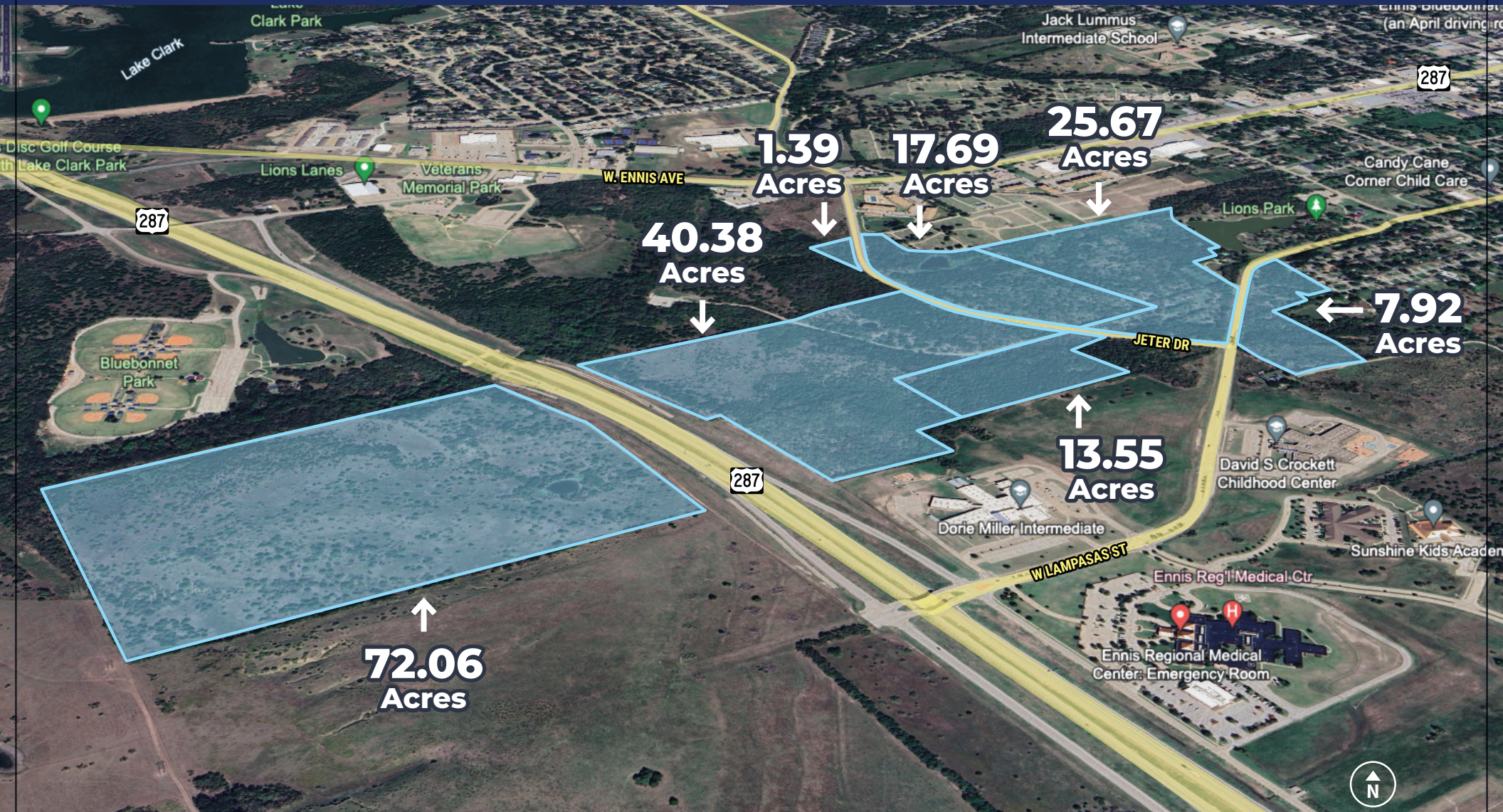


# 1.39 - 178.66 Acre Parcels

287 By-Pass @ Lampasas Street | Ennis, TX





# Property Information

## Prime Development Land for Sale in Ennis, TX

287 By-Pass @ Lampasas Street

### PROPERTY OVERVIEW

This total of 178.65 +/- acres is bisected by the 287 By-Pass, Ennis, TX. The location is 15 minutes to Waxahachie, TX, and 40 minutes to Dallas, TX. The offering is comprised of seven parcels of varying sizes. Opportunities for SFH, MF, and Commercial/Business Parks are deemed within the City of Ennis's long-term comprehensive use plan.

