

Will Sell the Entire Package Bulk 24.565 acres, \$2.91 SF, \$3,106,111

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

S Kaufman St



Tesla Supercharger

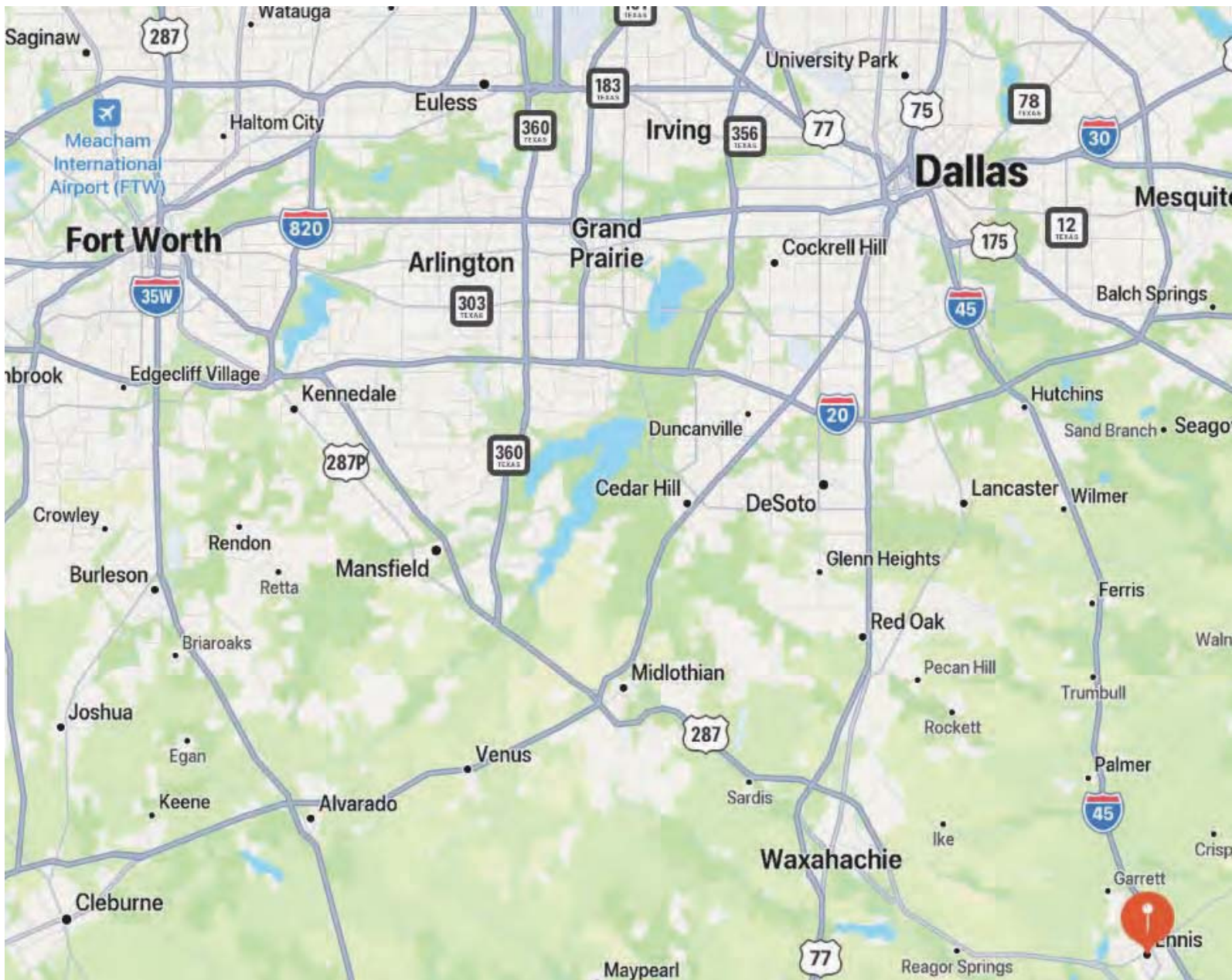
Silverton Apts
250 Apartments

85

Loggatt & Platt
INCORPORATED

