

OFFERING MEMORANDUM

MULTIFAMILY TRACT- ENNIS, TX

ENNIS, TX 75119
Ennis, TX 75119

ALEX PROVOST
Managing Principal
(512)-216-5495
ap@alpharetx.com



PROPERTY SUMMARY



OFFERING SUMMARY

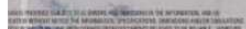
SALE PRICE:	Unpriced
NET USABLE ACREAGE:	12.357 AC
ZONING:	MF2-PD
DENSITY:	26 Units/AC

PROPERTY DESCRIPTION

Alpha Real Estate Advisors is pleased to exclusively offer for sale this 12.357 AC opportunity zone multifamily tract contiguous with a 35-acre commercial tract with I-45 visibility, located on SH-34 and Sonoma Trail. Ennis is currently positioned for large growth, backed by local leadership, and with I-45 being one of the fastest commutes to Dallas, Builders have not been able to build fast enough for families moving from the Metroplex due to the short commute times on I-45. Ennis is in a similar stage to Waxahachie, TX 15 years ago and is projecting similar growth with almost 5,000 multifamily and SFR units to be completed by 2030 of which more than 2,550 multifamily and SFR units to be completed by 2024. This development, located at main and main, is within an opportunity zone and will be neighboring Ennis' premier retail shopping center.

PROPERTY HIGHLIGHTS

- Ennis is currently experiencing an abundant amount of growth, similar to the nearby city of Waxahachie did 15 years ago. Take advantage of the last chance to be located on main and main.
- Located on Interstate-45, which is one of the fastest travel routes to Dallas. Ennis is experiencing a surge due to families moving out of the Metroplex and commuting to Dallas for work.
- Zoned MF2-PD, density allows for up to 26 units per acre, and is located within an opportunity zone.



CITY INFORMATION



LOCATION DESCRIPTION

Ennis is a sub-market of Dallas with a current population of 19,261, however, **the retail trade area is much larger with a population of 43,369** and is estimated to grow 6.3% by 2024. Over 1.1MM people visit Ennis each year for the popular Blue Bonnet Trails, Texas Motorplex, and more.

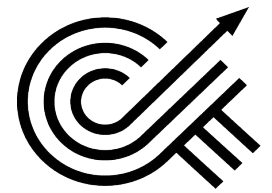
Ennis is investing **\$59MM on Revitalizing Downtown projects including the Under-Pass Project, Infrastructure program, and Historic Preservation Grant Program.** The Under-Pass Project will create a grade-separated crossing at Ennis Ave and the Rail road tracks, physically connecting the I-45 corridor to downtown to allow for free flow of commerce.

Ennis is also experiencing a surge of Residential Development due to families and retirees moving from the congestion of the Metroplex. Several new projects include; **\$275 million residential value in Prairieview Subdivision, \$218 million in residential value in Bluff view S/F and M/F development breaking ground in 2023**, and almost 5,000 multifamily, and SFR units to be completed by 2030 of which more than 2,550 will be completed by 2023.

