

# 749 STACKS RD ENNIS

749 Stacks Road, Ennis, Texas 75119

CENTURY 21  
COMMERCIAL

Judge Fite Company

**Cherith Samson, Commercial Specialist**

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**2**

**Property Info &  
Disclaimer**

**3**

**Property Description**

**4**

**Property Photos**

**9**

**Demographic Analysis**

**21**

**Location Risk Analysis  
Report**

**31**

**Aerial & Location Report**

**33**

**IABS**

# 749 STACKS RD ENNIS

# TABLE OF CONTENTS

# 749 STACKS RD ENNIS

## PROPERTY INFORMATION

*Call for Price*

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**PROPERTY ADDRESS**

*749 Stacks Road  
Ennis, Texas 75119*

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**LAND SIZE**

*597.00 Acres*

749 Stacks Road Ennis,  
Texas 75119

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# PROPERTY OVERVIEW

Discover a premier investment opportunity at 749 Stacks Rd Ennis, located in the burgeoning Ennis, TX market. This strategically positioned property offers unparalleled potential for savvy investors. Nestled in a rapidly developing area, it boasts excellent connectivity to major highways, enhancing its desirability and accessibility. With Ennis's robust economic growth and expanding infrastructure, this property promises significant appreciation and a reliable income stream. Ideal for investors aiming to capitalize on the region's upward trajectory, 749 Stacks Rd Ennis is a prime asset in a flourishing locale.



