Ennis, Texas | Highway 287 & Ensign Rd Off-Ramp



Freeway Off-Ramp Frontage



Approved Master-planned Community 68 +/- acres, 1048 units



Zoning Approved



Sold in Bulk \$7,101,000 or Individual Parcels



Commercial Freeway Frontage Curb, Gutter Sidewalk



Approved Apartment Zoned, 22 units per acre, 440 units



Approved Town-home (BTR) Zoned, 16 units per acre, 592 units



16 inch Water Line and 16 inch Sewer Line to Site



Available in Bulk or Individual Parcels



30 miles South of Dallas



Surrounded by top name builders



Adjacent to New High-school and Jr High-school, & Hospital



Contact Landowner

Austin Olsen

602-614-9383

Austin@RealEstateAAA.com

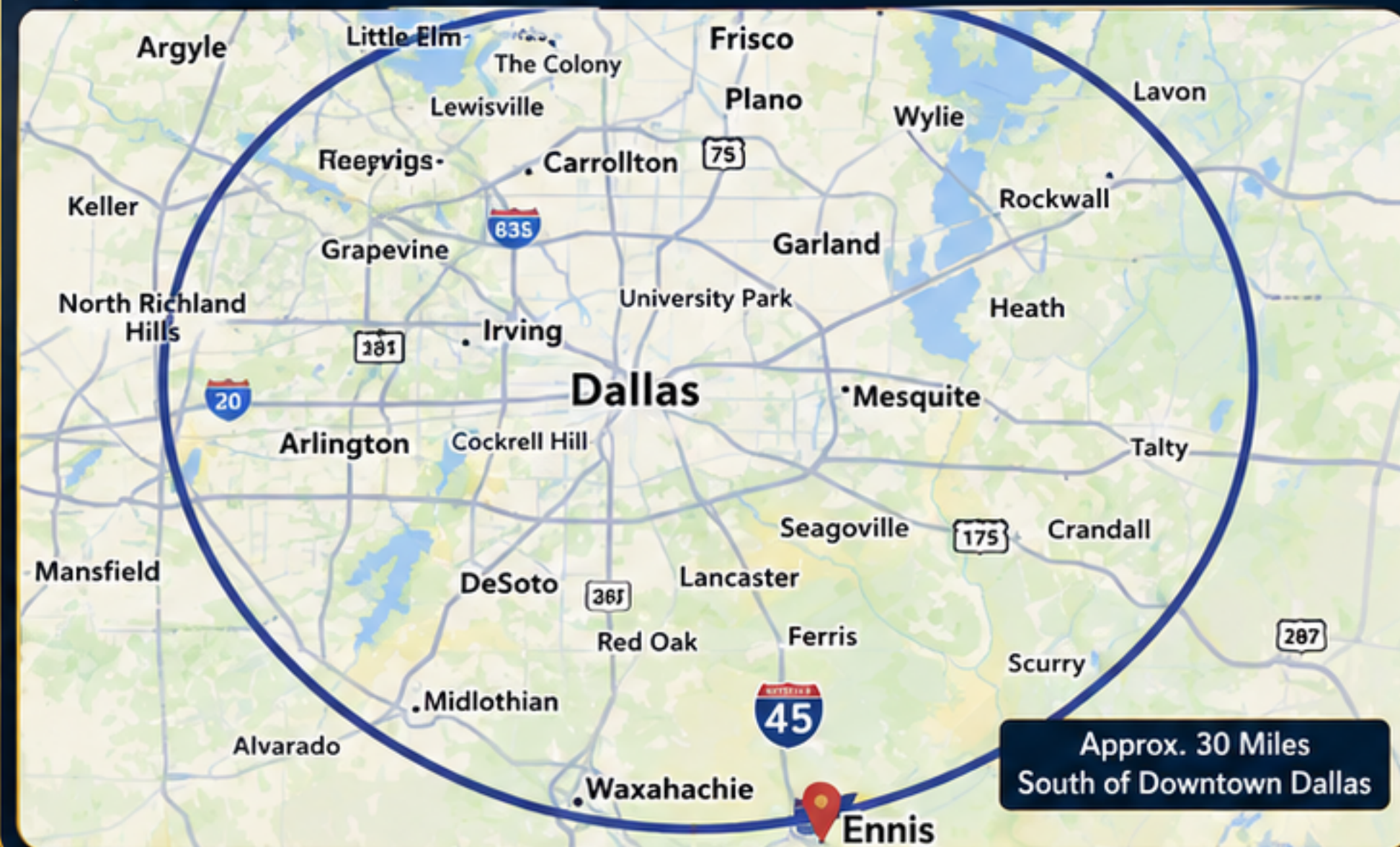
Bill Olsen

602-430-7002

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DALLAS-AREA LOCATION MAP



ENNIS MARKET CONTEXT & REGIONAL DEMAND DRIVERS



This information is provided for marketing purposes only and is believed to be reliable but is not guaranteed. Prospective buyers should independently verify all information through their own due diligence before purchasing the property.



**ZONING
APPROVED**



**16" WATER LINE
TO SITE**



16" SEWER LINE
TO SITE

Aerial Context & Zoning Overview

1031 Exchange Opportunity | Ennis, Texas



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Bulk Pricing & Individual Tract Pricing