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

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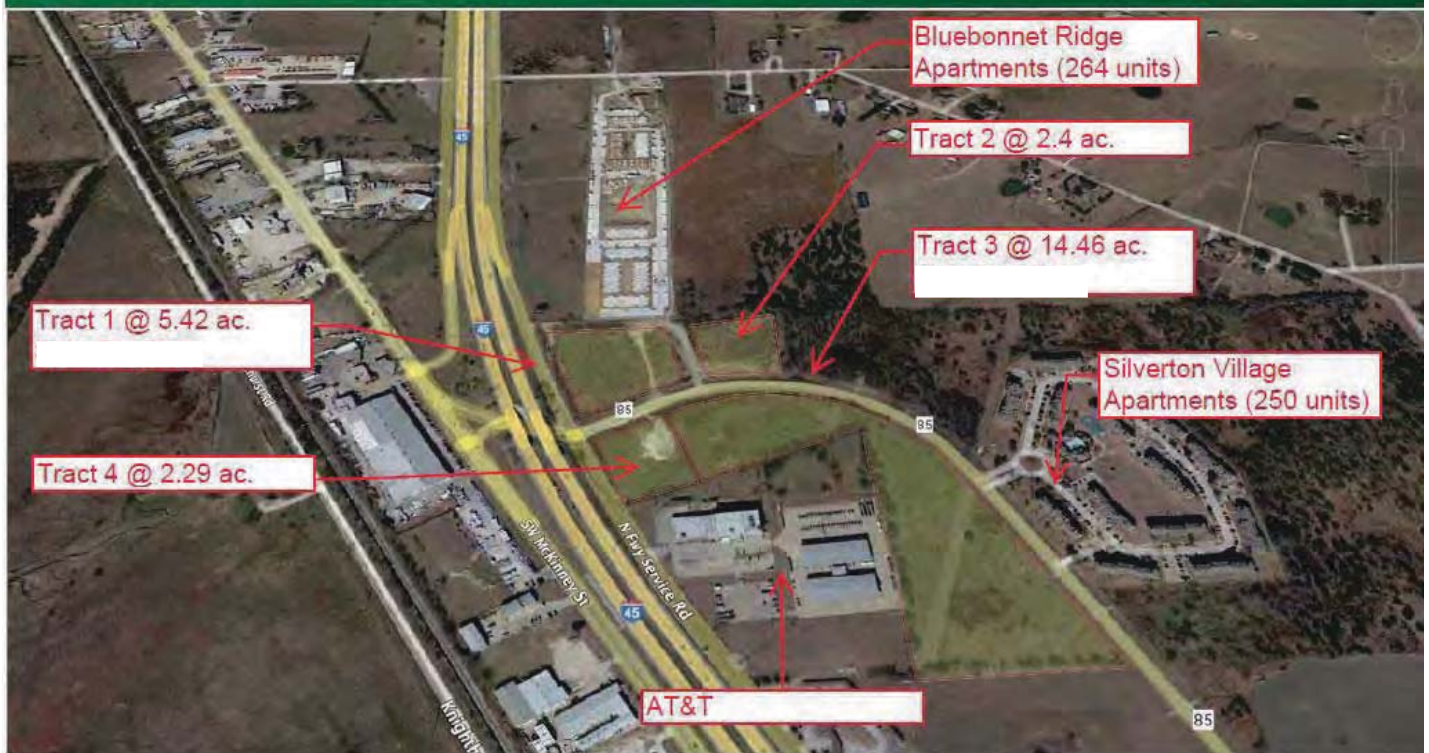
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Tract 3 Industrial Subject to Zoning 14.44 Acres. \$3.95 per Sq Ft.

