

TGCC

Realty Counselors

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Property Offering

NWC MLK and IH-45, Ennis, TX 75119

10.367 Acres

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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.

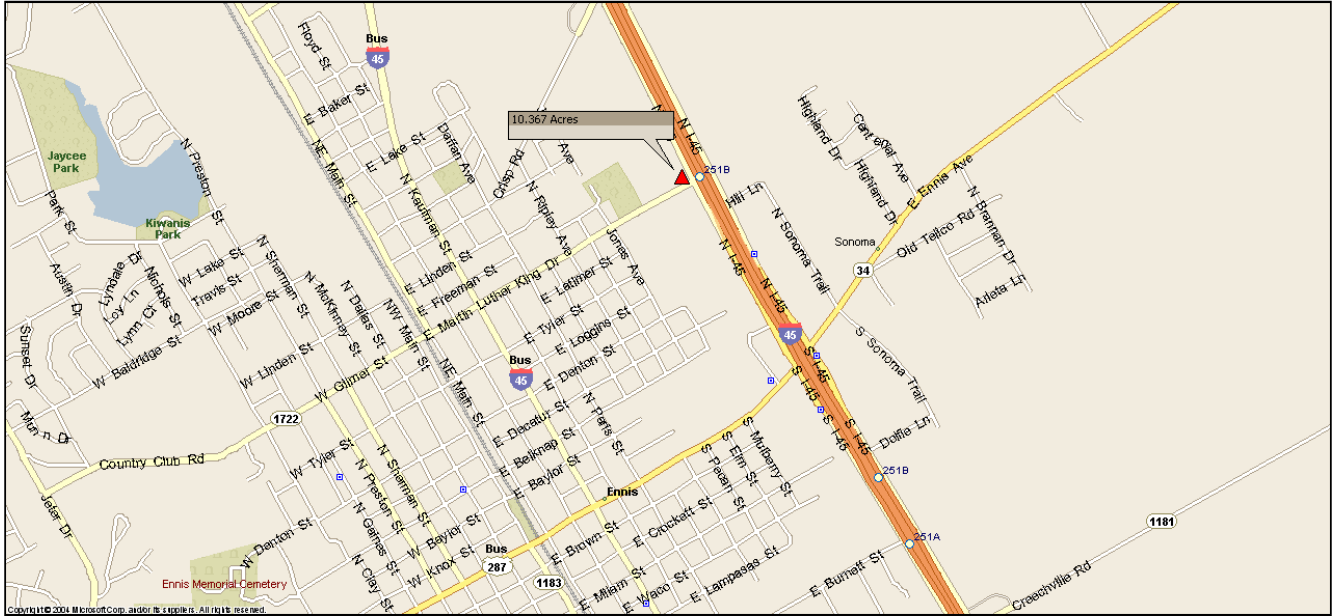
TGC Realty Counselors, LLC does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances or other undesirable materials or conditions are present at 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:

Northwest Corner of IH-45 & Martin Luther
King Blvd., Ennis, TX 75119

Offering Price:

Call for pricing



Overview

This offering is for a 10.367 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:

10.367 Acres

Location:

Ennis, TX - 35 miles south of Dallas at the NWC of IH-45 and Martin Luther King Blvd. IH-45 gives direct access to the property. Excellent visibility, ingress and egress.

Topography:

Flat

Frontage:

IH-45 Frontage Rd:	~387 front feet
Martin Luther King:	~873 front feet

Utilities:

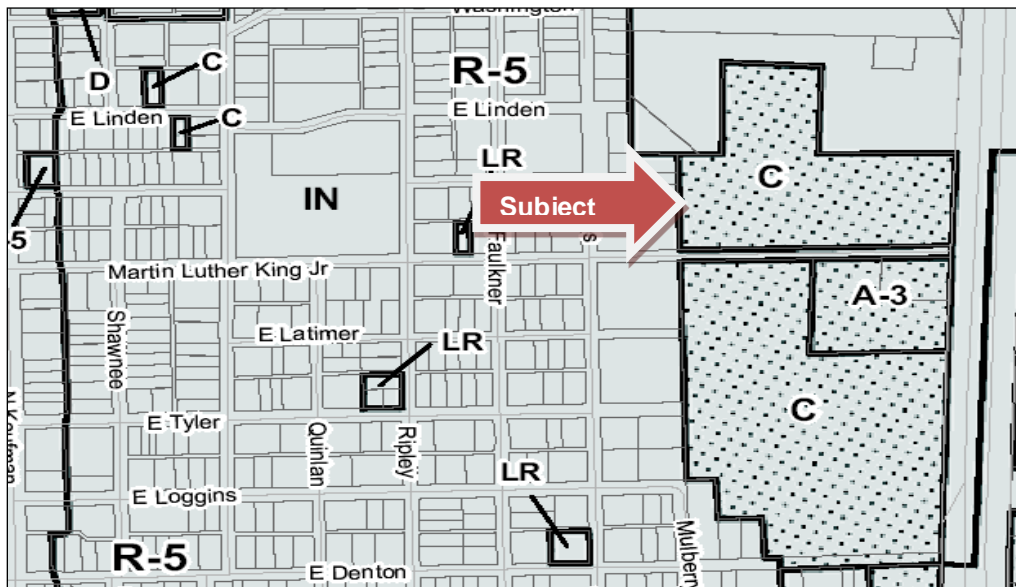
All Available

Floodplain:

Approximately 7 acres at the NWC of MLK and IH-45 frontage road is outside the floodplain area. See "Tract 1" on the survey.

Zoning:

C - Commercial

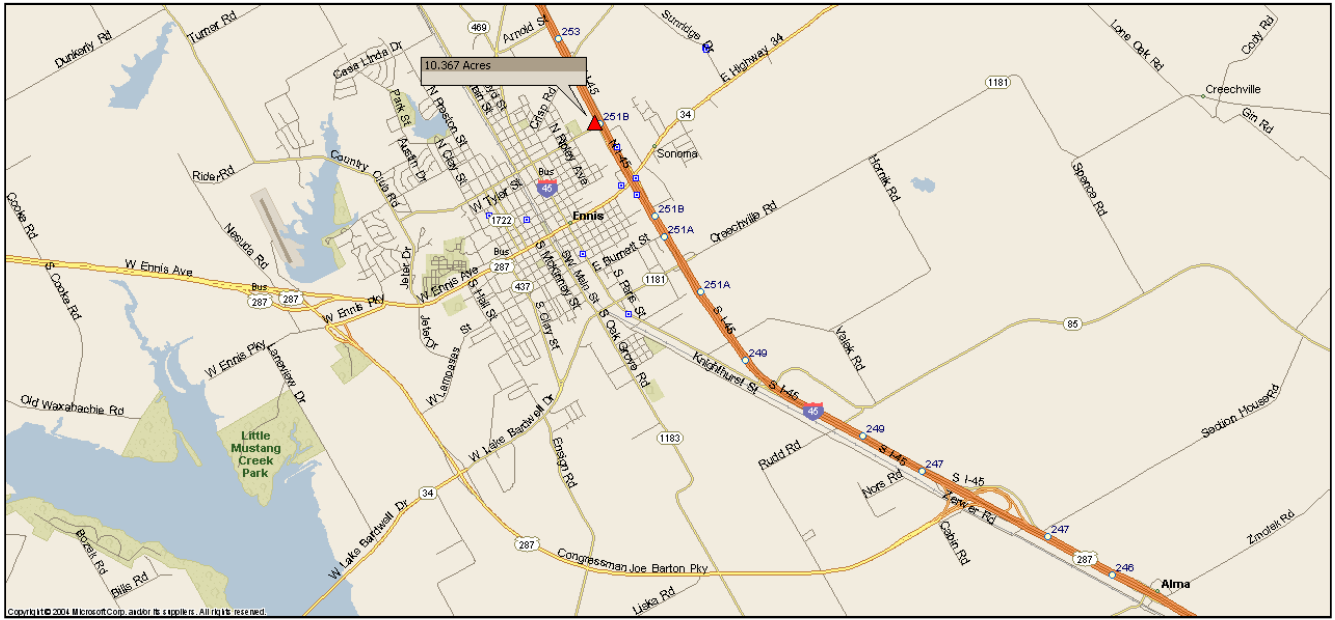
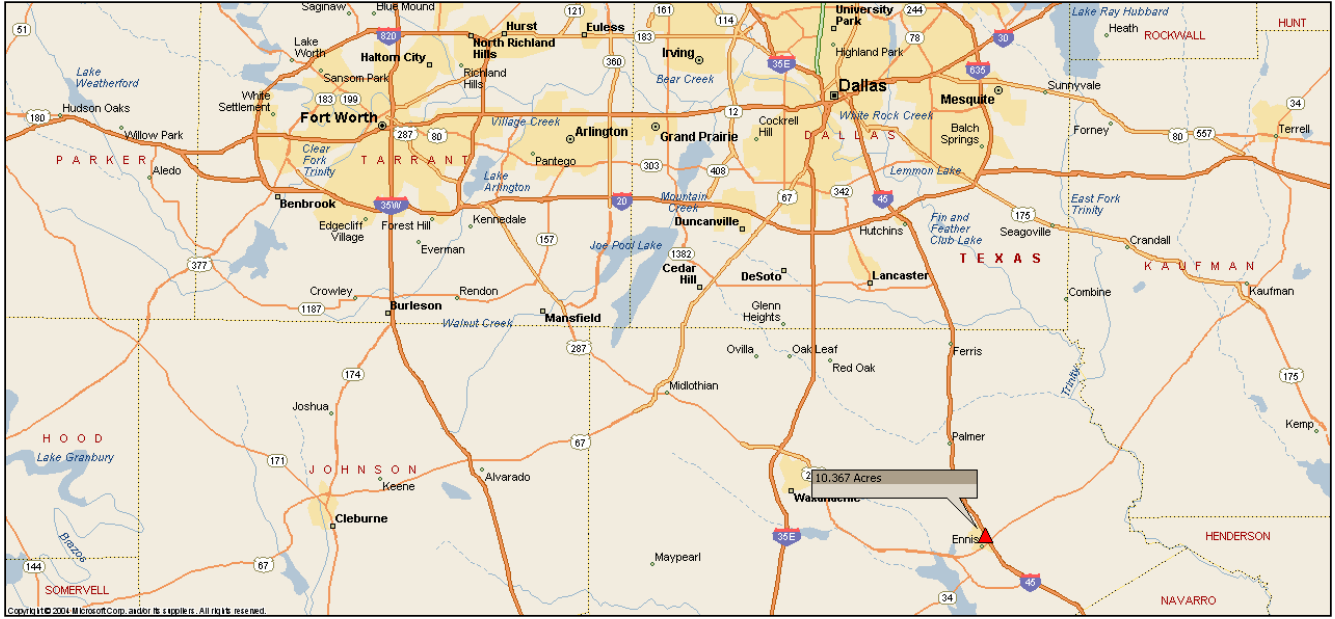