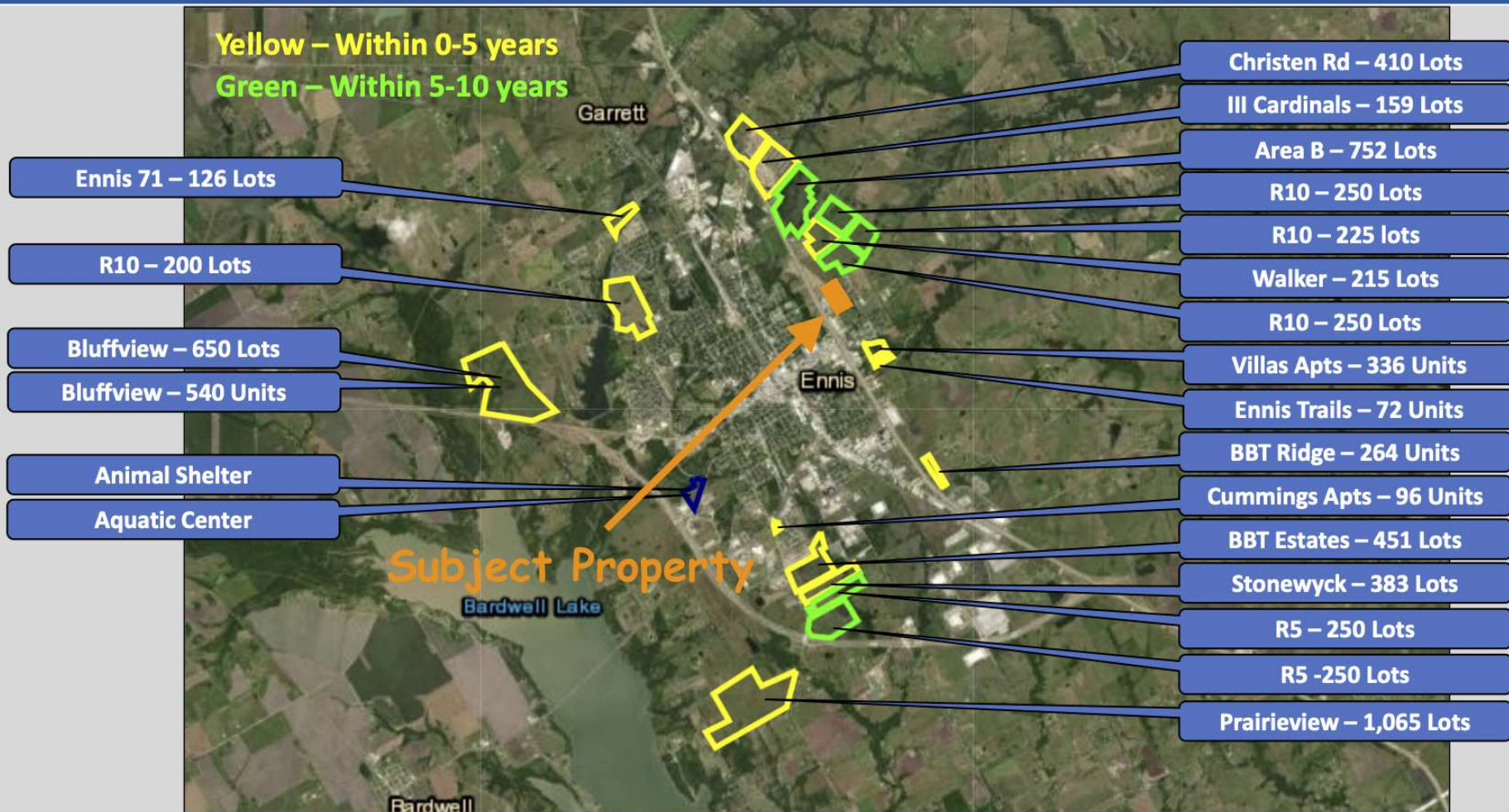
The Ennis Economic Development Department anticipates **population growth of 20,000 people within the City's limits and 40,000 people within the retail trade area.** The city limits of Ennis will require most future development to occur on the east and north sides of the city, perfectly positioning our development on I-45 in the city's center. Ennis will continue to grow as the commute times to Dallas are shorter on the I-45 than Hwy 77 or I-35.

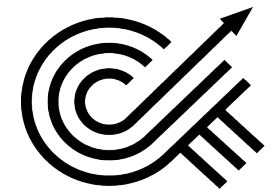
Notable Investments in Ennis:

- \$275 million residential value in the Prairieview Subdivisions built by Lennar Homes.
- \$30MM invested in GAF Expansion and \$10MM invested in Price Distributing plant, creating 450 new jobs in 2019.
- \$218 million in residential value the in Bluff view S/F and M/F projects.
- \$30MM invested in Buccee's 1 mile south of the project, creating 175 new jobs and driving 55,000 ADT completed 2020.
- \$59MM invested in Revitalizing Downtown project, which physically connects the downtown corridor to I-45 and improves the city's infrastructure.