## 749 STACKS RD ENNIS

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# PROPERTY PHOTOS



# 749 STACKS RD ENNIS

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# 749 STACKS RD ENNIS

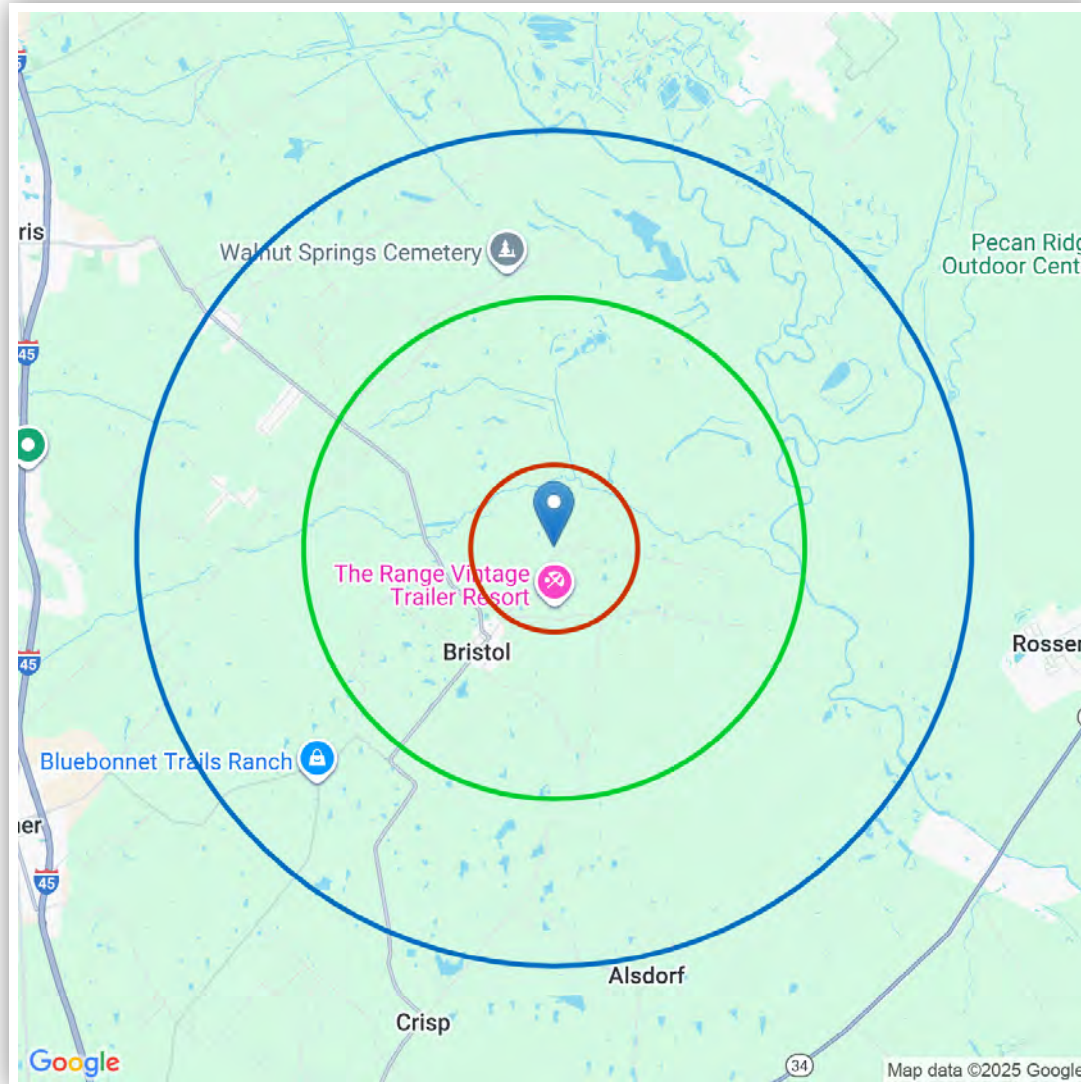
749 Stacks Road, Ennis, Texas 75119

# PROPERTY PHOTOS



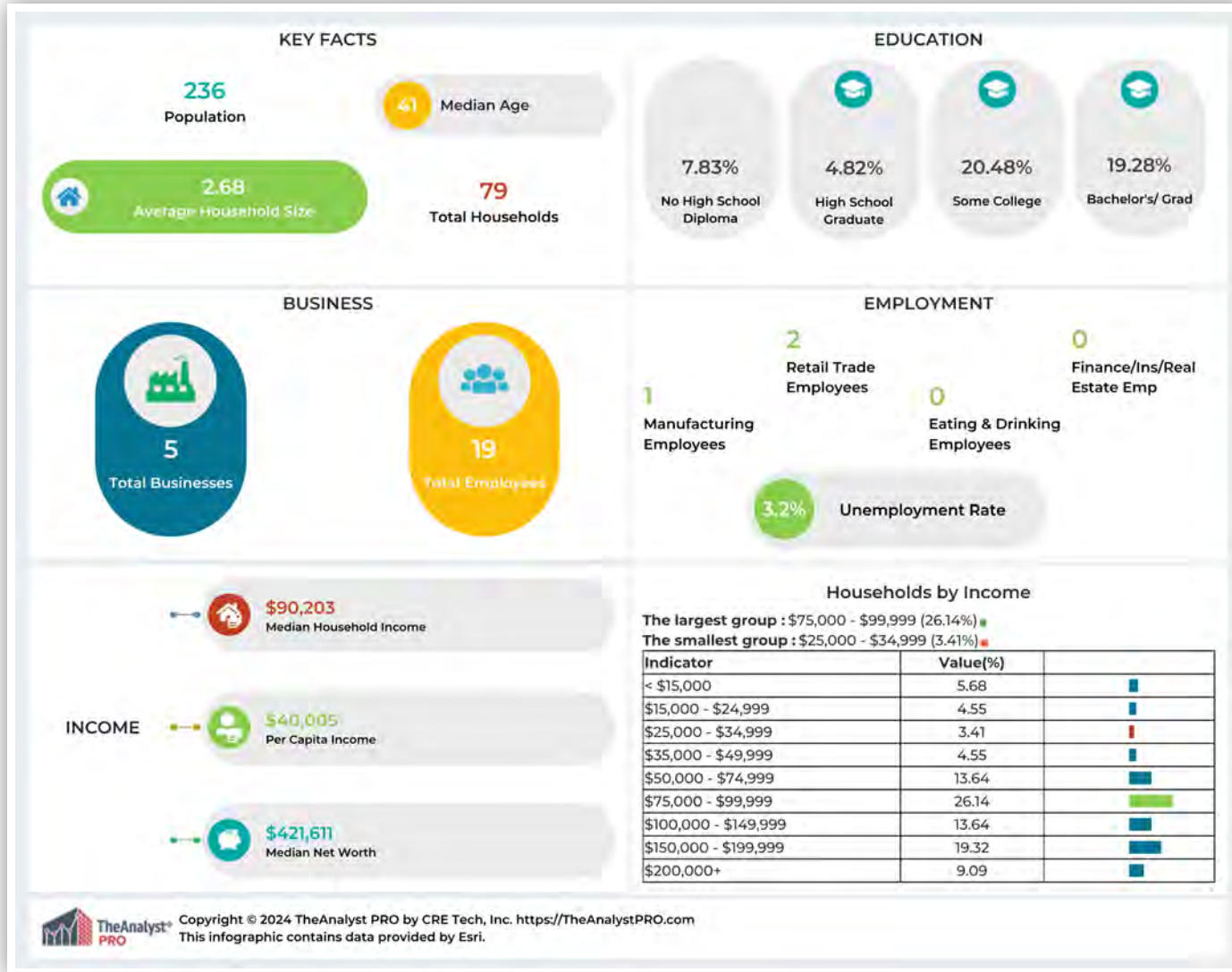
**749 STACKS RD ENNIS**  
749 Stacks Road, Ennis, Texas 75119

# LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



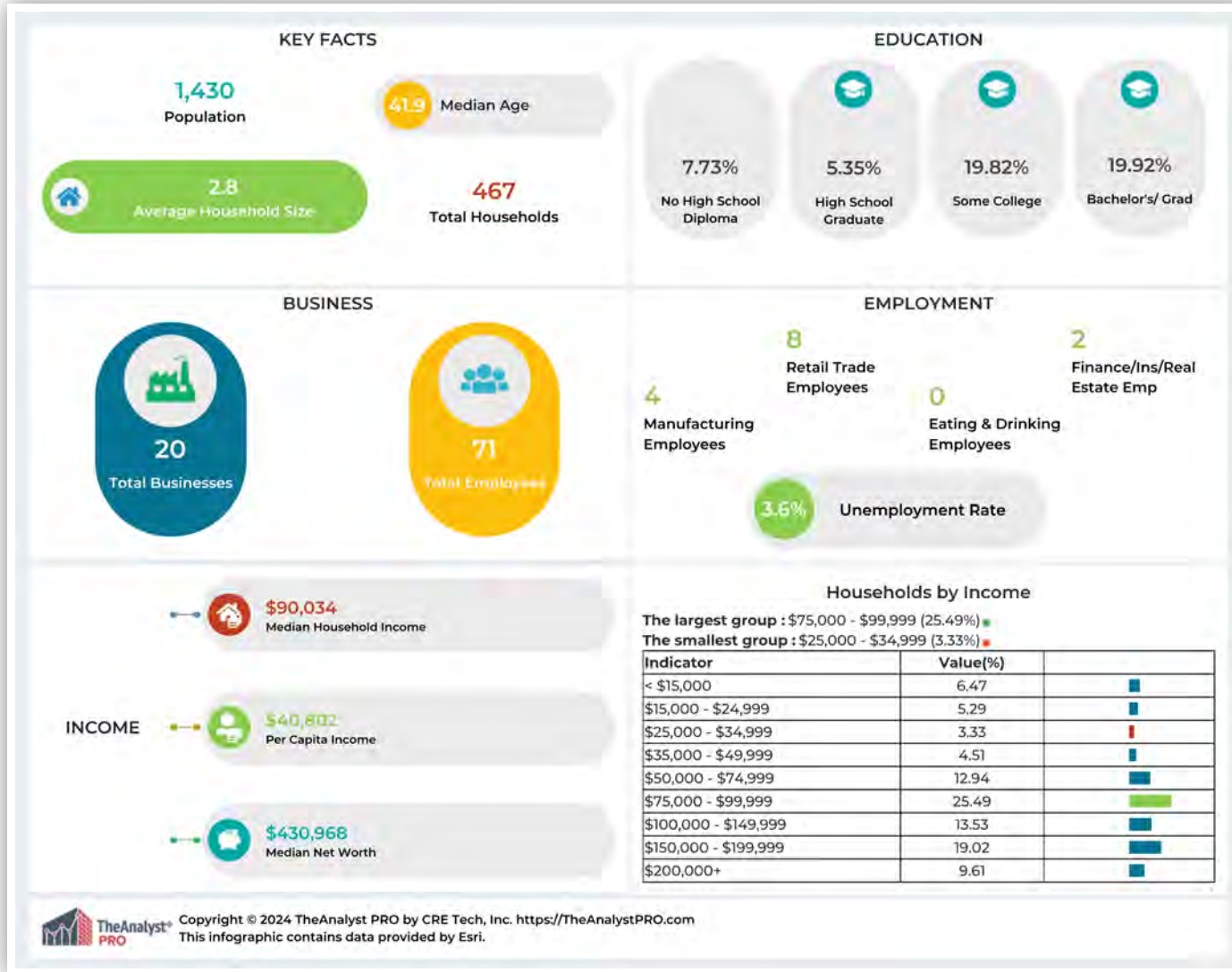
**749 STACKS RD ENNIS**  
749 Stacks Road, Ennis, Texas, 75119

# INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



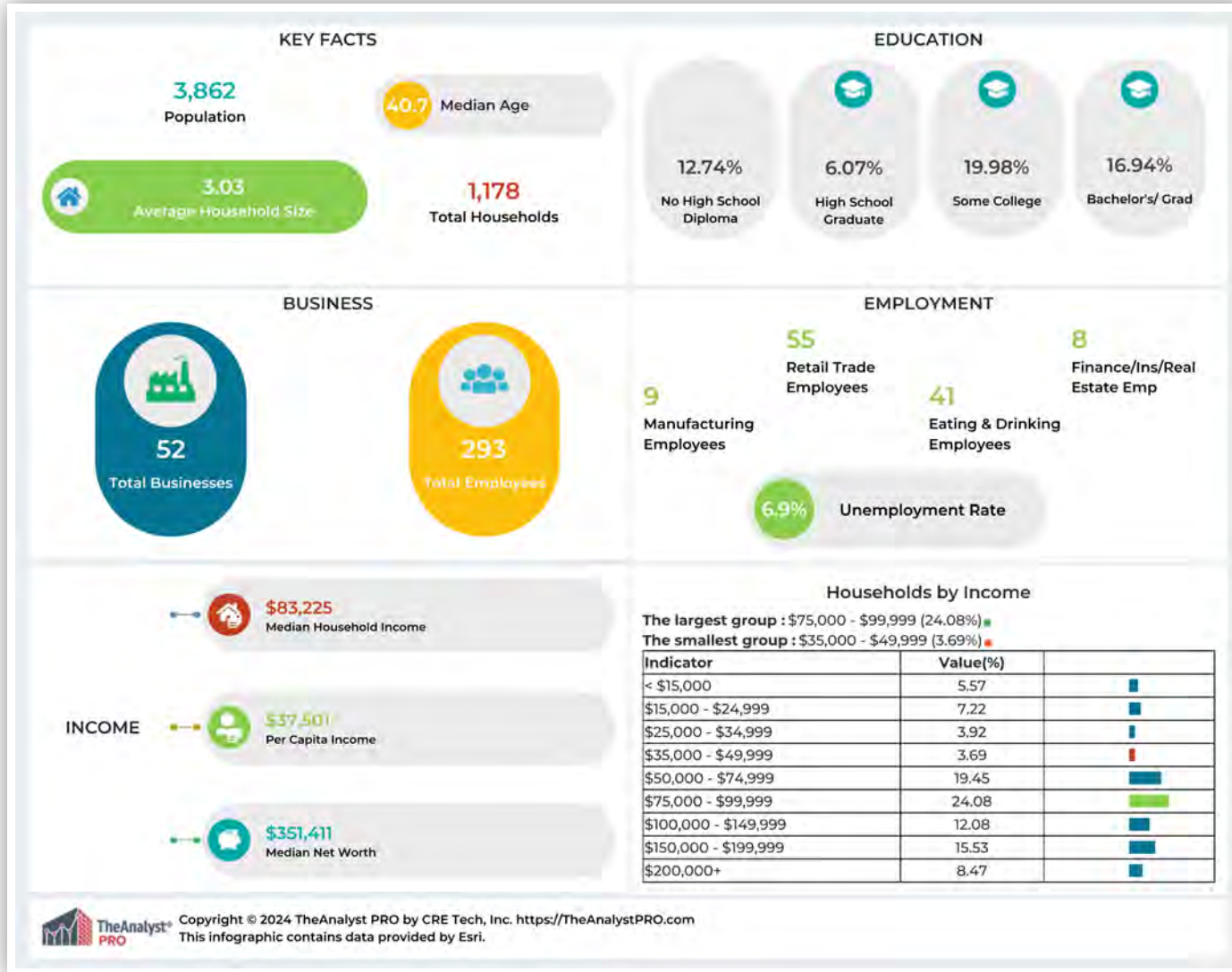
**749 STACKS RD ENNIS**  
749 Stacks Road, Ennis, Texas, 75119

# INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



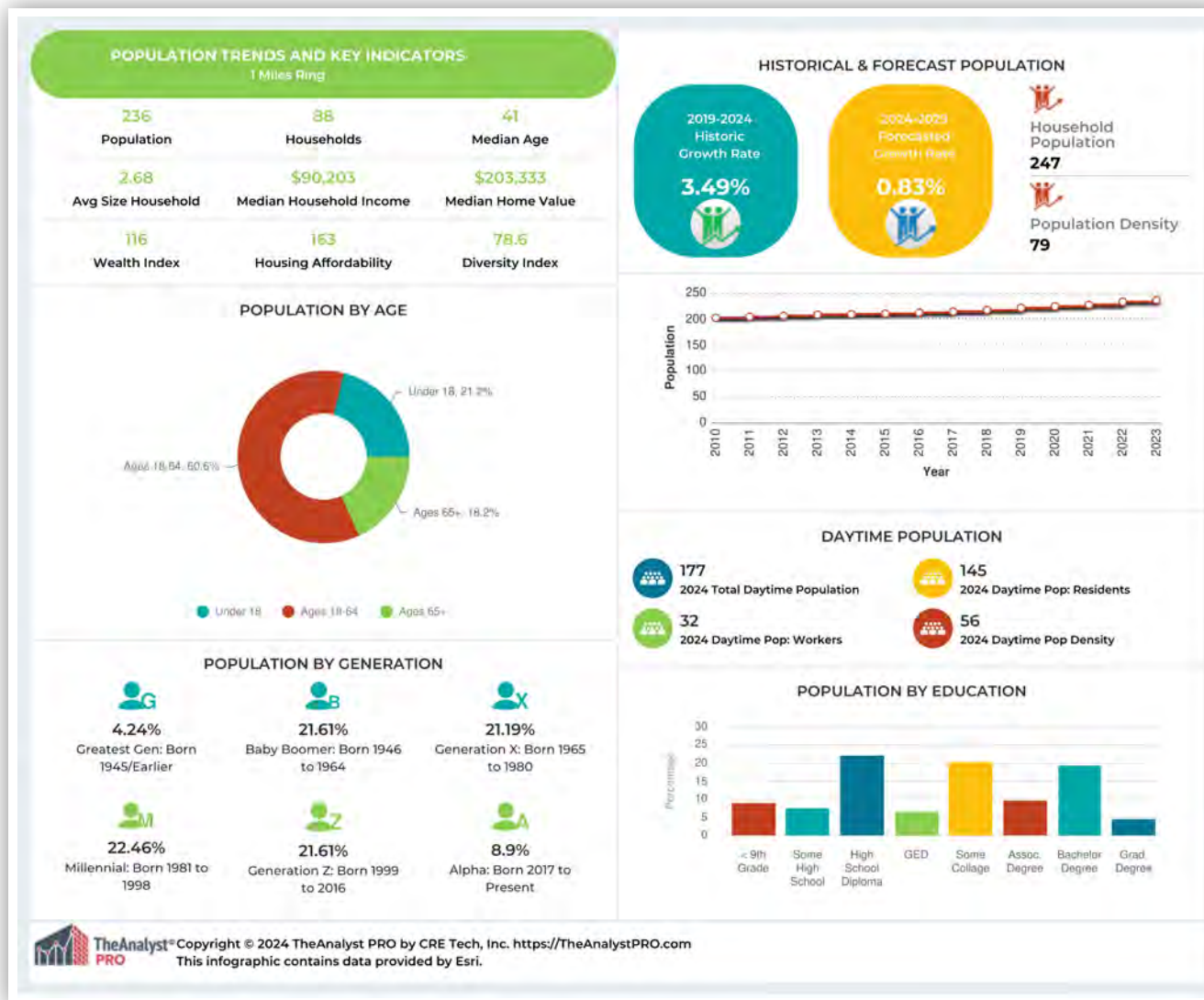
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# INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)



