

FOR SALE



1700 Cedar Run Road

Ennis, TX 75119



Louis Chavez

323.422.1910

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Property Summary

FOR SALE



PROPERTY DESCRIPTION

Step into the future with this exceptional educational facility in the heart of Ennis. Boasting multiple rooms for learning and classrooms, this property offers a spacious open grass area with a playground, a generous parking lot, a full kitchen area, and a welcoming reception/office space. Ideal for investors seeking to expand into the educational sector, this property presents a unique opportunity to invest in a purpose-built facility designed for growth and development. With a strategic location and versatile amenities, this property is sure to attract attention from those looking to invest in the future of education in the Ennis area.

OFFERING SUMMARY

Sale Price:	TBA
Lot Size:	2.74 Acres
Building Size:	16,550 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	275	1,320
Total Population	97	806	3,897
Average HH Income	\$72,842	\$72,877	\$74,908

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Location Description

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LOCATION DESCRIPTION

Located in the bustling city of Ennis, this prime property offers more than just a strategic commercial location. Situated in the heart of the city, the area boasts convenient access to a thriving business district, providing an ideal investment opportunity for office or office building investors. Ennis is also known for its vibrant local community and a rich tapestry of cultural attractions, including the Ennis Railroad and Cultural Heritage Museum, as well as the famed Bluebonnet Trails. The charming downtown area offers a variety of dining and shopping options, while the nearby parks and recreational facilities provide a perfect balance to the professional environment. Invest in the future of your business in the lively and dynamic city of Ennis.