Residential Development Map



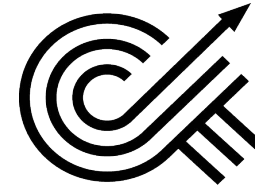


RESIDENTIAL DEVELOPMENT MATRIX

Residential Development Matrix

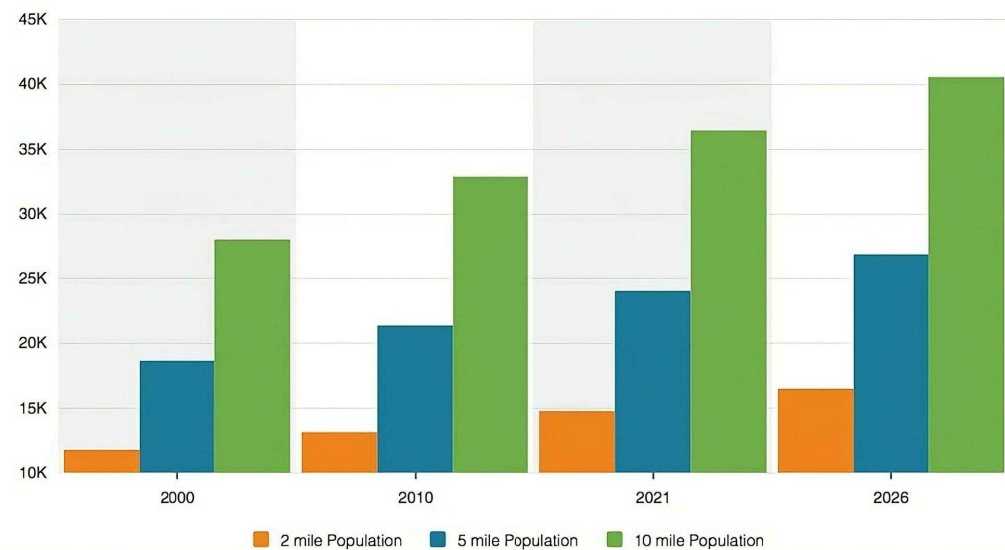
As of: 9-28-2021

Name	Type	Phase	TL Units	Projected Buildout											NOTES
				2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Ill Cardinals	SF		134	134											Phase 3, phase 1 & 2 complete
	TH		25		25										
Bluebonnet Estates	SF	Ph1	126		126										Ensign Road
	SF	Ph2	86		20	66									
	SF	Ph3	109			30	79								
Bluebonnet Ridge TC	MF		264			264									Valek Road
Bluffview	SF		650				100	125	125	125	125	50			Hwy 287 and Nesuda (PID)
	MF		530					265		265					
Christian Meadows	SF		319		20	125	125	49							Christian Rd.
	TH		91				91								
Clay Street Apartments	MF		30			15	15								North Clay St.
Country Club Villas	SF		55			25	30								Country Club & Jeter
Cummings Creek Apts	MF		96			96									Ensign Rd & Lake Bardwell Dr.
Sleepy Hollow (North)	SF		96			25	71								North Sleepy Hollow Manor
Ennis Trails TC	MF		72			72									Sonoma Trail
Lakeridge Villas (Snr) TC	MF-S		48			48									8- 6 plex buildings (W Ennis Ave)
Maliska	SF		20		10	10									In Fill Lots
Oak Creek	MF		28				28								Oak Hill Drive
Pinehurst	SF		30		15	15									In Fill Lots
Prairieview	SF	Ph1	266			100	150	16							Ensign and Liska Rd (PID) 1,065 Lots (150 per year)
	SF	Ph2	266					134	132						
	SF	Ph3	266						18	150	98				
	SF	Ph4	267								52	150	65		
Sleepy Hollow Estates	SF		20	10	10										In Fill Lots
Sleep Hollow Manor	SF		69	15	30	24									In Fill Lots (Riverside)
Stonewyck	SF		383		25	125	125	108							Ensign Road
Walkers Run	SF		30	28	2										In Fill Lots
Websters	DP		22			12	10								
Country Club	SF		264				50	50	50	50	50	14			Mike French (R10)
Villas 2.0	MF	Ph1	192				192								Boone Nerren, 336 Units
	MF	Ph2	144					144							
SF = 3456			69%	4,998	187	283	1,052	1,066	891	325	590	325	214	65	0
MF = 1404			28%												
TH/ DP = 138			3%												

