

TGCR

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Property Offering
46.6 Acres - Call for Pricing

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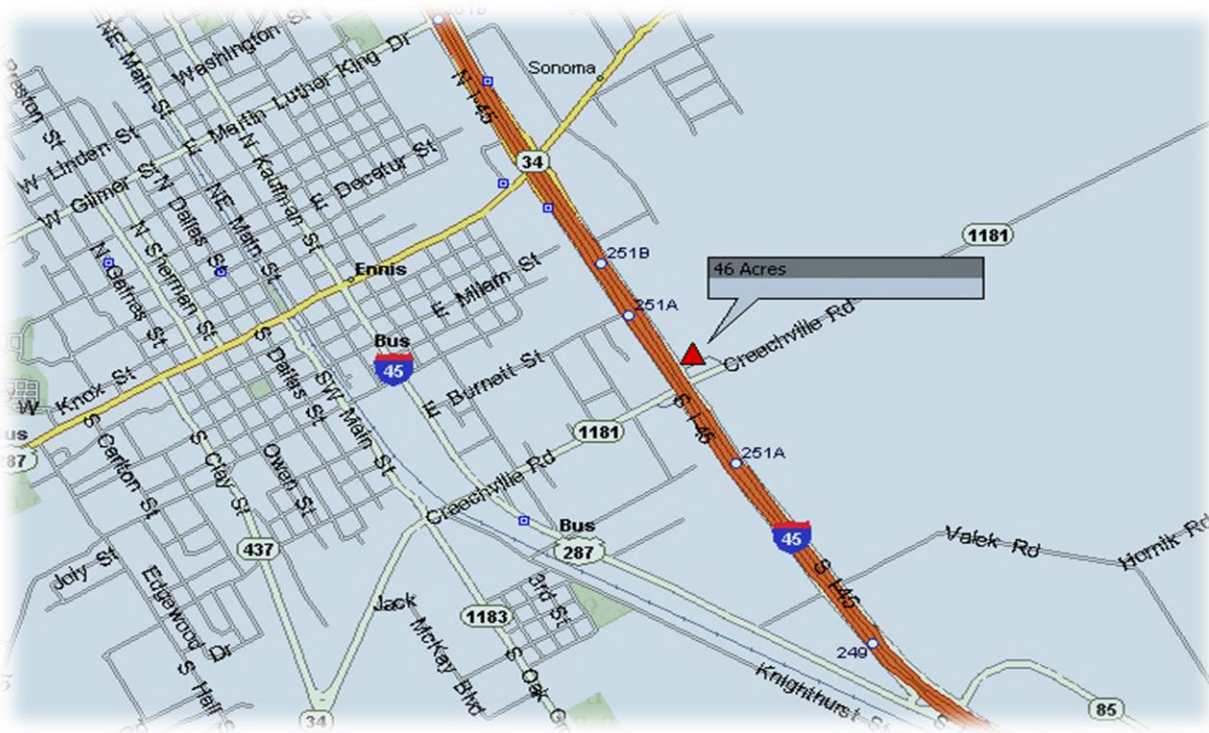
By your receipt of this information, you agree that: its contents are confidential; you will hold and treat it in the strictest of confidence; you will not disclose or permit anyone else to disclose this material or its contents to any other entity without prior written authorization of TGC Realty Counselors and Seller; you will not permit this material or its contents to be used in any fashion or manner detrimental to the interest of the Seller. It is fully understood that photocopying or other duplication is strictly prohibited.

THIS MARKETING INFORMATION SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF SUCH. PROSPECTIVE PURCHASER'S DECISION TO PURCHASE THE PROPERTY SHALL BE SOLEY BASED ON PROSPECTIVE PURCHASER'S INDEPENDENT INVESTIGATION AND EVALUATION OF THE PROPERTY AND ALL INFORMATION RELATING TO THE PROPERTY AND NOT ANY INFORMATION PROVIDED BY SELLER OR TGC REALTY COUNSELORS. PROSPECTIVE PURCHASER AGREES THAT THE SELLER AND TGC REALTY COUNSELORS SHALL HAVE NO LIABILITY WTH RESPECT TO ANY INFORMATION PROVIDED BY THE SELLER OR TGC REALTY COUNSELORS, LLC.