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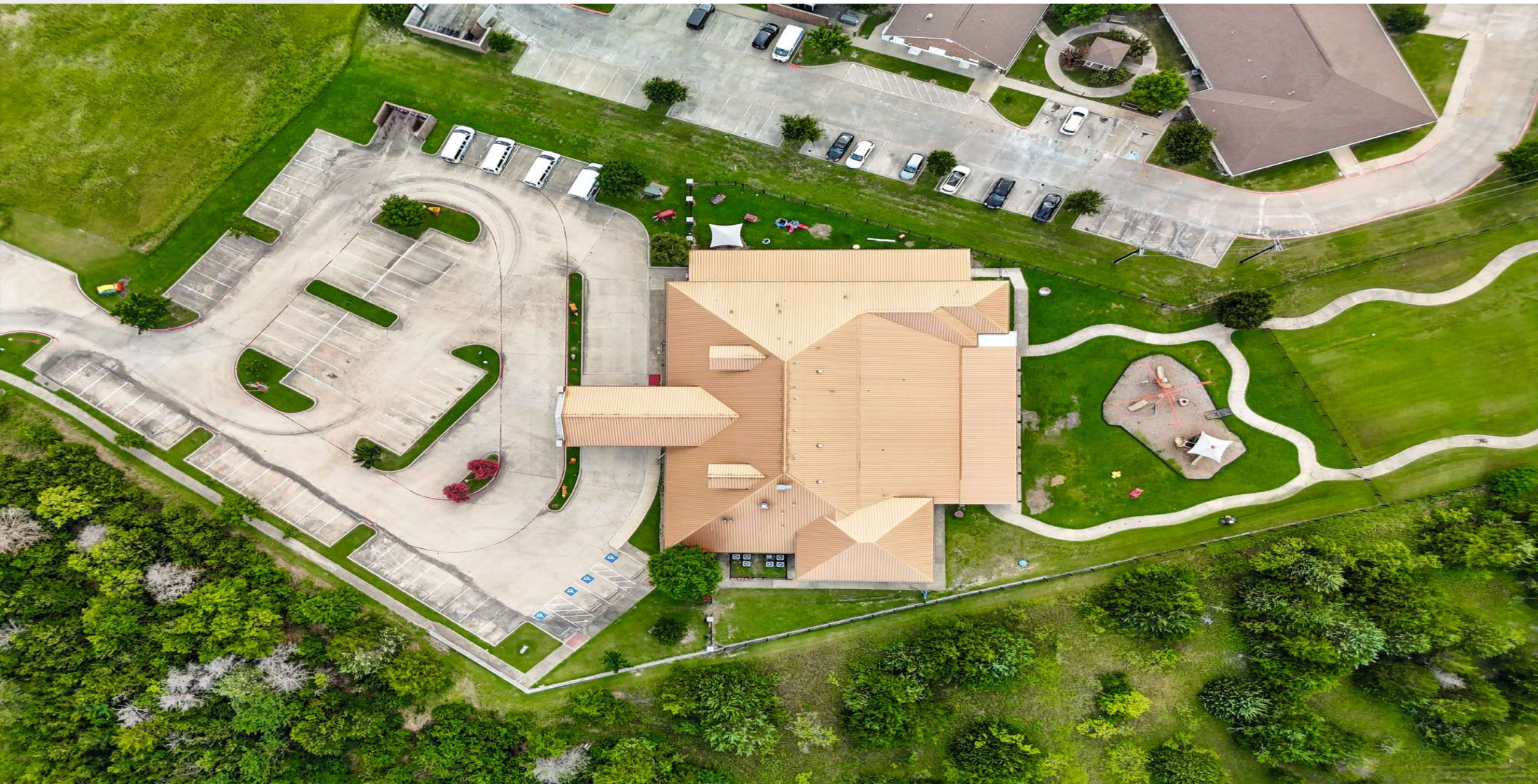
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