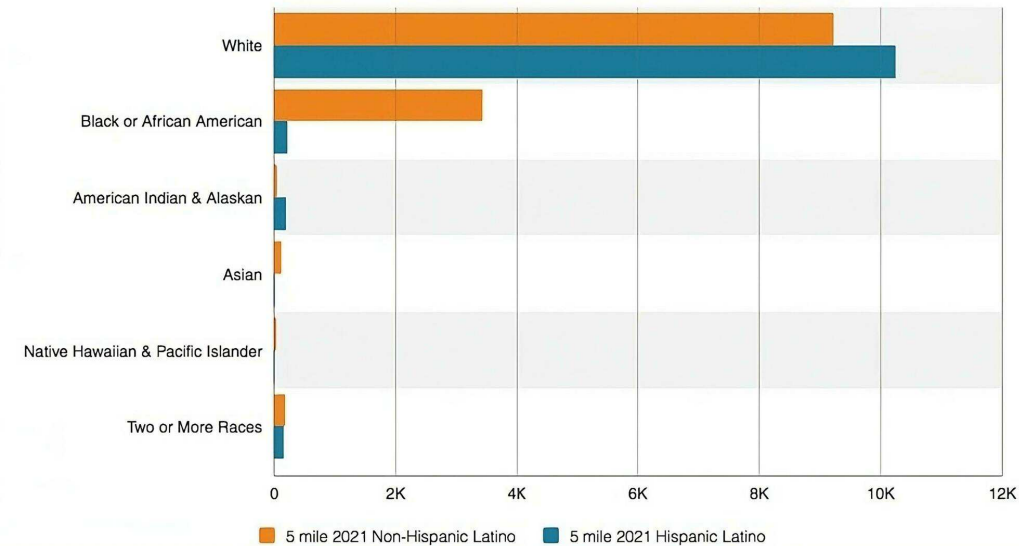


DEMOGRAPHICS

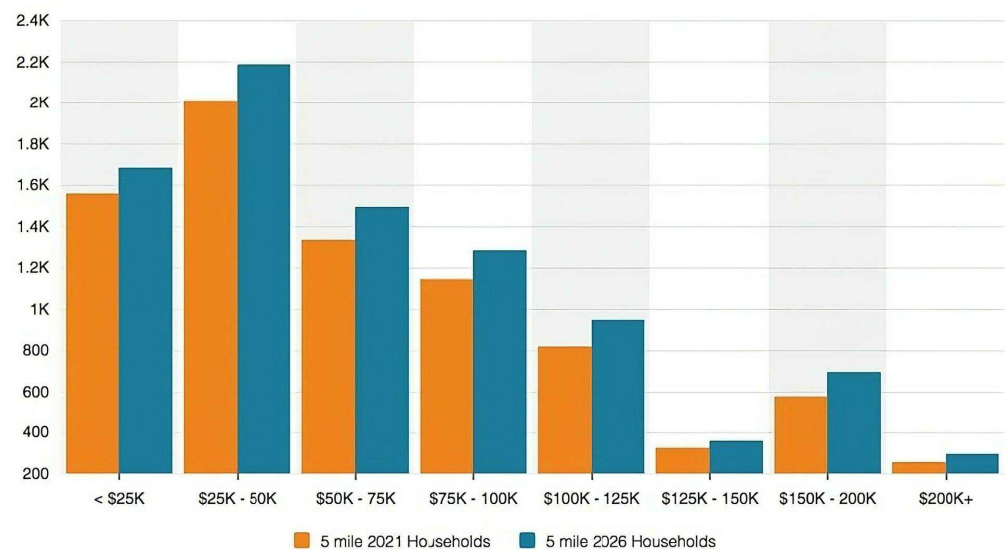
Population



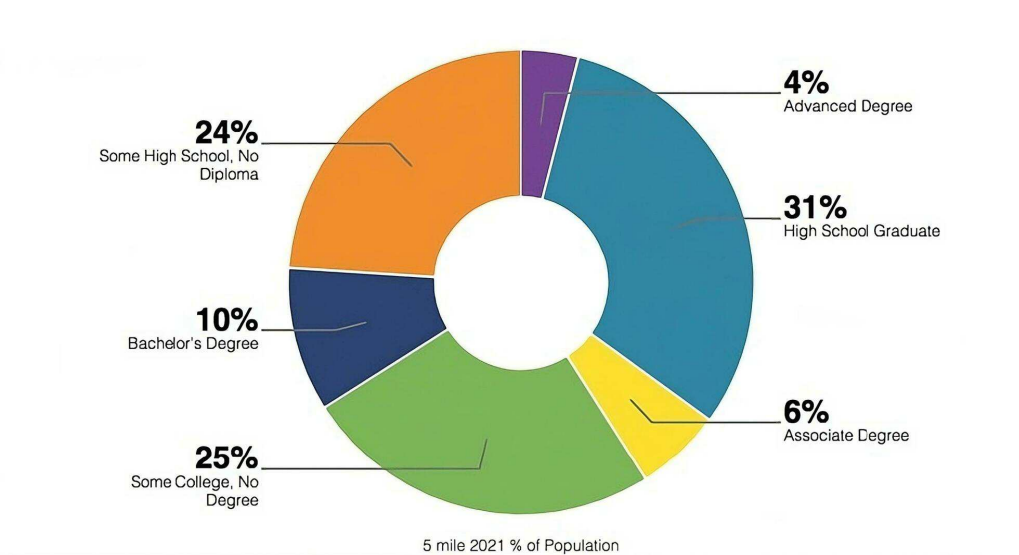