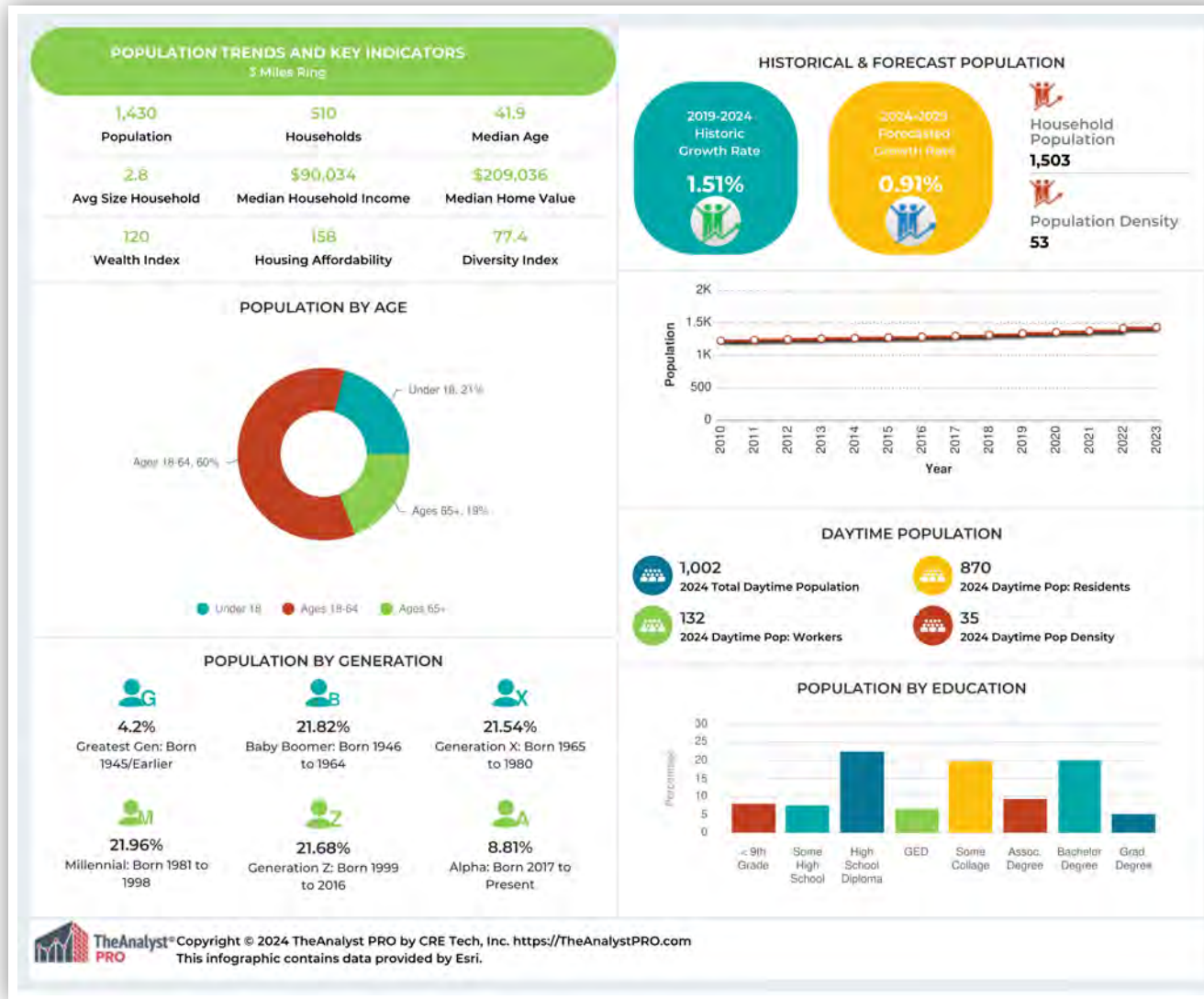
**749 STACKS RD ENNIS**  
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# INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