TGC Realty Counselors, LLC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required.

Location: Northeast Corner of IH-45 & Creechville Road, Ennis, TX 75119

Offering Price: Call for pricing



Overview

This offering is for a 46.6 acre tract that is located within the Ennis City limits. The property is situated in a prime location with exceptional visibility and access from IH-45.

Acreage: 46.6 Acres

Location: Ennis, TX - 35 miles south of Dallas at the NEC of IH-45 and Creechville Road. Exit 251-A off of IH-45 gives direct access to the property. Excellent visibility. Excellent ingress and egress.

Frontage: IH-45 Frontage Rd: ~550 front feet
Creechville Road: ~1,300 front feet

Utilities: All Available

Ellis CAD #: 186292

Zoning:

Current – R10

Future – Mixed Use - PD



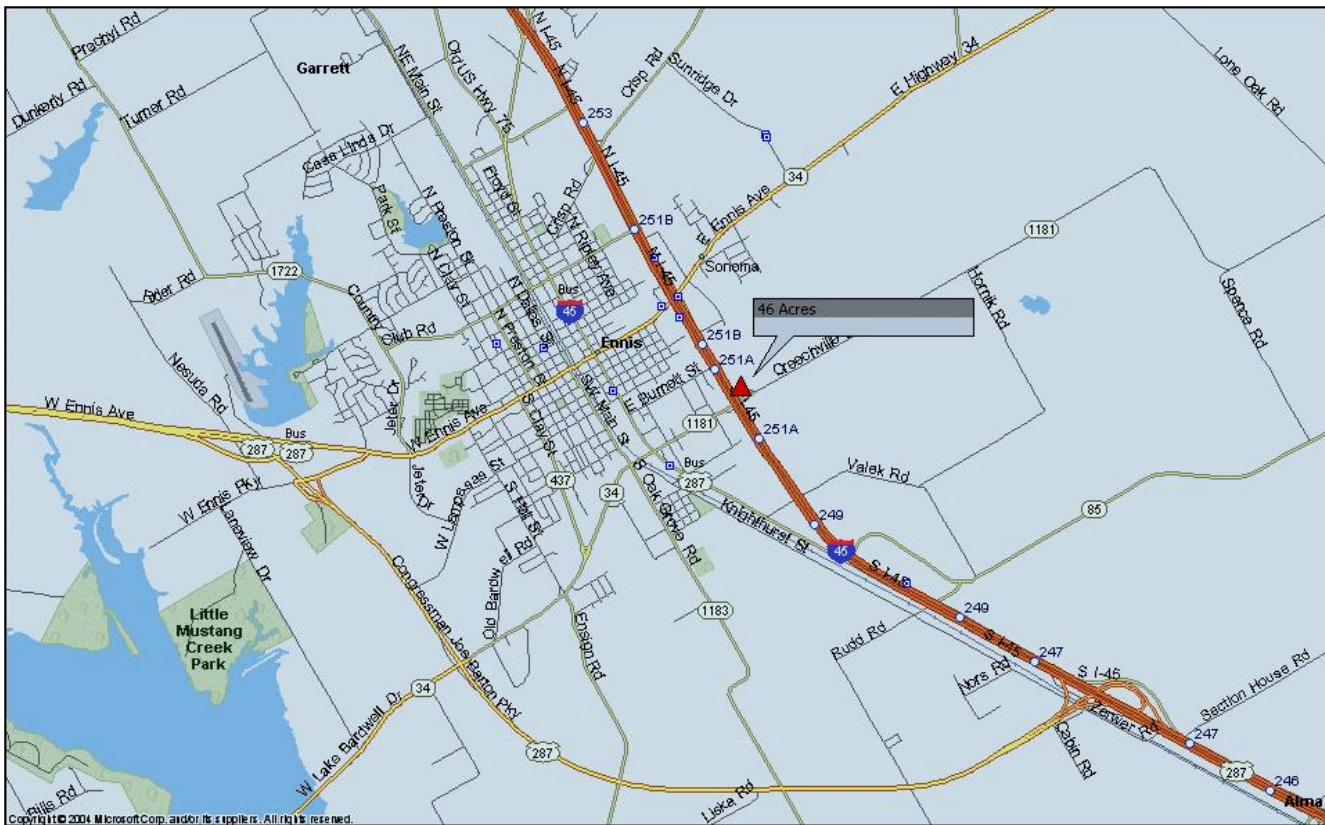
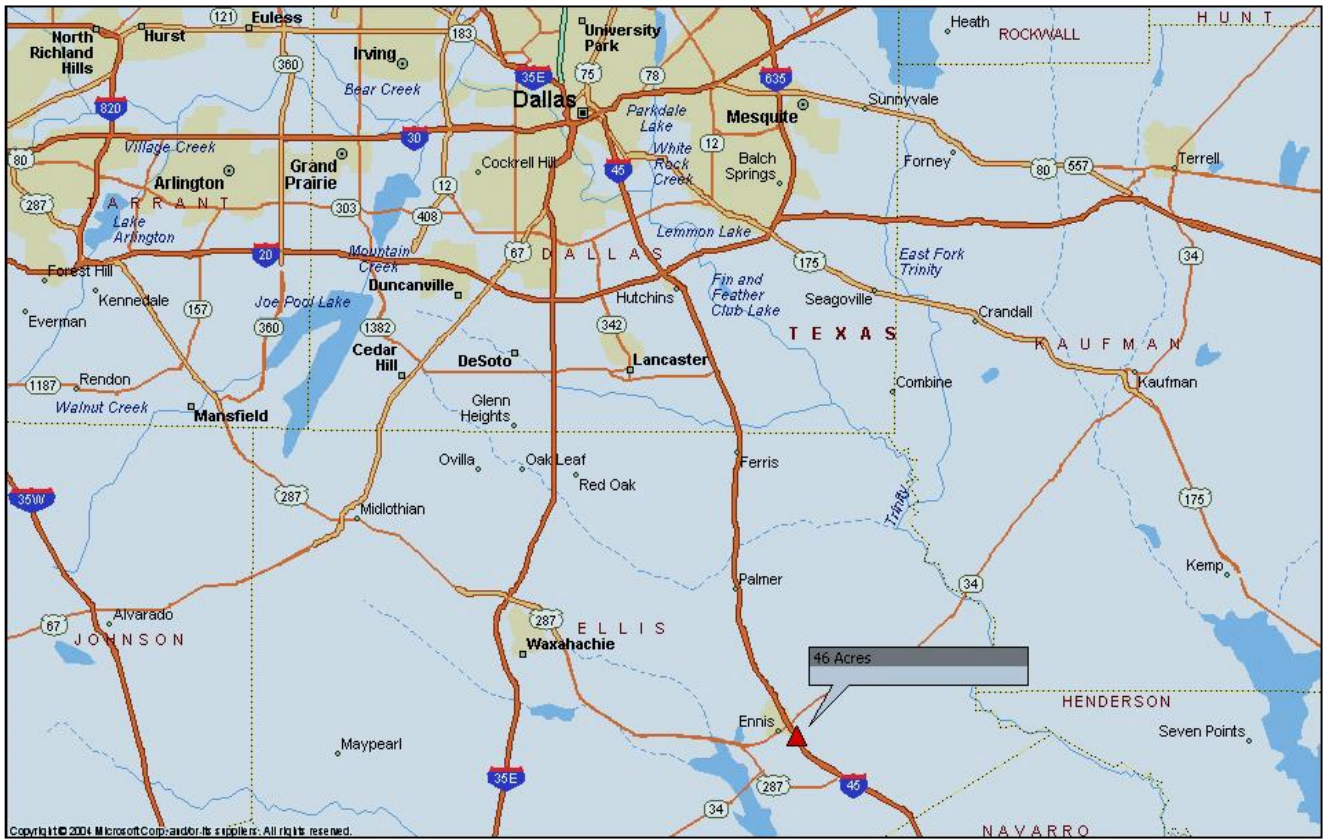
Ennis Highlights