Population By Race & Hispanic Origin



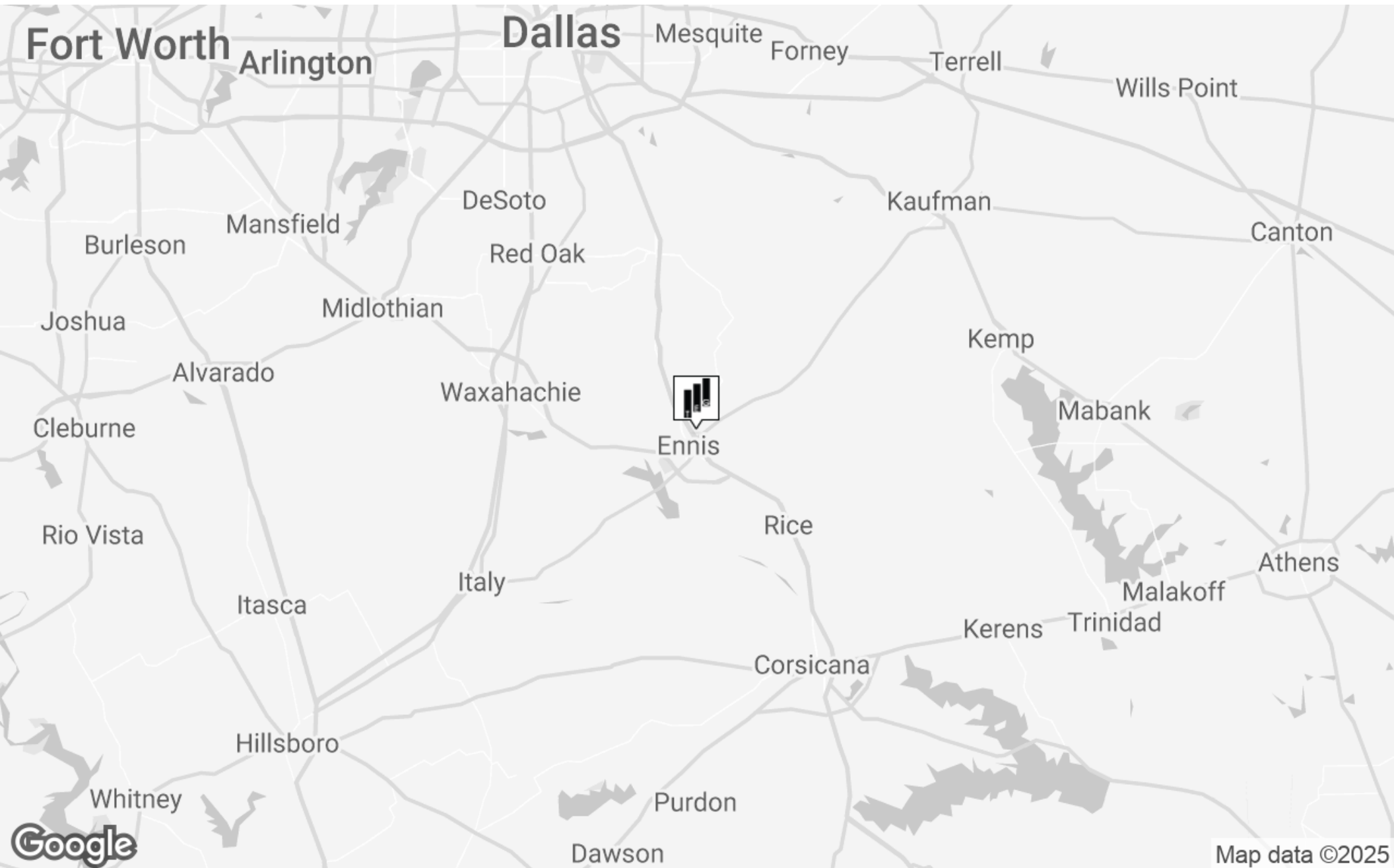
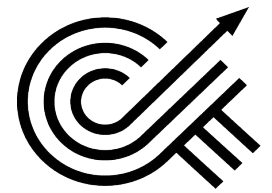
Household Income