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Opportunity ZONE

LAND FOR SALE



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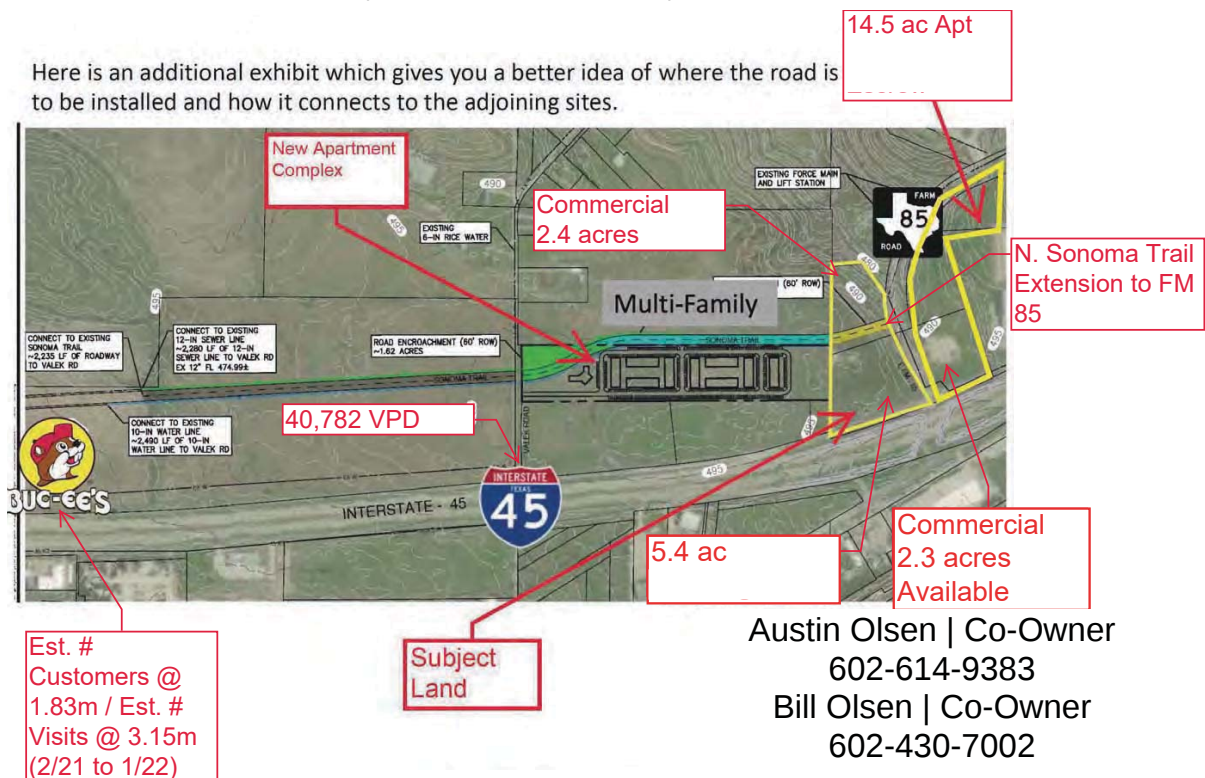
Tract 3 Industrial Subject to Zoning 14.44 Acres. \$3.95 per Sq Ft.