- Home to 40+ industries and industrial support businesses that employ over 4,000 workers.
- Tax base has tripled over the last 15 years.
- Several industries consistently rank in the D/FW top 100.
- One of the most diverse industrial bases in the State of Texas.
- Over \$535 million in industrial investment has occurred over the last 10 years.
- One of the lowest tax rates in D/FW.
- Outstanding public services.
- Selected as One of the Top 96 High Schools in the United States and Top 9 in Texas.



Utilities





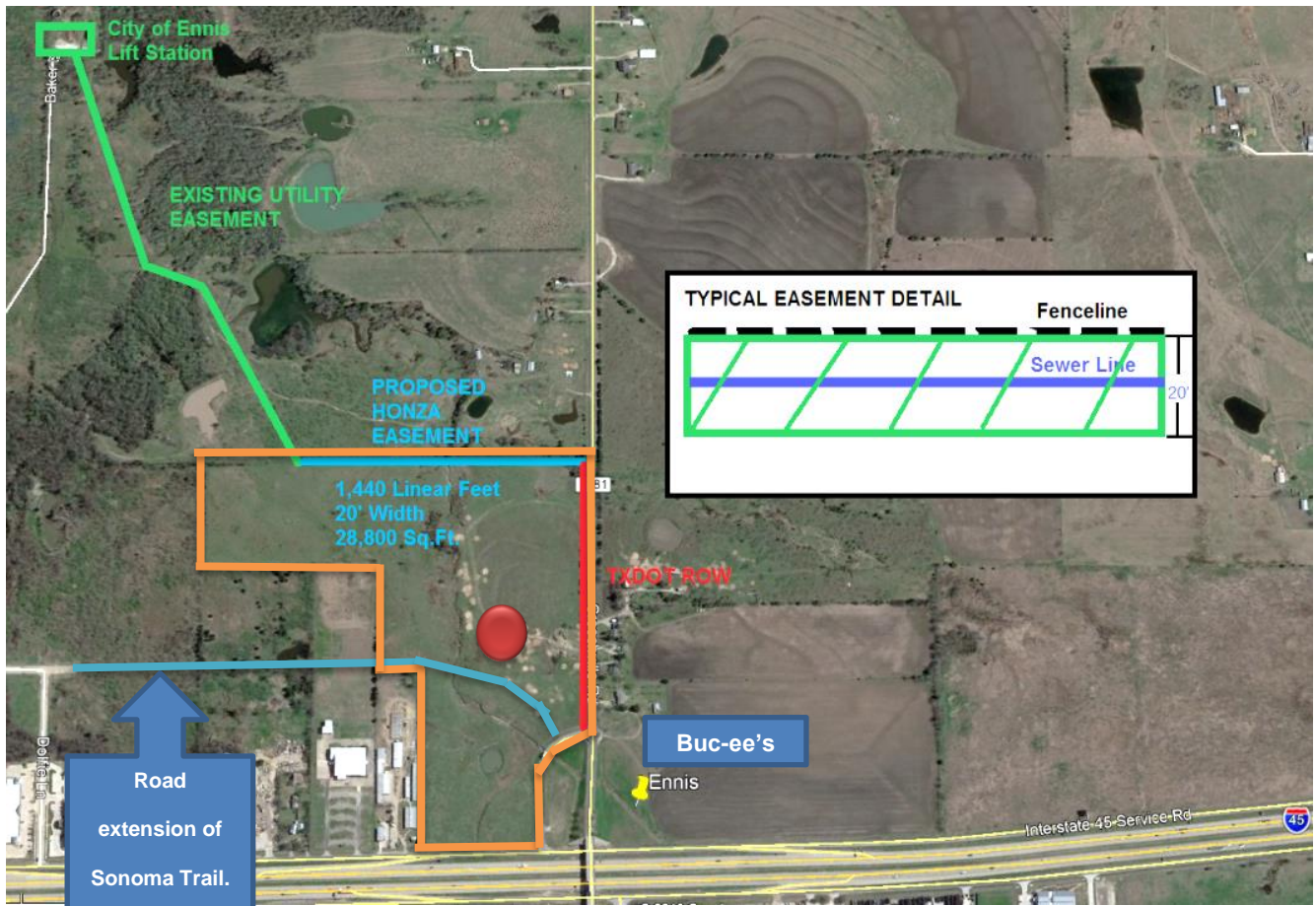
Potential / Sample Development Layout



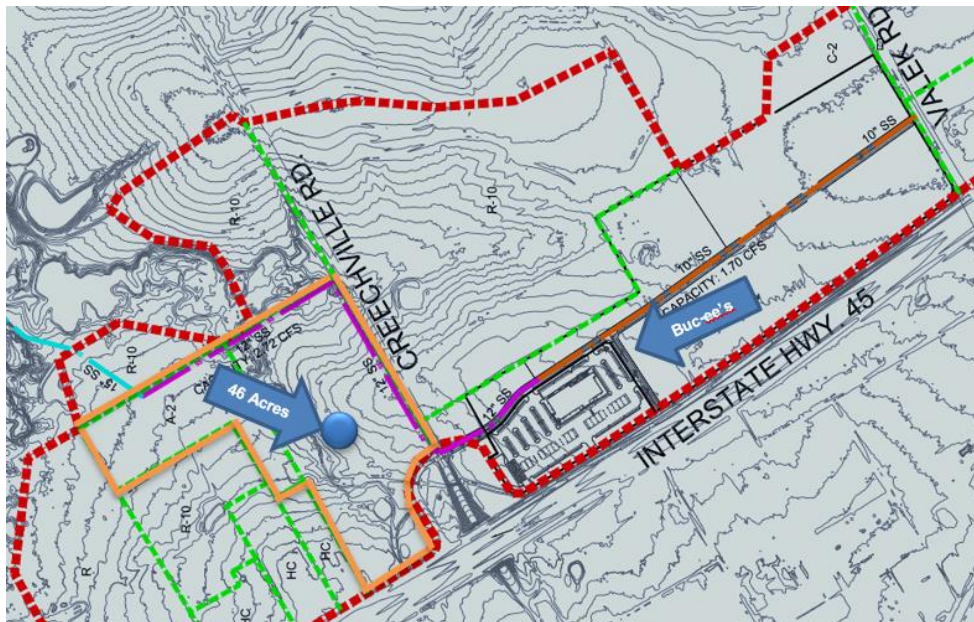
Property Photos



New Utility Services In Place Due to Buc-ee's Development



Buc-ee's Tract



Companies In Ennis

Name	Product
Sterilite Corporation	Plastic Containers
Leggett & Platt	Mattress Manufacturing
CVS Distribution Center	Pharmaceuticals
GAF Roofing	Laminated Shingles
Schirm USA Inc	Chemical Formulation
Associated Materials (Ennis Extruded Products)	Vinyl Siding
Ennis Steel Industries, Inc	Structural Steel
Advanced Drainage Systems Inc	Stormwater Products
Dakota Directional Drilling	Water & Sewer Line and Related Structures Construction
Guardian USA, LLC	Fencing
Atlas Sound	Electronic Component Manufacturing
Certain Teed	Roofing, Siding, & Insulation Material
Ennis Traffic Safety Solutions	Paint
Polynt Composites USA Inc.	Plastics Materials & Basic Forms and Shapes Merchant Wholesalers
Lone Star Railroad Contractors	Heavy and Civil Engineering Construction
Price Distributing	Alcohol Distributor
Globe Products Inc	Machine Shop
Lowes Distribution Center	Home Improvement Products
Freshpet Kitchens	All Natural Dog Food Production
AFC Steel & AFC Solar	Steel/Solar Fabrication & Construction

TIRZ# 2

- Growth drives economic vitality into the City
- Property Tax Driven
- Value Capture 446.22 A
- 75% City of Ennis
- 75% Ellis County
- 30 Year Duration



