

8.09-acre tract Tx-34 Avenue, Ennis, Texas 75119

MLS#: 21107419 Active
Property Type: Commercial Sale

8.09-acre tract Tx-34 Avenue Ennis, TX 75119
SubType: Unimproved Land

LP: \$2,500,000
OLP: \$2,500,000



Low LP: \$/Gr SqFt:
Subdivision: Thomas Haven **Lake Name:**
County: Ellis **Plan Dvlpm:**
Country: United States **MultiPrcl:** Yes **MUD Dst:** No
Parcel ID: [185425](#)
Parcel ID 2: 185427, 185433
Lot: **Block:**
Legal: 489 THOMAS HAVEN 3.438 ACRES
Unexmpt Tx: \$9 **PID:**No
Spcl Tax Auth: No

Bldg SF: 0/Appraiser **Gross SqFt:** 0
Yr Built: /Proposed **Zoning:** R-10 (Residential) – within Opportunity Zone
Apprsr: **Mult Zone:** No
Lot SqFt: 352,400/Assessor **# Units:** 0
Lot Dim: **Acres:** 8.090

Features

Building Use: Other	Ceiling Height:
Inclusions: Land Only	Flooring:
Lot Size/Acre: 5 to < 10 Acres	Heating:
Topography: Level	Special Notes: Aerial Photo, Survey Available, Utility Easement, Verify Flood Insurance, Verify Rollback Tax
Rd Front Desc: City Street, State Road	Possession: Closing/Funding
Walls:	Street/Utilities: Asphalt, Cable Available, City Sewer, City Water, Concrete, Electricity Available, Electricity Connected, Overhead Utilities, Phone Available, Sewer Available, Sidewalk
Freight Doors: No Dock	Showing: Go Show-No Appt. Needed
Street/Utilities: Asphalt, Cable Available, City Sewer, City Water, Concrete, Electricity Available, Electricity Connected, Overhead Utilities, Phone Available, Sewer Available, Sidewalk	Dock Permitted: No
Showing: Go Show-No Appt. Needed	Lake Pump: No

Remarks

Property Description: Prime 8.09-acre development tract at the SEC of TX-34 (Ennis Ave) and Brannan Dr in Ennis, TX. Located within an Opportunity Zone with excellent visibility and direct access to I-45, this site is ideal for retail, mixed-use, or multifamily development. The property is a stone's throw from the proposed H-E-B anchored retail center featuring Boot Barn, Burlington, Ulta, Marshalls, Five Below, and PetSmart. Ennis is experiencing rapid growth with more than 5,000 new residential units planned by 2030 and over \$59 million invested in downtown revitalization projects including the Underpass Project. Nearby developments include Prairievew (1,065 homes), Bluff View (650 units), and Cardinal Crossing (448 lots). Surrounded by national retailers such as Walmart, CVS, Planet Fitness, Tractor Supply, and Chick-fil-A, this tract offers strong traffic exposure and excellent demographics. Level topography with utilities available at street. Assemblage of three parcels totaling 8.09 acres (Ellis CAD #185425, #185427, #185433).

Excludes: Mineral rights and personal property not included.

Public Driving Directions: From I-45 S take Exit 251 toward TX-34 Ennis Ave. Turn left onto TX-34 E (Ennis Ave). Property is near the intersection of TX-34 and Brannan Dr on the south side of Ennis Ave, adjacent to Old Telico Rd.

Private Rmks: Assemblage of three contiguous parcels totaling 8.09 AC (Ellis CAD #185425, #185427, #185433). Located within an Opportunity Zone near TX-34 & Brannan Dr, steps from the new H-E-B retail development. City utilities available at street. Go & Show – vacant land. Buyer to verify zoning changes and utility tap fees. Listing agent: Mani Raveendran, (972) 200-5610.

IntraOffice Remarks: Assemblage of 3 parcels totaling 8.09 AC. Opportunity Zone near H-E-B site. Call Mani Raveendran for details or boundary map. All utilities available. Vacant – Go & Show.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:
Pmt Type:	Lender:	Orig Date:
Seller Concessions:		2nd Mortg: No

Agent/Office Information

CDOM: 187 **DOM:** 187 **LD:** 11/12/2025 **XD:** 07/31/2026

List Type: Exclusive Right To Sell

List Off: [D&B Brokerage Services LLC \(DBBS01C\) 469-451-6330](#)

LO Addr: 2681 MacArthur Blvd Suite #203 Lewisville, Texas 75067

List Agt: [Mani Raveendran \(0650043\) 972-200-3990](#)

LA Email: tc@dallasandbeyond.com

LA Website: <http://www.dallasandbeyond.com>

Off Web: <http://www.dallasandbeyond.com>

Pref Title Co: Republic Title-S Lipton

LO Fax: **Brk Lic:** 0650043

LO Email: tc@dallasandbeyond.com

LA Cell: 817-312-7861 **LA Fax:**

LA Othr: 972-200-3990

LA/LA2 Texting:
LO Sprvs: **Mani Raveendran (0650043) 469-451-6330**

Location: Southlake, Texas 76092 817-424-3373

Showing Information

Call:

Keybox #: 0000

Show Instr:

Vacant land – Go & Show. Feel free to walk the property at your convenience. Please contact listing agent Mani Raveendran at (972) 200-5610 for additional details or site boundaries.

Show Allowed: Yes

Show Srvc: None

Showing: Go Show-No Appt. Needed

Appt:

Keybox Type: None

Owner Name: NA

Seller Type: Standard/Individual

Prepared By: Mani Raveendran D&B Brokerage Services LLC on 05/18/2026 12:12

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