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

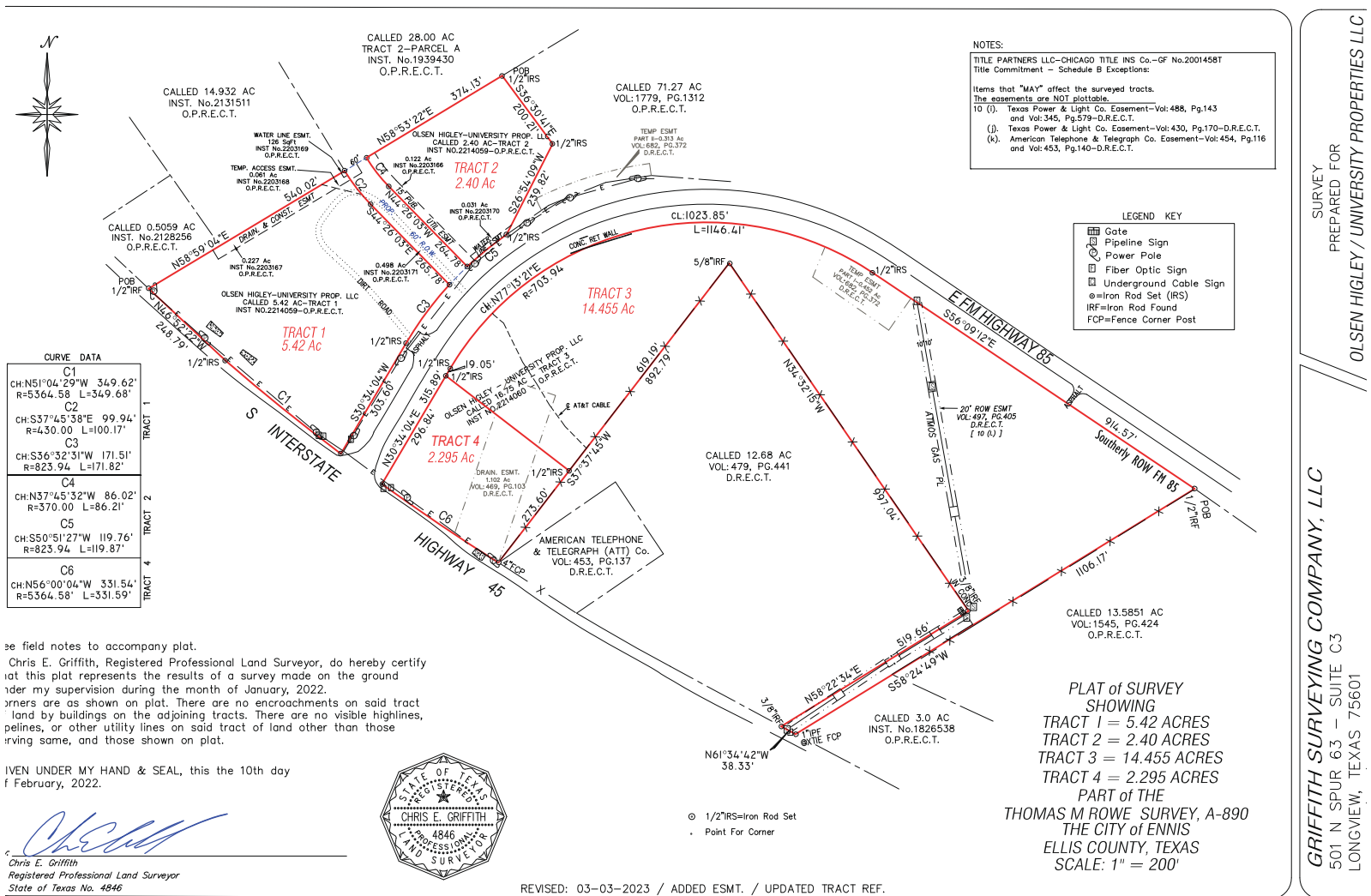
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Here is an additional exhibit which gives you a better idea of where the road is to be installed and how it connects to the adjoining sites.



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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. Owners are as shown on plat. There are no encroachments on said tract land 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



REVISED: 03-03-2023 / ADDED ESMT. / UPDATED TRACT REF.