BEING a tract or parcel of land situated in the City of Ennis, Ellis County, Texas, being part of the James Jackson Survey Abstract 578, and also being part of that 57.742 acre tract of land conveyed to Frank Petr et ux by deed recorded in Volume 492 Page 568 and part of that tract of land conveyed to Frank Petr et ux by deed recorded in Volume 498 Page 127 of the Deed Records of Ellis County, Texas and being more particularly described as follows:
 BEGINNING at a point for corner at an iron rod set in the northerly line of FM 1181 said point being the southeasterly corner of said 57.742 acre tract;
 THENCE South 89° 11' 16" West along the northerly line of FM 1181 a distance of 755.24 feet to an angle point at a highway monument;
 THENCE South 51° 45' 55" West continuing along the northerly line of FM 1181 a distance of 88.76 feet to an angle point;
 THENCE South 60° 11' 15" West continuing along the northerly line of FM 1181 a distance of 149.2 feet to an angle point;
 THENCE South 71° 50' 50" West continuing along the northerly line of FM 1181 a distance of 64.3 feet to an angle point;
 THENCE South 60° 11' 15" West continuing along the northerly line of FM 1181 a distance of 24.8 feet to a point for corner at a highway monument;
 THENCE North 49° 39' 15" West along the northeasterly line of the highway right-of-way conveyed to the State of Texas for Interstate Highway 45 a distance of 186.09 feet to a point for corner at a highway monument;
 THENCE North 82° 54' 20" West along the northerly line of said right-of-way a distance of 128.89 feet to a point for corner at a highway monument;
 THENCE South 58° 49' 30" West along the northerly line of said right-of-way a distance of 359.22 feet to a point for corner at a highway monument;
 THENCE North 76° 24' 35" West along the easterly line of Interstate Highway 45 a distance of 70.4 feet to a point for corner at a highway monument;
 THENCE North 31° 14' 10" West continuing along the easterly line of Interstate Highway 45 a distance of 507.46 feet to a point for corner at an iron rod found;
 THENCE North 60° East along the southerly line of a 4.0 acre tract a distance of 835.07 feet to a point for corner at an iron rod found;
 THENCE North 31° 20' 40" West along the easterly line of said 4.0 acre tract a distance of 208.71 feet to a point for corner at an iron rod found in the southerly line of a 10.0 acre tract conveyed to the Knights of Columbus;
 THENCE North 60° East along the southerly line of said 10.0 acre tract a distance of 556.74 feet to a point for corner at an iron rod found;
 THENCE North 31° 20' 40" West along the easterly line of said 10.0 acre tract a distance of 313.06 feet to a point for corner at an iron rod set;
 THENCE South 60° West along the northerly line of said 10.0 acre tract a distance of 28.92 feet to a point for corner at an iron rod set at an interior corner of said 57.742 acre tract;
 THENCE North 29° 32' 30" West along a westerly line of said 57.742 acre tract a distance of 544.72 feet to a point for corner at an iron pipe found;
 THENCE North 59° 37' 30" East along the most northerly line of said tract a distance of 512.34 feet to a point for corner at an iron rod set in the easterly line of said Jackson Survey;
 THENCE South 30° 29' 50" East along the easterly line of said Jackson Survey and the easterly line of said 57.742 acre tract a distance of 1875.6 feet to the PLACE OF BEGINNING and containing 46.588 acres.

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey made on the ground by me on March 20, 1985 correctly shows the relation of the buildings and other structures to the property lines of land indicated hereon, and that there are no encroachments or overlaps onto adjoining property of property covered by this survey, or of adjoining buildings or structures on said land, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

[Handwritten Signature]

SURVEYOR



Information About Brokerage Services

Texas law requires that all real estate licensees present this information about brokerage services to prospective sellers, landlords, buyers or tenants.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of sub-agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A Broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.



Corp. License: 9012838
Broker: Russ A. Gressett
License: 393769

Buyer/Seller/Landlord/Tenant _____ Date _____