



# Property For Sale



## 11.113 acre Commercial Site

IH-45, Palmer, TX, 75152

The Ambrose Group

### BROKER CONTACT:

**Brandon Brooks**

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☎ (817) 676-3422



# Property Details

**Address**

Interstate Highway 45, Palmer, Texas 75152

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**Size**

11.113 Acres (484,091 Sq. Ft.)

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**Coordinates**

32.44333448269581, -96.66539472600033

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**Zoning**

C-2, Commercial 2

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**Tax Parcel (APN)**

230643 and 178731

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**Tax Rate**

2.093662%

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**Schools**

Palmer ISD

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**Legal**

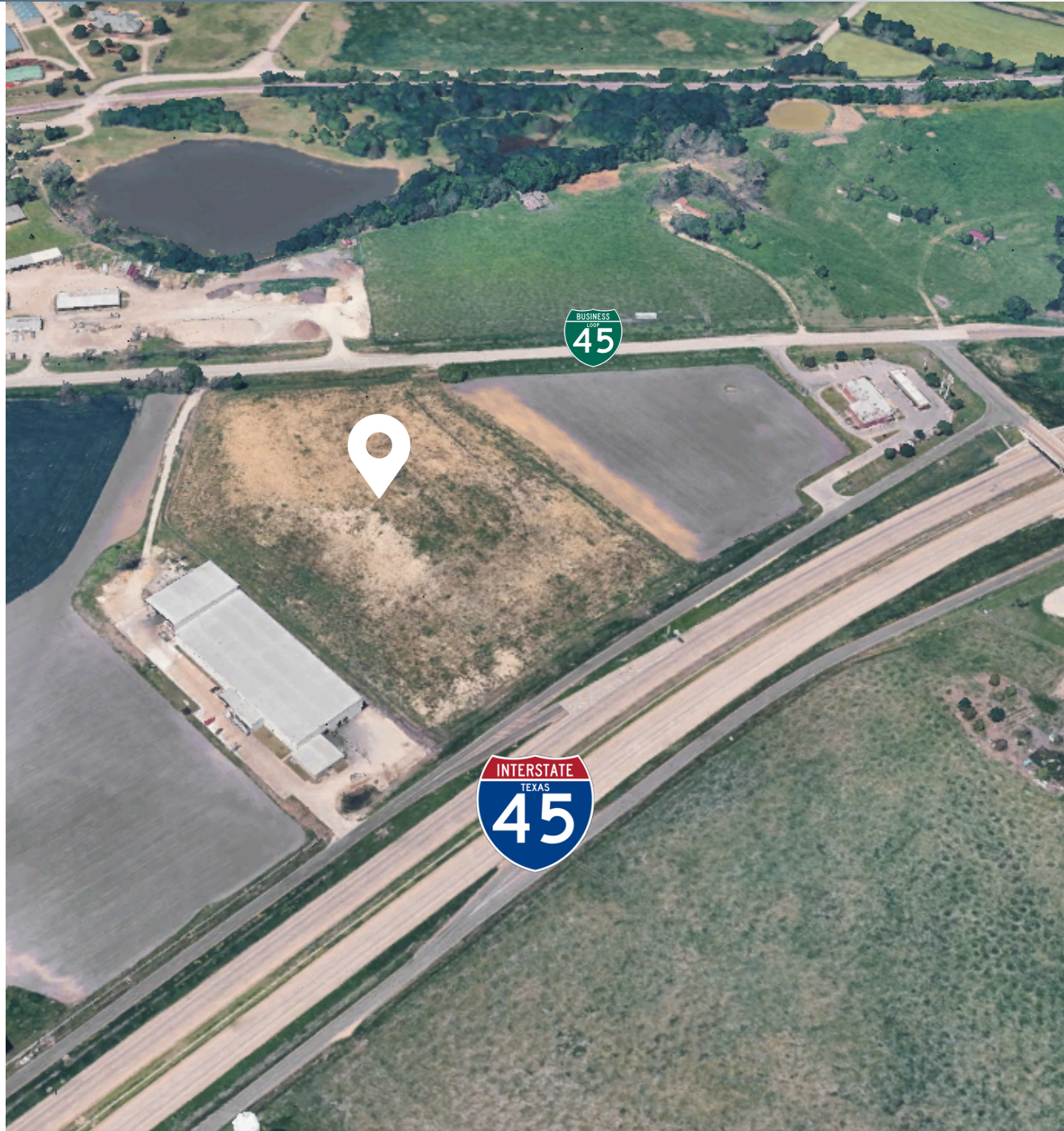
Situated in the J. Barker Survey, Abstract A-40, Palmer, Ellis Country, Texas