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Aerial #	Location	Zoning	Highlights	Comments	Acres	Bulk Price 68 acres, Per SF	Bulk 68 acres Package Deal	Individual Price SF	Individual Price Per Tract	Approved Zoned Units	Price Unit	Comments
North 1-A	NE of the Corner of Hwy 287 & Ensign Rd, Ennis Tx	Hard Zoned Apartments	Approved 22 units Acre	Apartments Adjacent to Freeway	20.4	\$2.52	\$2,234,942	\$3.06	\$2,713,858	448	\$6,059	Apartment Zoning Approved, Freeway Access, Water to Site, Sewer Line On Site, Will Serve Letter in Hand
North 1-B	NE of the Corner of Hwy 287 & Ensign Rd, Ennis Tx	Hard Zoned Townhomes	Approved 16 units Acre	Townhomes Adjacent to Freeway	37.0	\$2.21	\$3,553,843	\$2.68	\$4,315,380	592	\$7,289	Townhome Zoning Approved, Freeway Access, Water to Site, Sewer Line On Site, 52 acres Gross, Approx 37 acres buildable
North 1-C	NE of the Corner of Hwy 287 & Ensign Rd, Ennis Tx	Hard Zoned Freeway Frontage Commercial	1,350+/- Freeway Frontage	Commercial Freeway Frontage with Curb & Sidewalks	10.9	\$2.77	\$1,312,833	\$3.95	\$1,875,476	—	—	Commercial Zoning Approved, Freeway Frontage with Curb, Gutter, & Sidewalk Completed. Water to Site, Sewer Line On Site
North 1A-C	Totals	—	—	—	68.3	Bulk 68 acres	\$7,101,617	Individual Price	Individual Price	1,040	—	Freeway Frontage North of Hwy 287