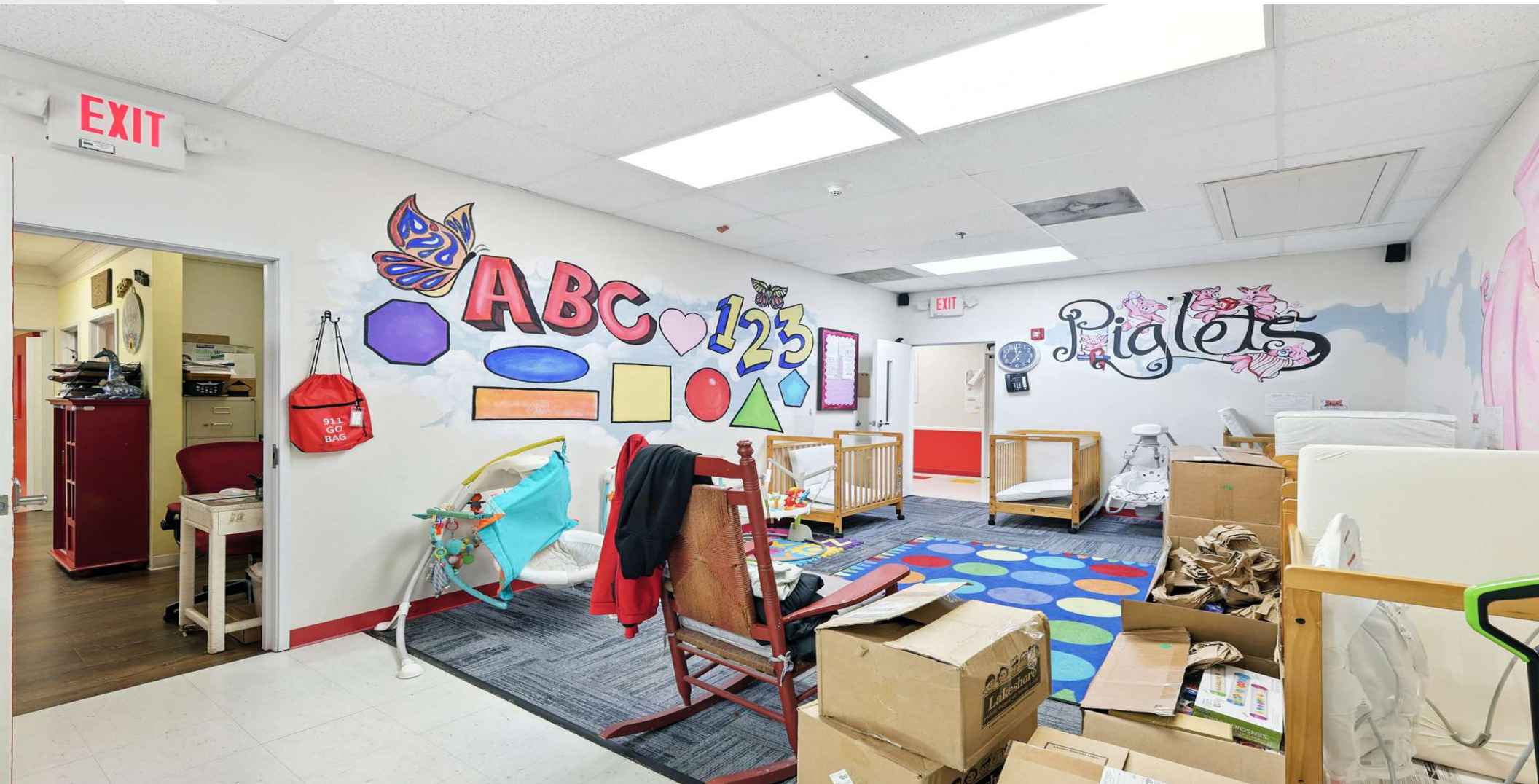
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