



US 287 & TX-34

ENNIS, TX 75119

PROPERTY DETAILS

LAND SIZE 42.92 Acres (divisible)

ZONING AG

ISD Ennis ISD

FUTURE LAND USE Regional Commercial/Mixed-Use

UTILITIES Water on Site
Sewer nearby

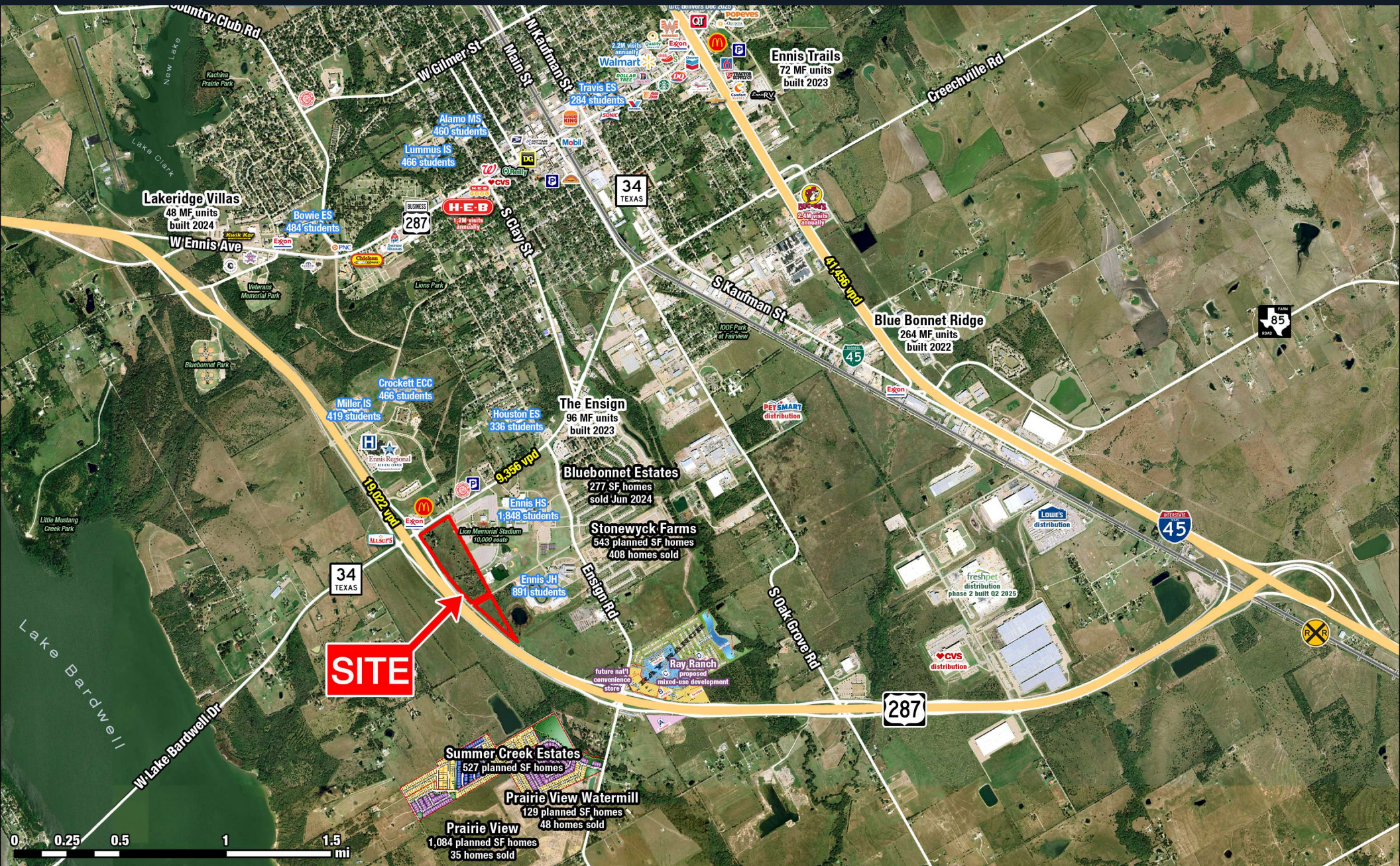
PRICING Contact Brokers

PROPERTY HIGHLIGHTS

- Excellent Visibility from Hwy 287 & TX-34
- Less than a mile away from 1600+ student high school
- Opportunities for pad sites, industrial, MF, retail centers
- Less than 40 miles from both Dallas & Fort Worth



PROPERTY AERIAL



OBLIQUE AERIAL



OBLIQUE AERIAL



ENNIS OVERVIEW

The city of Ennis, with a population of 24,364 residents and a broader retail trade area encompassing 76,866 people, is emerging as a vibrant and economically strong community. Families in the area benefit from an average income of \$95,090, and the median household age of 34.09 years reflects a young, active demographic. These indicators point to a city on the rise, supported by a solid consumer base and favorable economic and demographic trends.