PROPERTY SUMMARY



Freeway Off-Ramp Frontage



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CONTACT LANDOWNER



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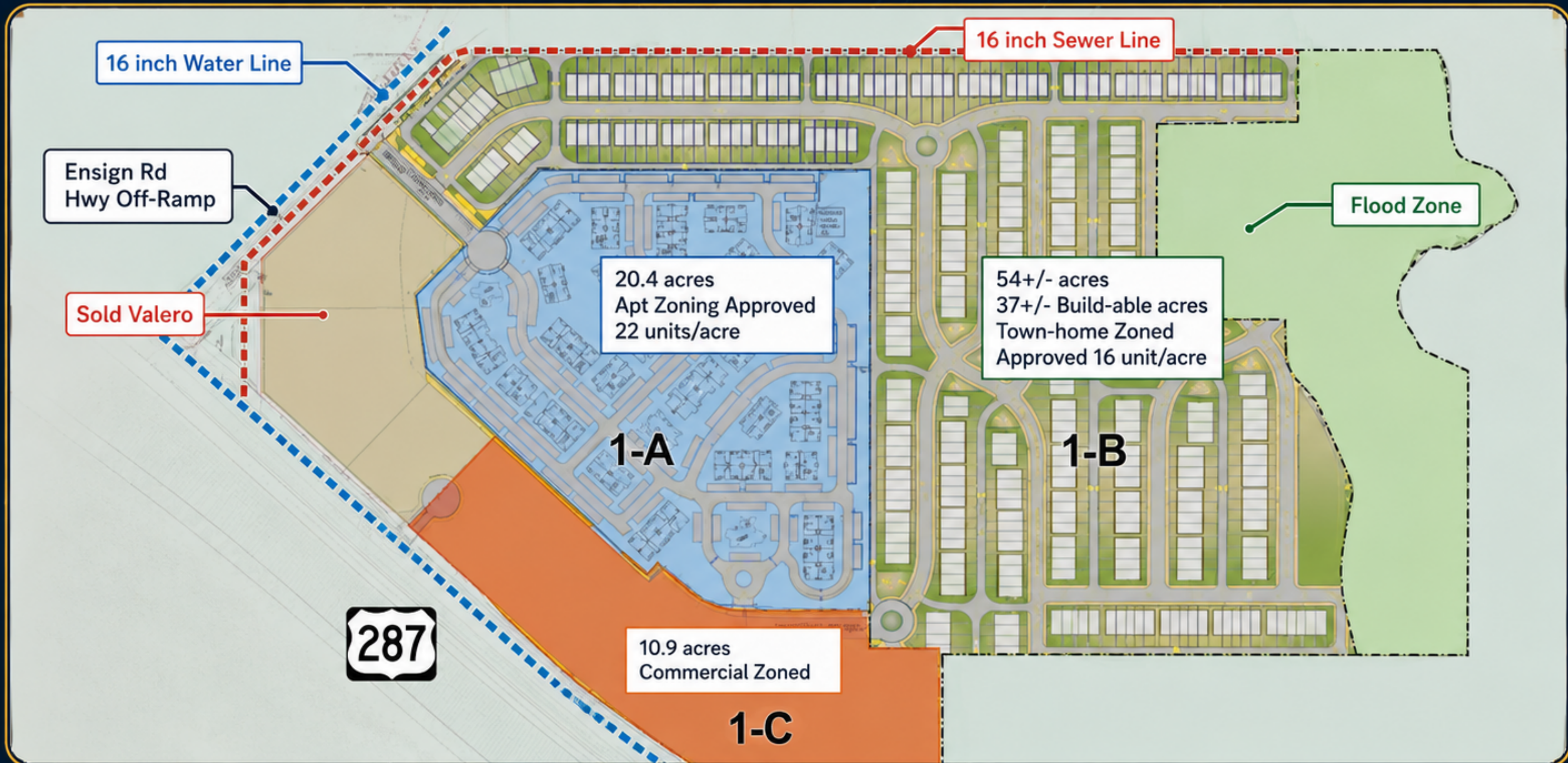
CONCEPT LAND PLAN & UTILITY OVERVIEW

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ENNIS, TEXAS

PREMIER DEVELOPMENT SITE



PARCEL 1-A

20.4 acres
Apt Zoning Approved
22 units/acre



PARCEL 1-B

54+/- acres
37+/- Build-able acres
Town-home Zoned
Approved 16 unit/acre



PARCEL 1-C

10.9 acres
Commercial Zoned



16" WATER LINE
To Site



16" SEWER LINE
To Site



FLOOD ZONE
On Eastern Portion
of Property



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Highway 287 Off-Ramp Frontage Road Heading West



30 acres Available
Will Divide



Lennar Homes
Building 1,100 Homes



Hwy 287 Off-Ramp
Ensign Rd



Zoned Commercial
Zoned 20 ac 440 Apts
Zoned 41 ac Zoned TH
UP TO 656 Units
Water & Sewer to Site