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**Pricing**

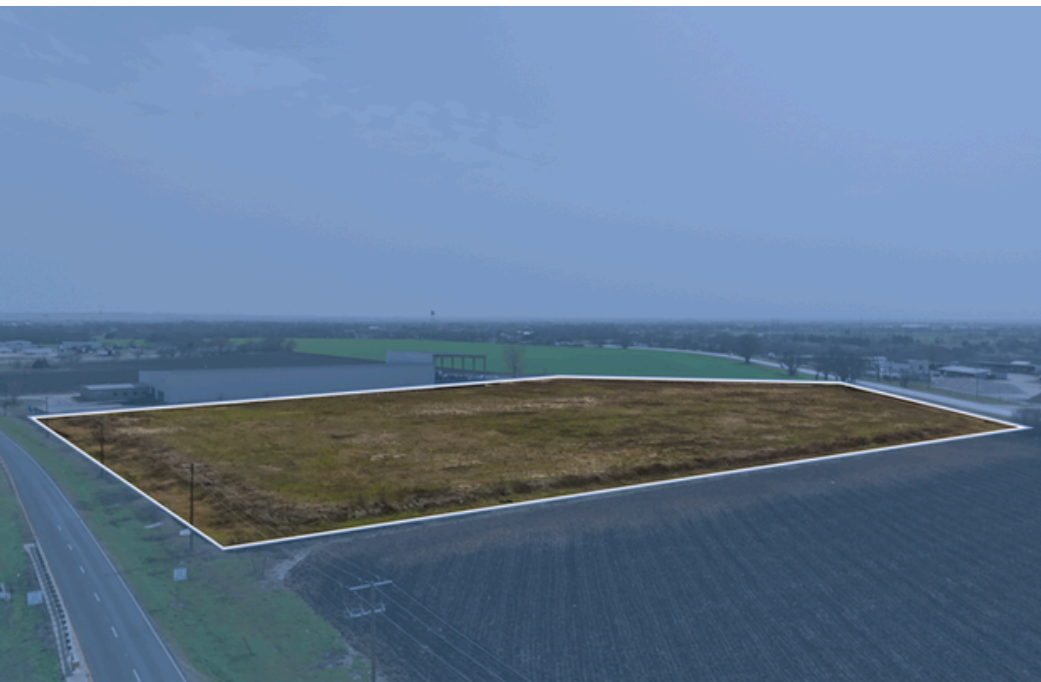
Call for pricing

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# Property Images





# Zoning and City Information

## Permitted Uses



**Retail & Service**



**Office/Professional**



**Automotive Related**



**Warehouse/Light  
Industrial**

## City Services



**Municipal water**



**Municipal sanitary sewer**



**Electric service**

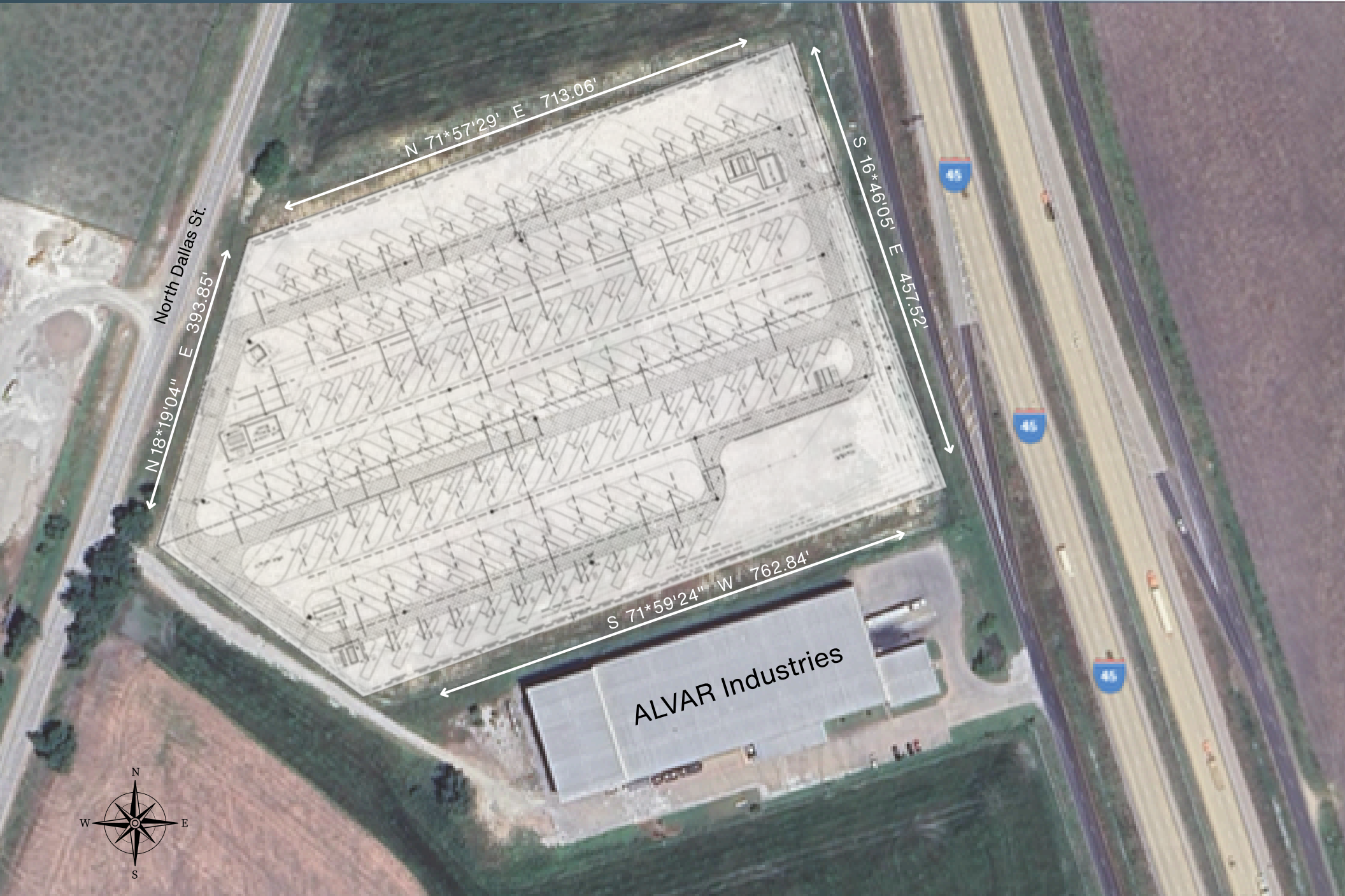


**Solid waste service**





# Site Plan



North Dallas St.

N 18°19'04" E 393.85'

N 71°57'29" E 713.06'

S 19°46'05" E 457.52'

S 71°59'24" W 762.84'

ALVAR Industries





# 2024 Demographics

## Income

	1 mile	5 miles	10 miles
Avg. Household Income	\$84,782	\$96,416	\$97,167
Median Household Income	\$73,392	\$81,857	\$86,084

## Population

	1 mile	5 miles	10 miles
2020 Population	702	7,193	80,028
2024 Population	779	7,983	93,139
2029 population projection	977	10,018	116,635
Annual Growth 2020-2024	2.7%	2.7%	4.1%
Annual Growth 2024-2029	5.1%	5.1%	5.0%

## Housing

	1 mile	5 miles	10 miles
Median Home Value	\$179,411	\$244,921	\$250,297
Median Year Built	1994	1994	1999



## 2024 TAX RATES

Ellis County	0.255357
Palmer ISD	1.050200
City Of Palmer	0.666947
EC ESD #9	0.100000
Ellis County LAT RD	0.018635



# DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth-largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 8.3 to 8.7 million residents as of 2024-2025. The region is globally connected through DFW International Airport, one of the world's busiest airports, which offers over 250 global destinations and serves as the eighth-busiest international gateway in the United States. The airport provides service to 73 international destinations from 29 passenger airlines. North Texas' GDP reached approximately \$620-689 billion in 2020-2022, and if DFW were a standalone state, it would rank as the 13th largest in the U.S. The Metroplex's economy rose to \$709 billion in 2022, solidifying its position as a major economic powerhouse.




# Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

## #1 STATE

↖ ↗ ↘ ↙  
 For corporate relocations & expansions



### Texas Economy is 8<sup>th</sup> largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

## GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

**ExxonMobil**

**Sysco**

**American Airlines**

**AT&T**

**53 Fortune 500 companies** that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



## #1 STATE For Exports



Leading producer of crude oil nationwide



Texas is home to **3.2 million** small businesses

and **hundreds of** publicly traded firms

## TAX

Texas **does not** have an **estate tax** or **inheritance tax.**



Number **1** jobs creator in 2023,

Texas added **326,700 jobs**



# Listing Team



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# AG Property IABS

★ EST. 1994 ★



## 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.

2-10-2025



### 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 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:
  - 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.

**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.

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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)

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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