This upward trajectory is further underscored by a 52% increase in taxable value from 2021 to 2023—growth driven by strategic planning and proactive development efforts from city leadership. Ennis’s comprehensive plan includes major investments in infrastructure, housing, and commercial projects, all designed to attract new residents and businesses while honoring the city’s heritage. Together, these factors position Ennis as a dynamic and forward-looking community with strong potential for continued growth.

MAJOR AREA EMPLOYERS

 650 EMPLOYEES	 350 EMPLOYEES	 290 EMPLOYEES	 200 EMPLOYEES	 350 EMPLOYEES
 290 EMPLOYEES	 100 EMPLOYEES	 81 EMPLOYEES	 57 EMPLOYEES	 390 EMPLOYEES
 300 EMPLOYEES	 340 EMPLOYEES			

EDUCATION

	SCHOOLS	ENROLLMENT
Elementary	4	1,225
Junior High	1	910
High School	1	1,715
Intermediate	2	1,225
Early Childhood	2	775



ENNIS OVERVIEW

ENNIS, TEXAS: A RISING OPPORTUNITY FOR REAL ESTATE INVESTMENT

The City of Ennis is undergoing a transformative \$82 million Community Improvement Plan (2021–2026), positioning it as a vibrant destination for residents, businesses, and developers. Anchored by the Downtown Master Plan, new mixed-use developments like the North and South Plazas are introducing a dynamic blend of retail, dining, office, and residential spaces. Major infrastructure upgrades—including the Ennis Avenue Underpass and enhanced public areas—are boosting walkability, raising property values, and attracting new development interest.

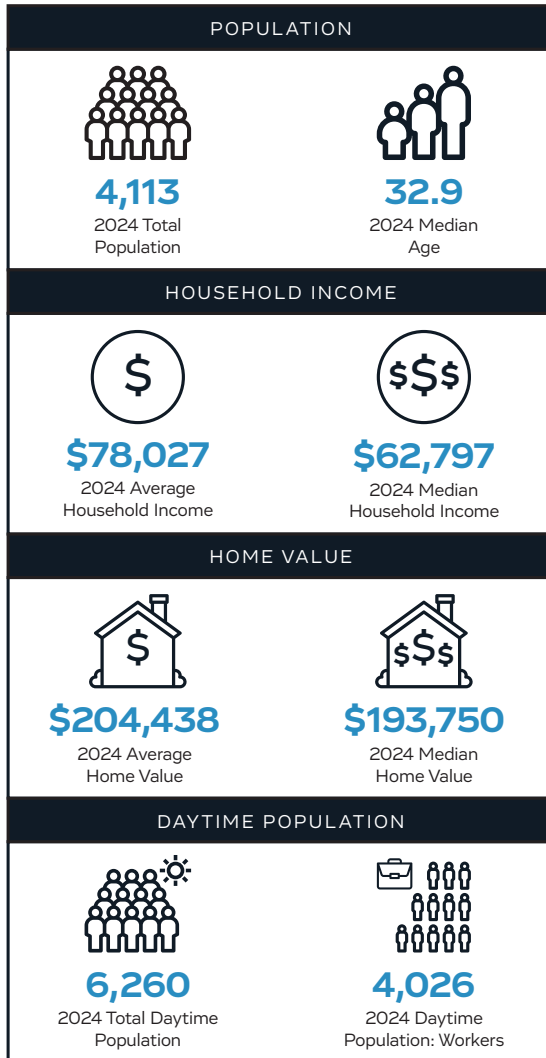
Residential expansion is accelerating through affordable housing, new subdivisions, and planned urban growth. With a strategic location just south of Dallas-Fort Worth, Ennis appeals to businesses and families alike, offering accessibility without the high cost of the urban core.