Owners will sell all or portions of the combined properties

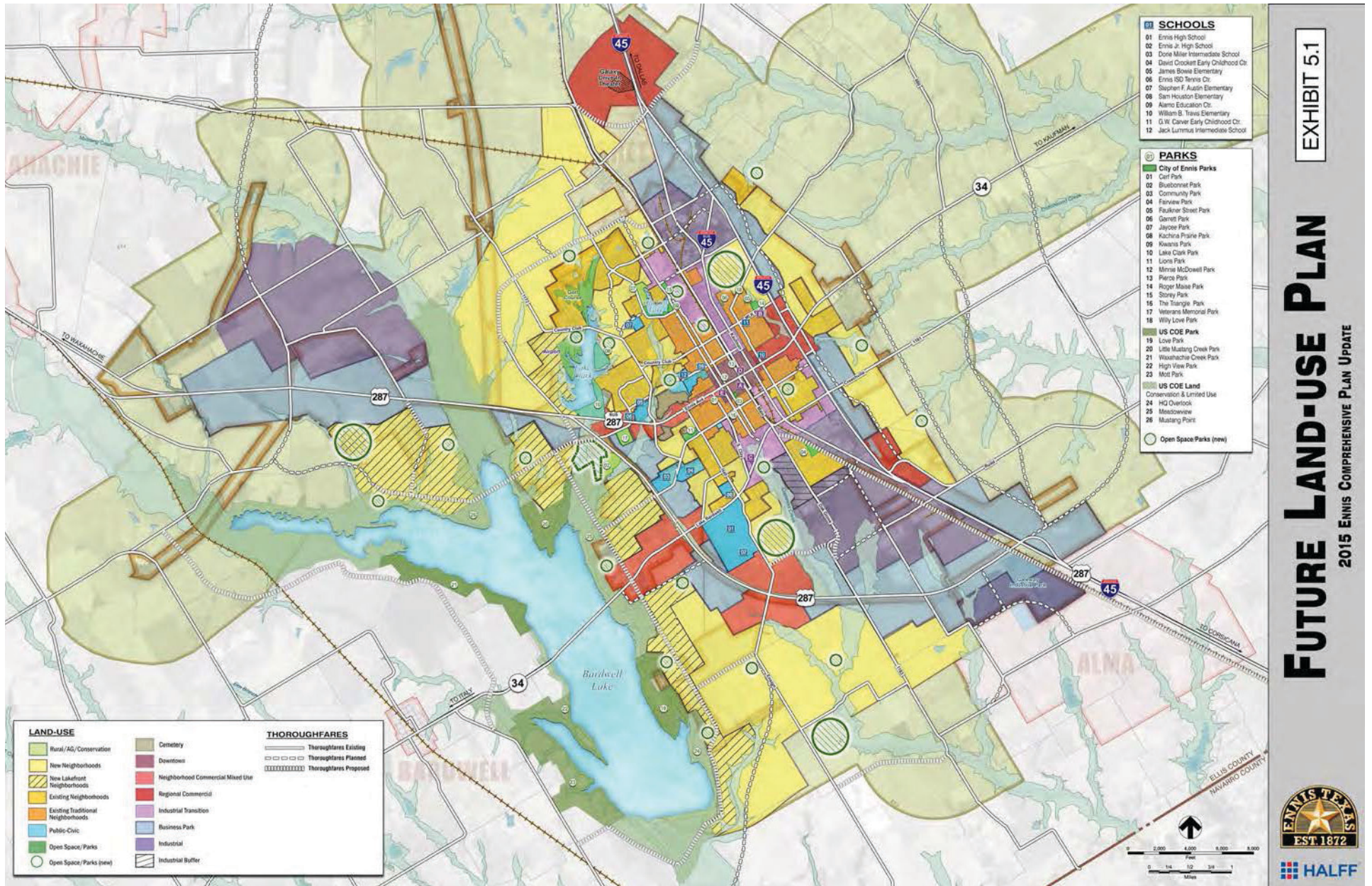
Portions of the offering are within the City of Ennis with the remainder being within the Ennis ETJ.