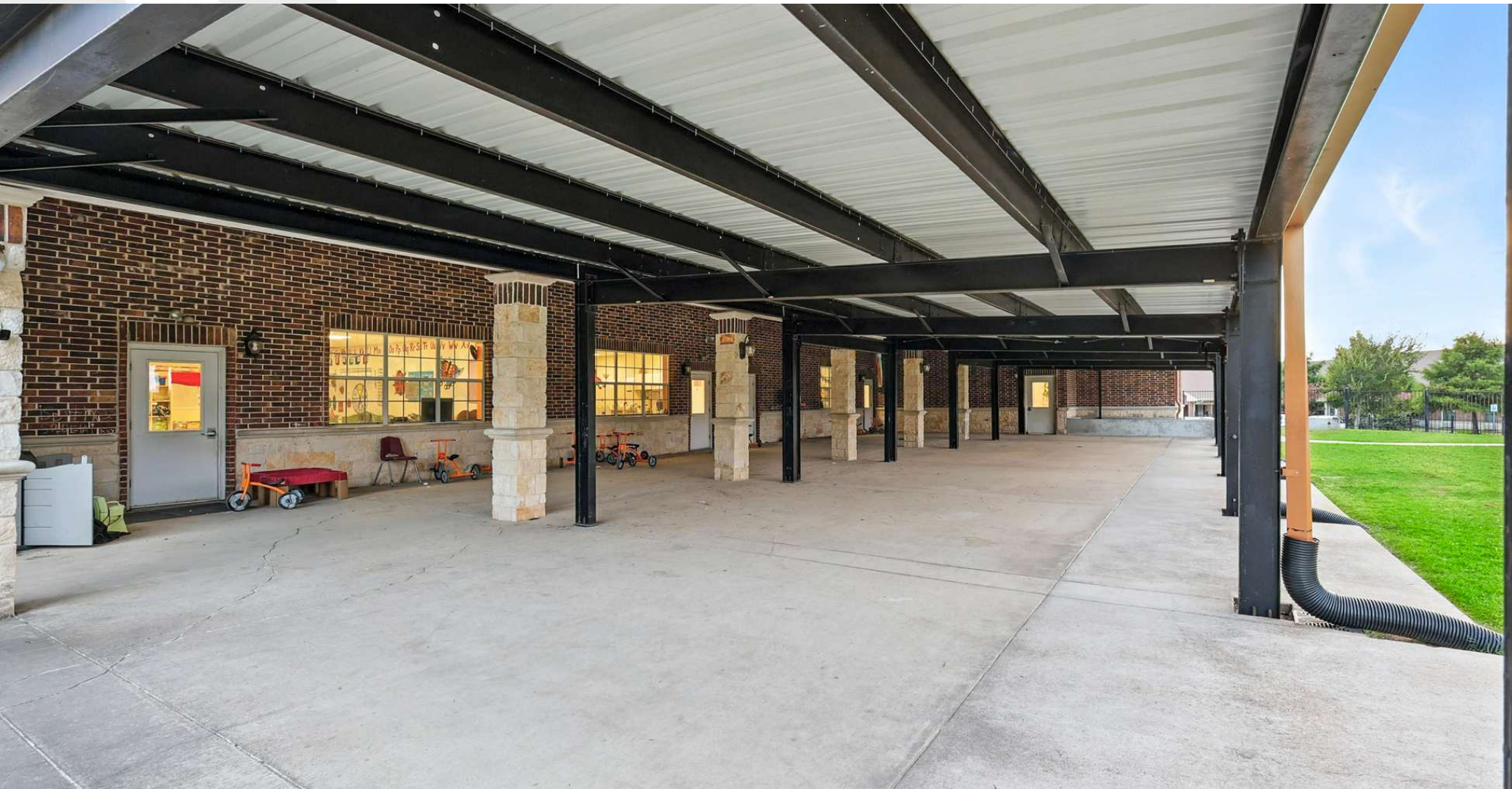
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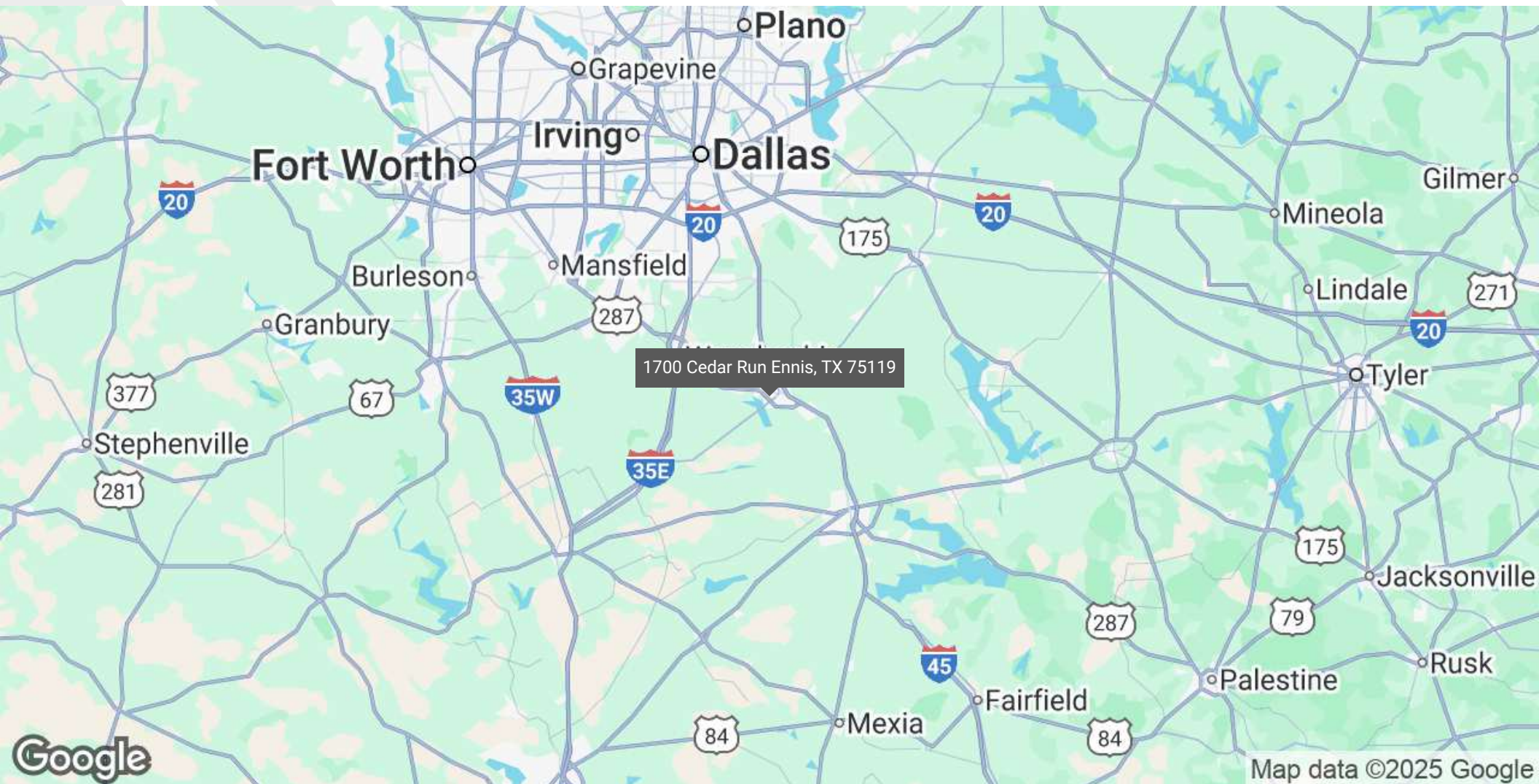
Section 1