Industrial and logistics sectors are flourishing thanks to highway proximity, making Ennis a hub for distribution and manufacturing. As revitalization continues, the market is ripe with opportunity for investors, developers, and businesses seeking to capitalize on Ennis's momentum and pro-growth climate. forward-looking community with strong potential for continued growth.

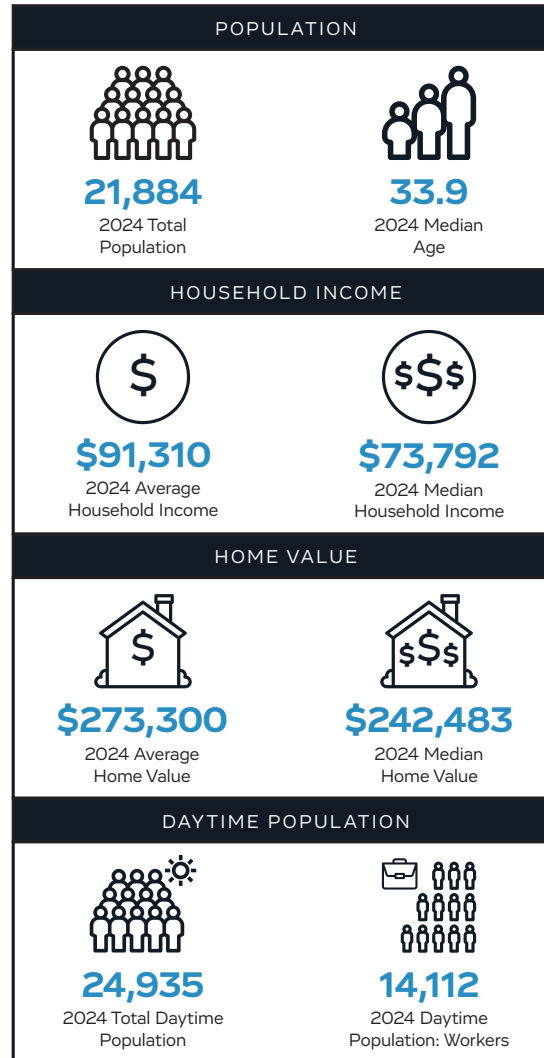


DEMOGRAPHICS

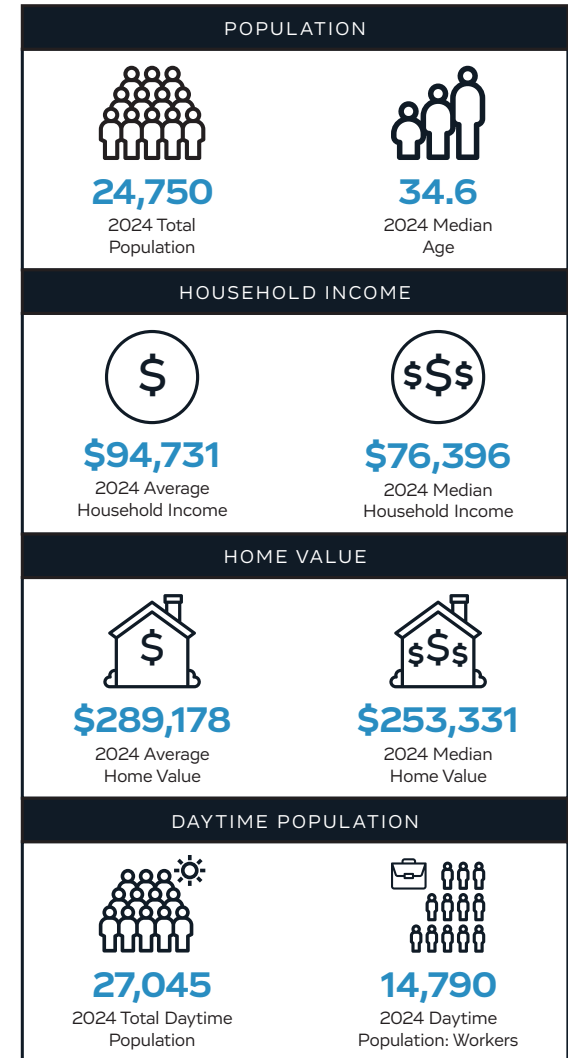
1 MILE



3 MILE



5 MILE





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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker

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- Must not, unless specifically authorized in writing to do so by the party, disclose
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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