Utilities are limited to the eastern parcels with varying utilities being available.

### UNDERSTOOD PROPERTIES DESCRIPTION

Acres	Current Zoning	City/ETJ	Comprehensive Plan – Ennis
72.06	AG	City of Ennis	New Lakefront Development
<ul style="list-style-type: none"> <li>Sewer/water not present</li> <li>Opportunity to aggregate adjacent properties</li> <li>Tract possesses approximately 1,500' of frontage along US 287</li> </ul>			
40.38	AG	Ennis ETJ	Business Park
<ul style="list-style-type: none"> <li>No Zoning</li> <li>Parcel would need to be annexed into the City of Ennis to connect to existing potable water and sanitary facilities.</li> <li>City-owned sanitary facility would need to be improved for use to the 40.38 acre tract</li> <li>City 16" potable water main runs along the width of the tract</li> <li>Tract possesses approximately 800' of frontage along Jeter Drive</li> </ul>			
25.67	AG	Ennis ETJ	New Neighborhood
<ul style="list-style-type: none"> <li>Parcel would need to be annexed into the City of Ennis to connect to existing potable water and sanitary facilities.</li> <li>City-owned sanitary facility would need to be improved for use to the 25.67 acre tract</li> <li>City 12" potable water dead ends at the southerly corner of the tract</li> <li>Tract possesses approximately 660' of frontage along Jeter Drive and 650' of frontage along W Lampasas Street</li> </ul>			
17.69	AG	Ennis ETJ/City of Ennis	New Neighborhood
<ul style="list-style-type: none"> <li>Tract located partially in the City of Ennis and within the Ennis ETJ</li> <li>Parcel would need to be annexed into the City of Ennis to connect to existing potable water and sanitary facilities.</li> <li>City-owned sanitary facility would need to be improved for use to the 17.69 acre tract</li> <li>City 12" potable water dead ends at the southeasterly corner of the tract</li> <li>Tract possesses approximately 1,600 feet of frontage along Jeter Drive</li> </ul>			
13.55	AG	Ennis ETJ	New Neighborhood
<ul style="list-style-type: none"> <li>Parcel would need to be annexed into the City of Ennis to connect to existing potable water and sanitary facilities.</li> <li>City-owned sanitary facility would need to be improved for use to the 13.55 acre tract</li> <li>City 12" potable water main dead ends approximately 450' southeasterly to the tract</li> <li>Tract possesses approximately 250' of frontage along Jeter Drive</li> </ul>			
7.92	AG	Ennis ETJ	New Neighborhood
<ul style="list-style-type: none"> <li>Parcel would need to be annexed into the City of Ennis to connect to existing potable water and sanitary facilities.</li> <li>City-owned sanitary facility would need improvements for use to the 7.92 acre tract</li> <li>City 12" potable water main runs the length of the tract</li> <li>Tract possesses approximately 1,100' of frontage along W Lampasas Street</li> </ul>			
1.39	R-5	City of Ennis	Business Park
<ul style="list-style-type: none"> <li>Currently zoned R-5</li> <li>City-owned sanitary facility would need improvements for use to the 1.39 acre tract</li> <li>Tract possesses approximately 550' of frontage along Jeter Drive</li> </ul>			