Location Information



Regional Map

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Location Map

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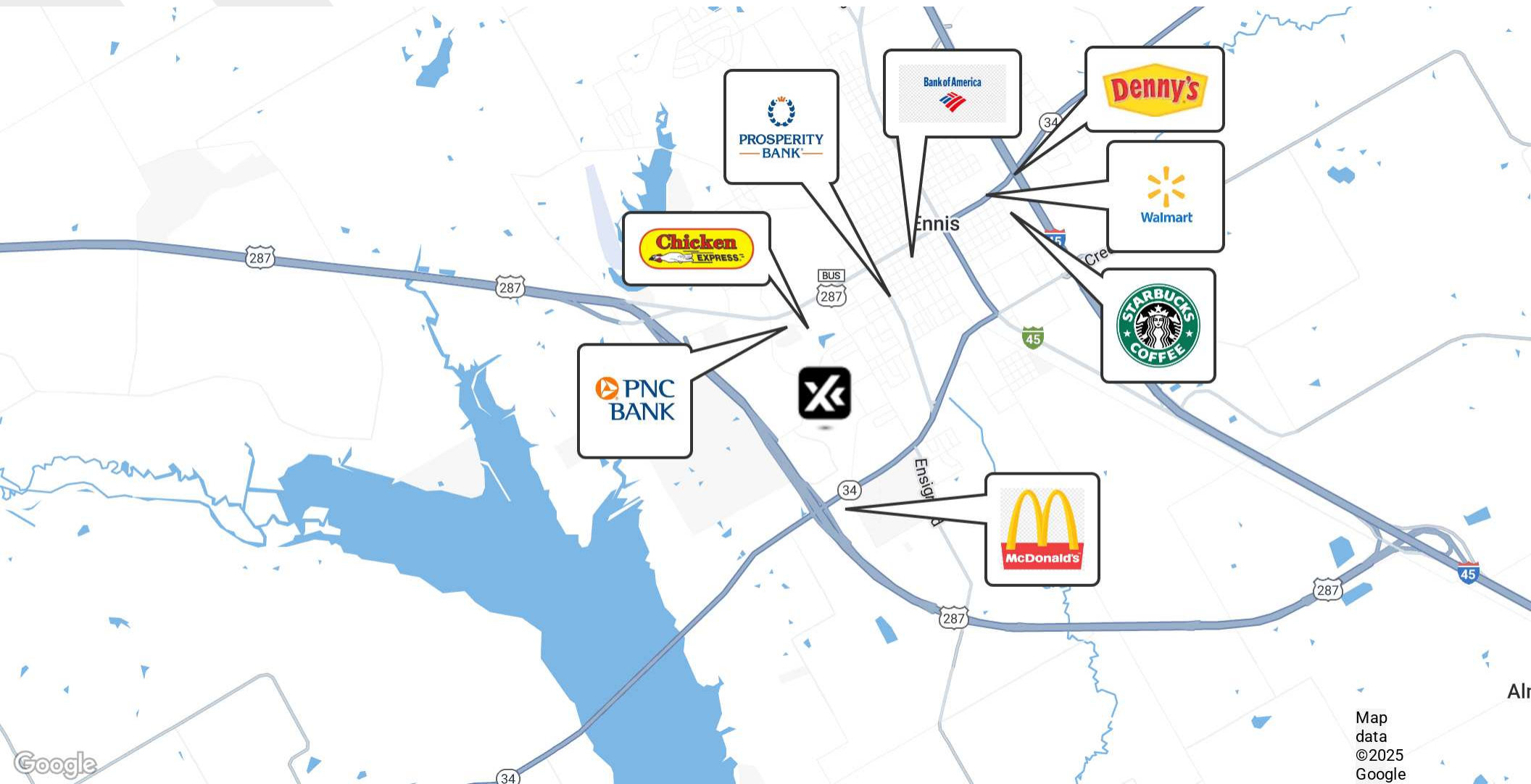
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Retailer Map