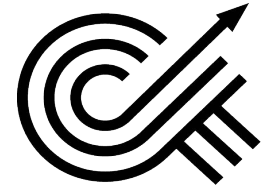
Educational Attainment



REGIONAL MAP

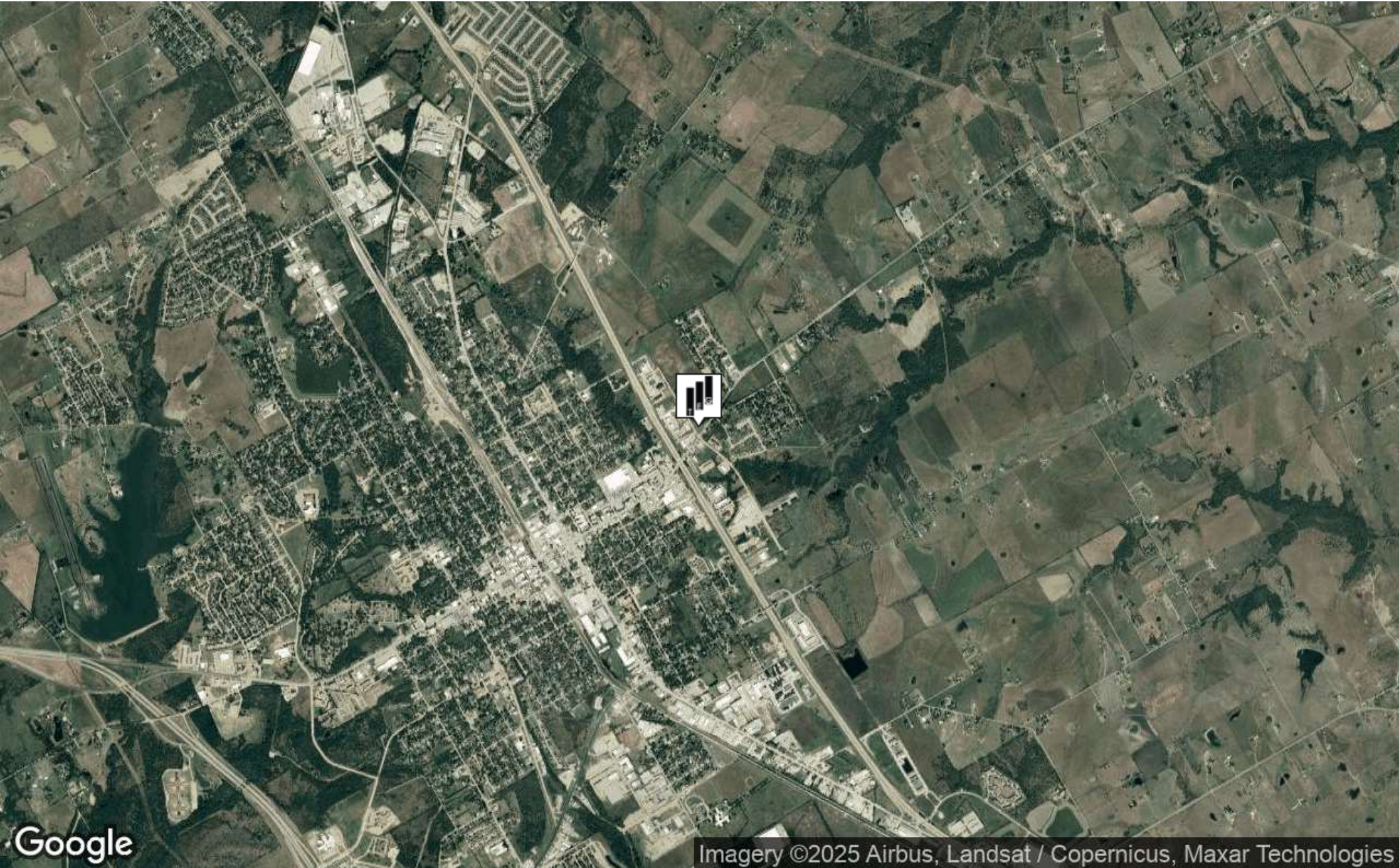
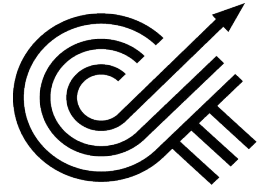