Tax ID #:

Ellis CAD #191249

Ennis Highlights

- ☐ Home to 40+ industries and industrial support businesses that employ over 4,000 workers.
- ☐ Tax base has doubled over the last 11 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.
- ☐ Construction costs start at only \$15 per square foot.
- ☐ 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.







Flood Map



Legal Description

BEING a tract or parcel of land situated in the City of Ennis, Ellis County, Texas and being part of the Thomas Havens Survey Abstract 489 and the I.D. Sheppard Survey Abstract 1011 and also being part of that tract of land conveyed to Tri-County, Limited, a partnership by deed recorded in Volume 590 Page 390 of the Deed Records of Ellis County and being more particularly described as follows:

TRACT ONE

BEGINNING at a point for corner at an iron rod found at the intersection of the northerly line of Martin Luther King Drive and the westerly line of Interstate Highway 45 said point also being the northeasterly corner of that tract of land conveyed to the City of Ennis by deed recorded in Volume 676 Page 96 of the Deed Records of Ellis County;

THENCE South 59° 44' West along the northerly line of Martin Luther King Drive a distance of 442.86 feet to a point for corner at an iron rod set;

THENCE North 27° 07' 45" West a distance of 400.75 feet to a point for corner at an iron rod set in the northerly line of said Havens Survey;

THENCE North 61° 28' 15" East along the northerly line of said Havens Survey a distance of 455.26 feet to a point for corner at an iron rod set in the westerly line of Interstate Highway 45;

THENCE South 27° 07' 45" East along the westerly line of Interstate Highway 45 a distance of 387.32 feet to the PLACE OF BEGINNING and containing 4.00 acres

TRACT TWO

BEGINNING at a point for corner at an iron rod set in the northerly line of Martin Luther King Drive said point being South 59° 44' West a distance of 442.86 feet from the intersection of said northerly line and the westerly line of Interstate Highway 45;

THENCE South 59° 44' West along the northerly line of Martin Luther King Drive a distance of 429.65 feet to a point for corner at an iron rod found in the westerly line of said Tri-County, Limited Tract;

THENCE North 28° 20' 20" West along said westerly line a distance of 413.66 feet to a point for corner at an iron rod set in the northerly line of said Havens Survey;

THENCE North 61° 28' 15" East along the northerly line of said Havens Survey and the southerly line of said Sheppard Survey a distance of 119.94 feet to a point for corner at an iron rod set;

THENCE North 28° 51' 15" West along a westerly line of said tract a distance of 329.59 feet to a point for corner at an iron rod found;

THENCE North 61° 00' 35" East along the most northerly line of said tract a distance of 304.41 feet to a point for corner at an iron rod found;

THENCE South 28° 57' 15" East along an easterly line of said tract a distance of 332.04 feet to a point for corner at an iron pipe found in the southerly line of said Sheppard Survey;

THENCE North 61° 28' 15" East along the southerly line of said Sheppard Survey and the northerly line of said Havens Survey a distance of 12.94 feet to a point for corner at an iron rod set;

THENCE South 27° 07' 45" East a distance of 400.75 feet to the PLACE OF BEGINNING and containing 6.367 acres.

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.

Buyer

Date