# Ennis Future Land Use Plan





# Flood, Water and Sewer Map



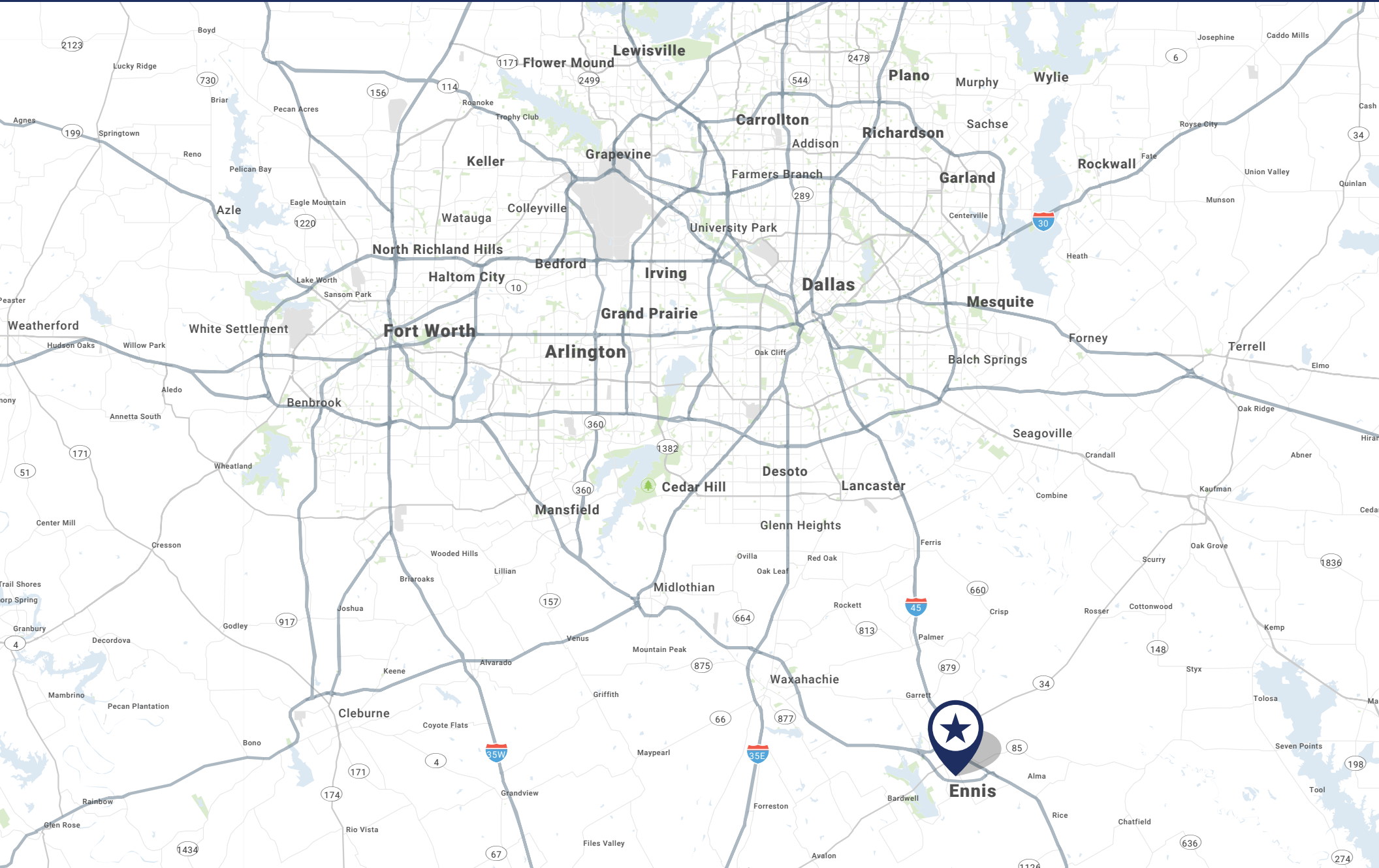
**Legend**

- Override 1
- 1% Annual Chance Floodplain (Zone A - Approximate Study no baseflood elevation)
- 1% Annual Chance Floodplain (Zone AE - With Baseflood Elevation)
- 0.2% Annual Chance Floodplain (Zone X)
- Floodway
- FEMA Cross Section
- FEMA BFE
- Force Main Line
- Gravity Line
- Water Lines



Date: 10/16/2023

# Location Map





# Information About Brokerage Services



## Information About Brokerage Services

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

11-2-2015



### 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.

**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.

**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 place 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials			_____ Date

**Regulated by the Texas Real Estate Commission**  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

# 1.39 - 178.66 Acre Parcels

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## Contact Information

For more information or to set up a property tour, please contact:

**JEFF SHEEHAN, CCIM**

(214) 271-0565

[jsheehan@siteselectiongroup.com](mailto:jsheehan@siteselectiongroup.com)

**STEVEN SCHNEIDER**

(214) 271-0624

[sschneider@siteselectiongroup.com](mailto:sschneider@siteselectiongroup.com)