RETAILER MAP

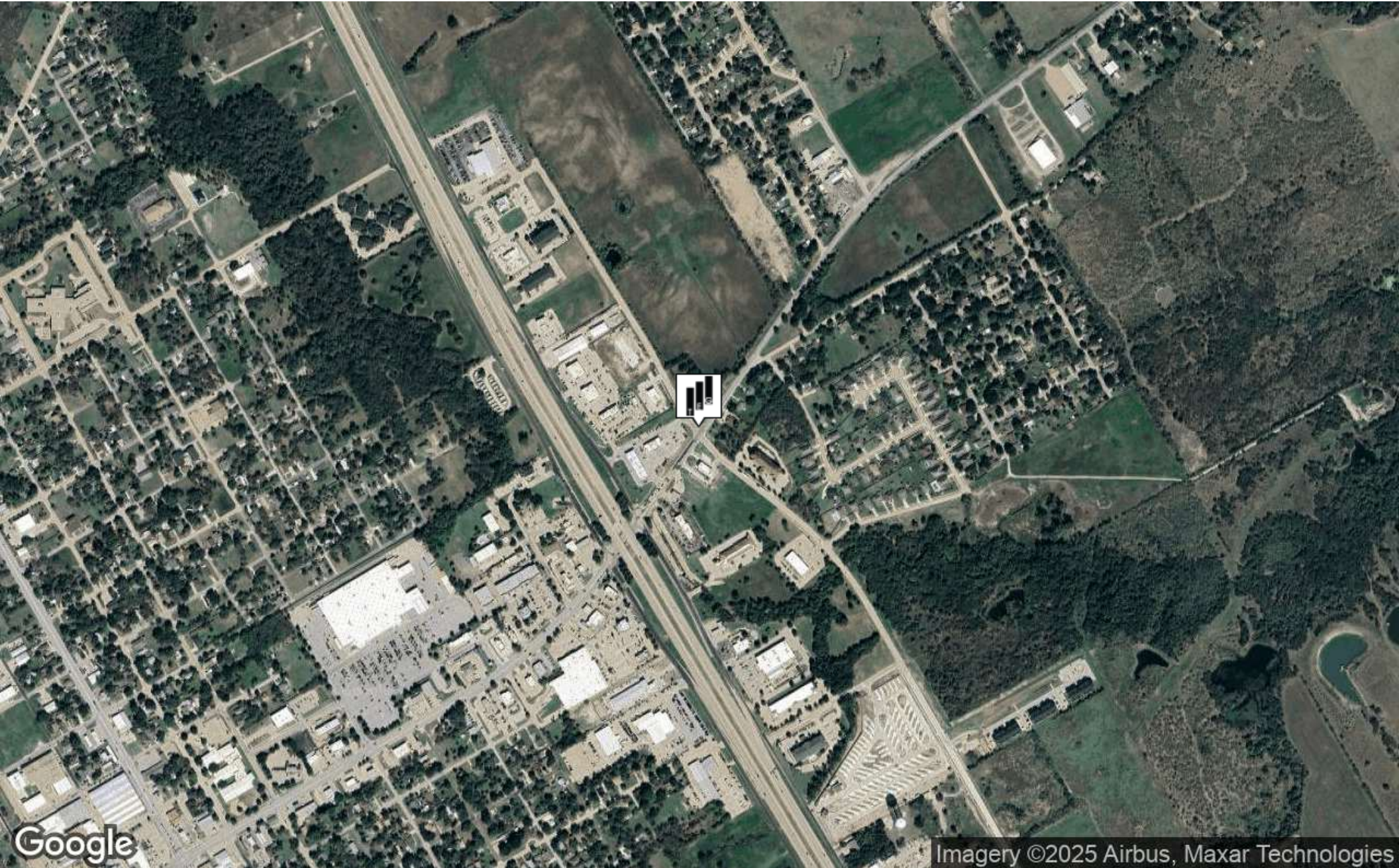
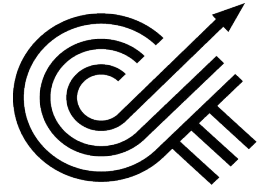


Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

LOCATION MAP



AERIAL MAP



Imagery ©2025 Airbus, Maxar Technologies