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Section 2

Demographics



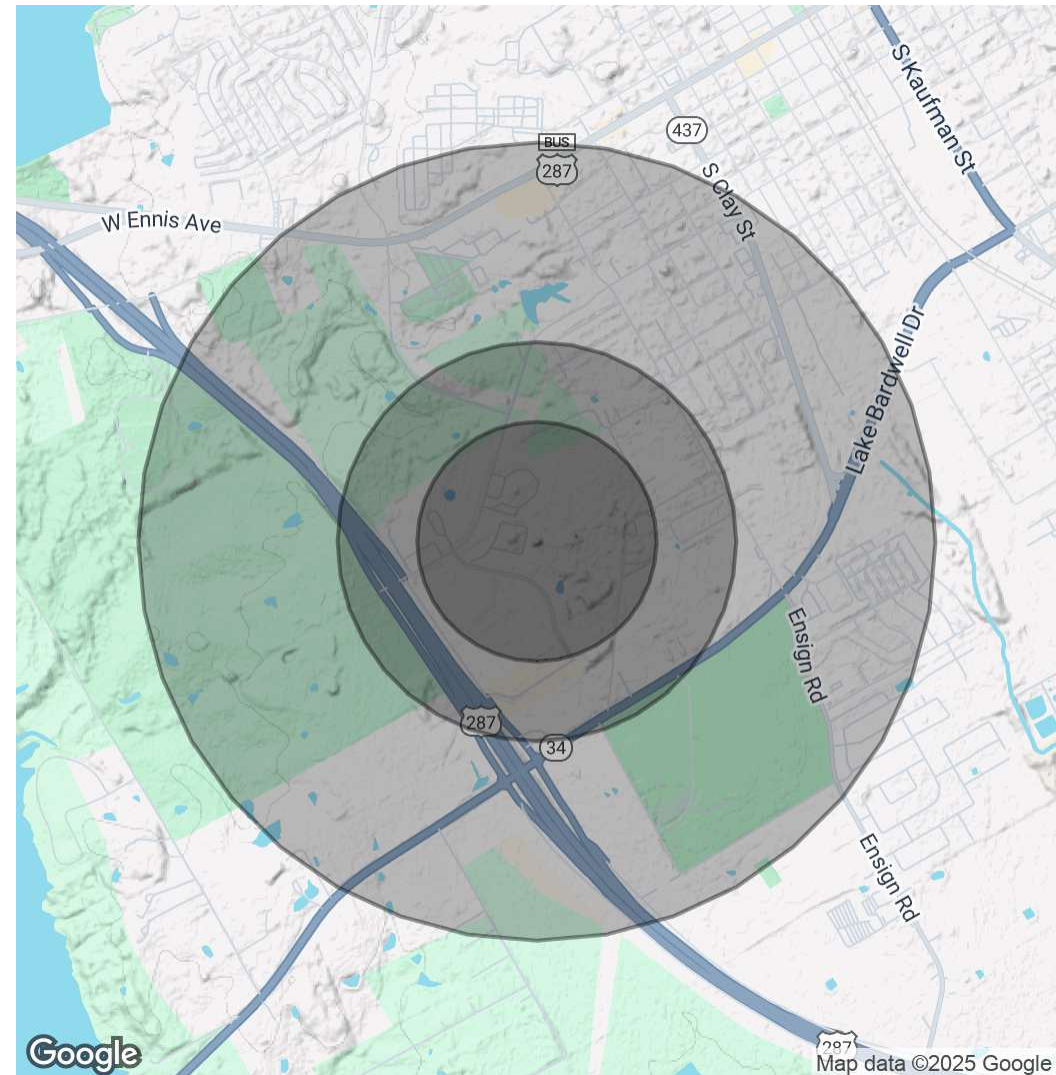
Demographics Map & Report

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	97	806	3,897
Average Age	38	38	38
Average Age (Male)	35	35	35
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	275	1,320
# of Persons per HH	2.9	2.9	3
Average HH Income	\$72,842	\$72,877	\$74,908
Average House Value	\$298,106	\$298,151	\$274,405

Demographics data derived from AlphaMap



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