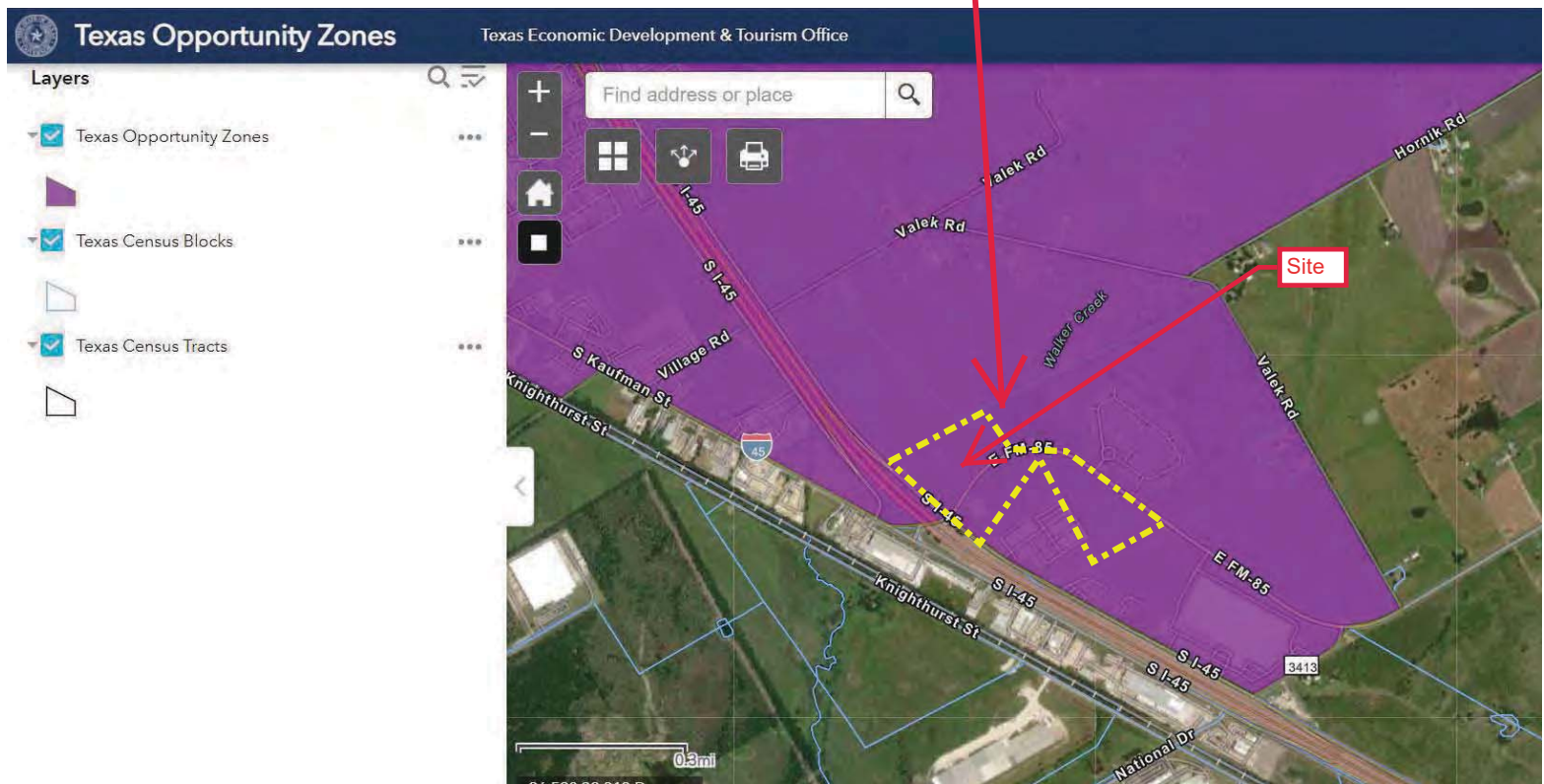
NOTES:
TITLE PARTNERS LLC-CHICAGO TITLE INS Co.-GF No.2001458T
Title Commitment - Schedule B Exceptions:
Items that "MAY" affect the surveyed tracts.
The easements are NOT plottable.
(i). Texas Power & Light Co. Easement-Vol: 488, Pg.143
and Vol: 345, Pg.579-D.R.E.C.T.
(j). Texas Power & Light Co. Easement-Vol: 430, Pg.170-D.R.E.C.T.
(k). American Telephone & Telegraph Co. Easement-Vol: 454, Pg.116
and Vol: 453, Pg.140-D.R.E.C.T.

LEGEND KEY
Gate
Pipeline Sign
Power Pole
Fiber Optic Sign
Underground Cable Sign
Iron Rod Set (IRS)
Iron Rod Found
Fence Corner Post

PLAT of SURVEY
SHOWING
TRACT 1 = 5.42 ACRES
TRACT 2 = 2.40 ACRES
TRACT 3 = 14.455 ACRES
TRACT 4 = 2.295 ACRES
PART of THE
THOMAS M ROWE SURVEY, A-890
THE CITY of ENNIS
ELLIS COUNTY, TEXAS
SCALE: 1" = 200'

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...