TXDOT Drive

Excellent 1031 Tax Exchange



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ZONING
APPROVED

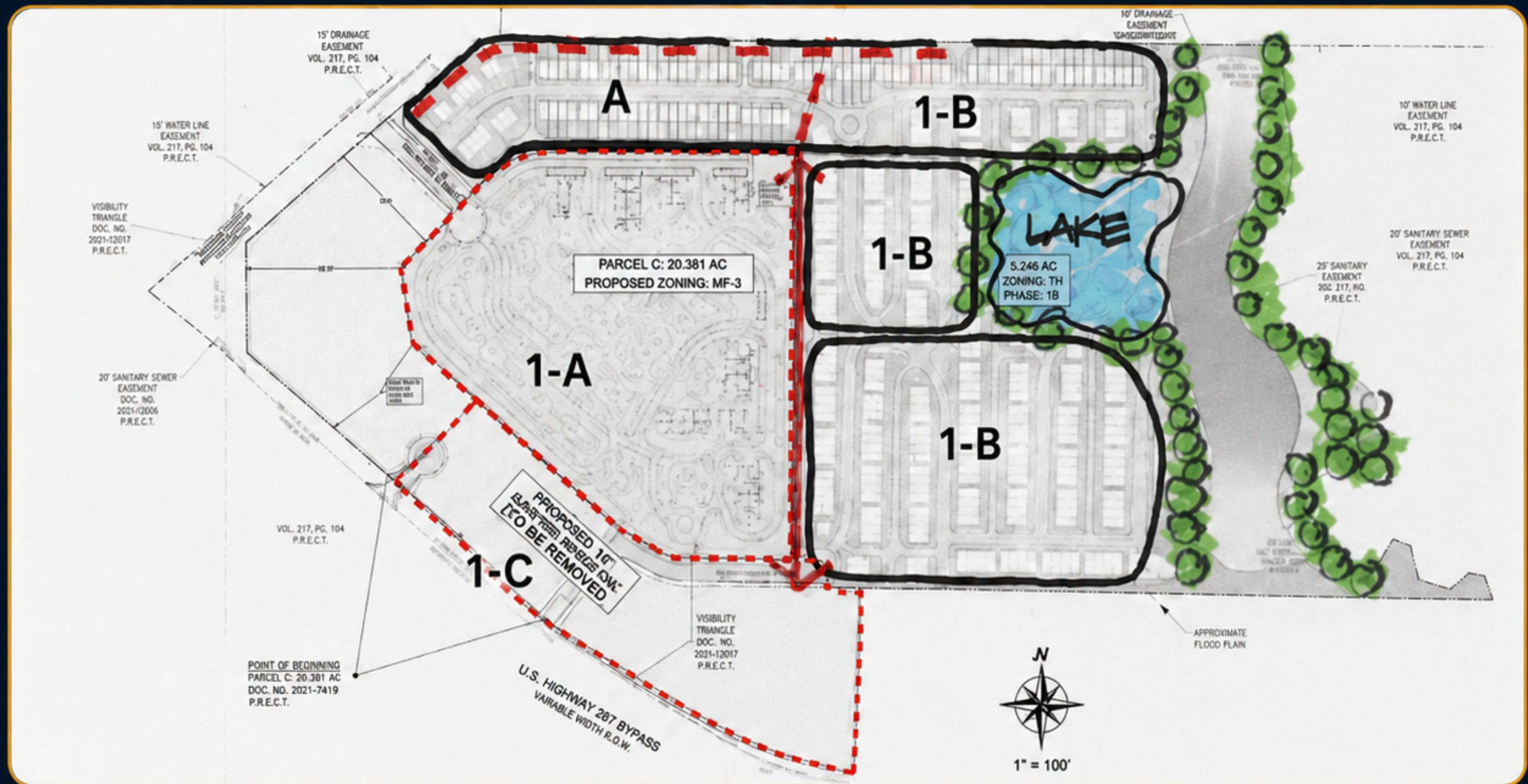


16" WATER LINE
TO SITE



16" SEWER LINE
TO SITE

Potential Phasing of the Town-home Land



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Excellent
1031 Exchange



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