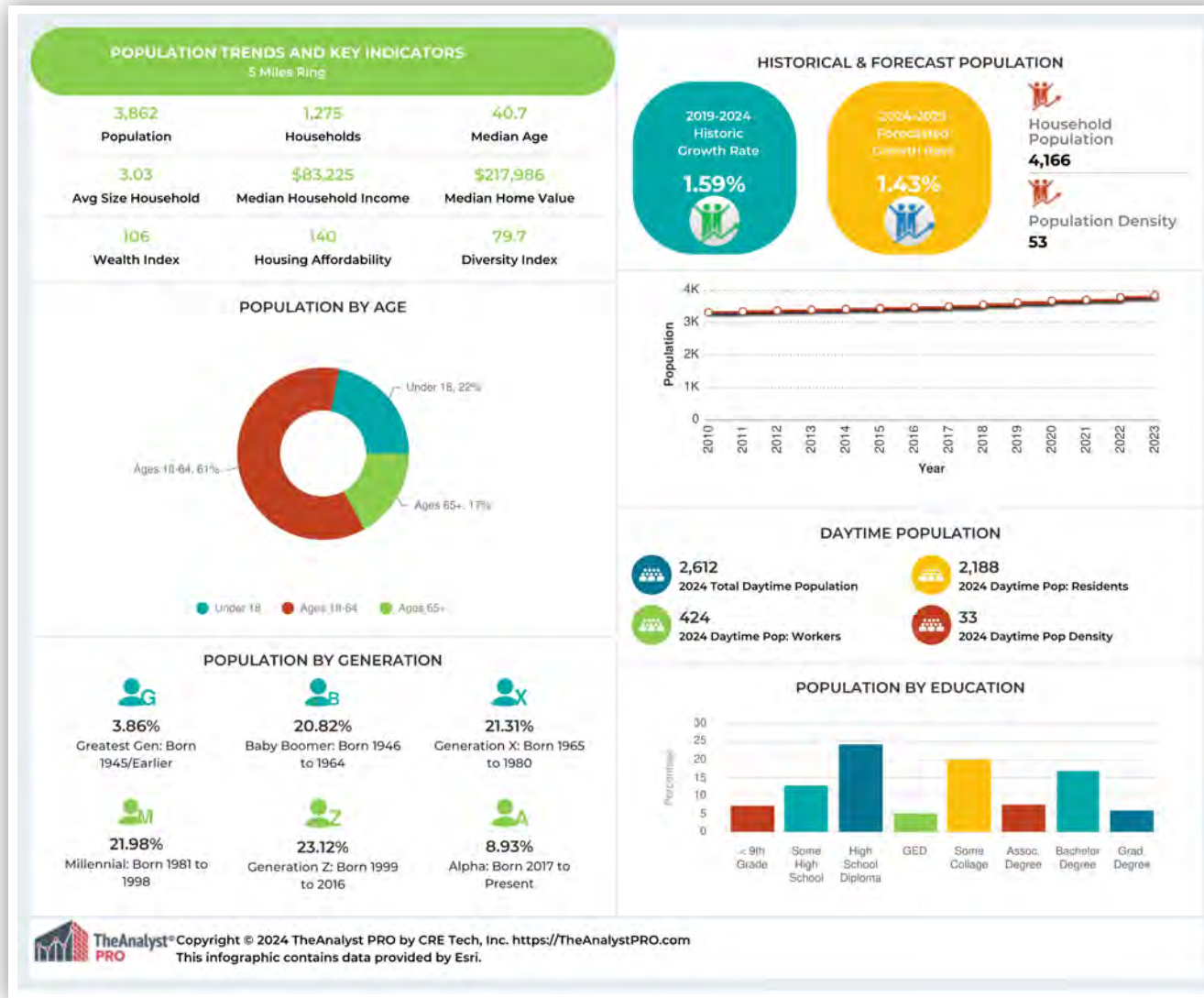
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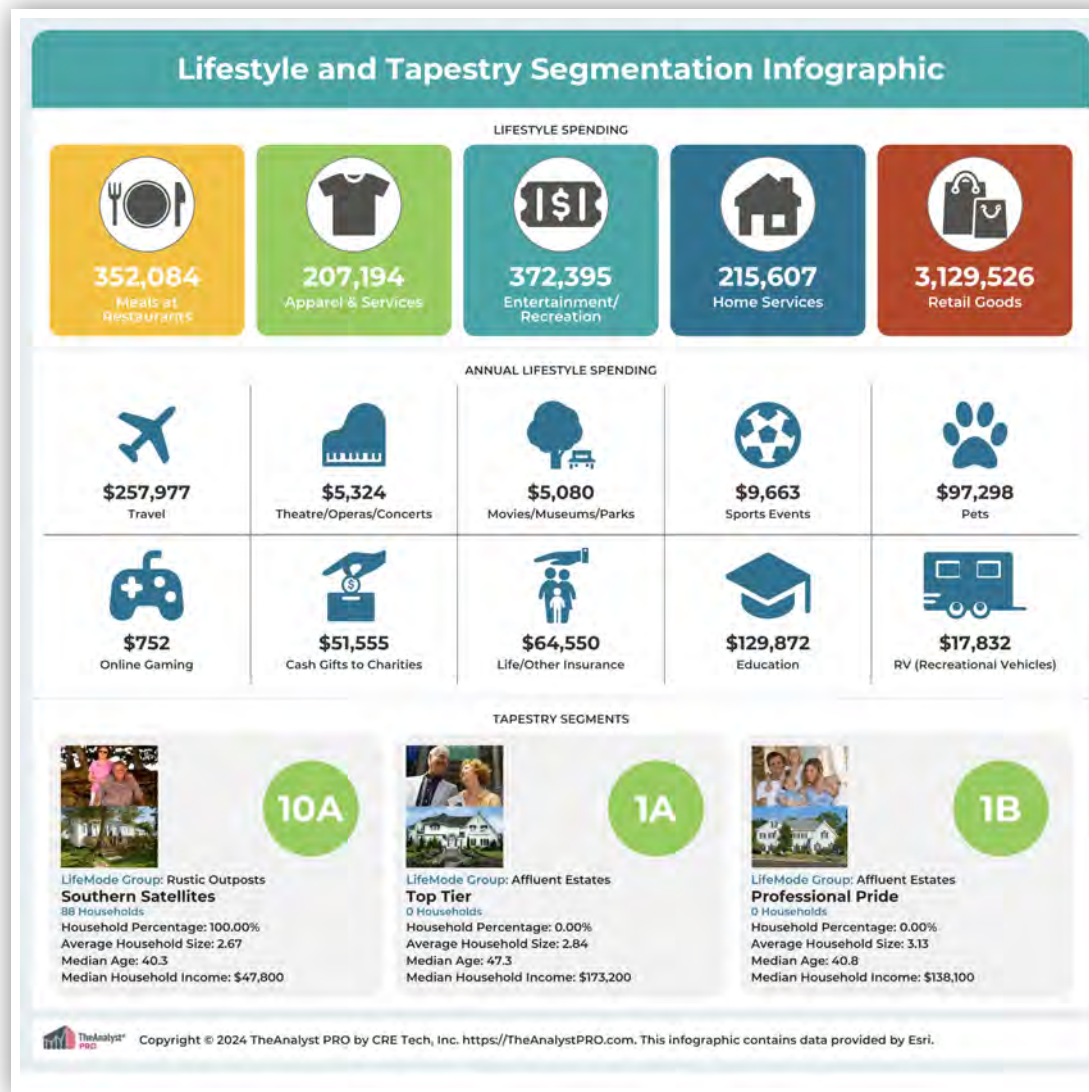
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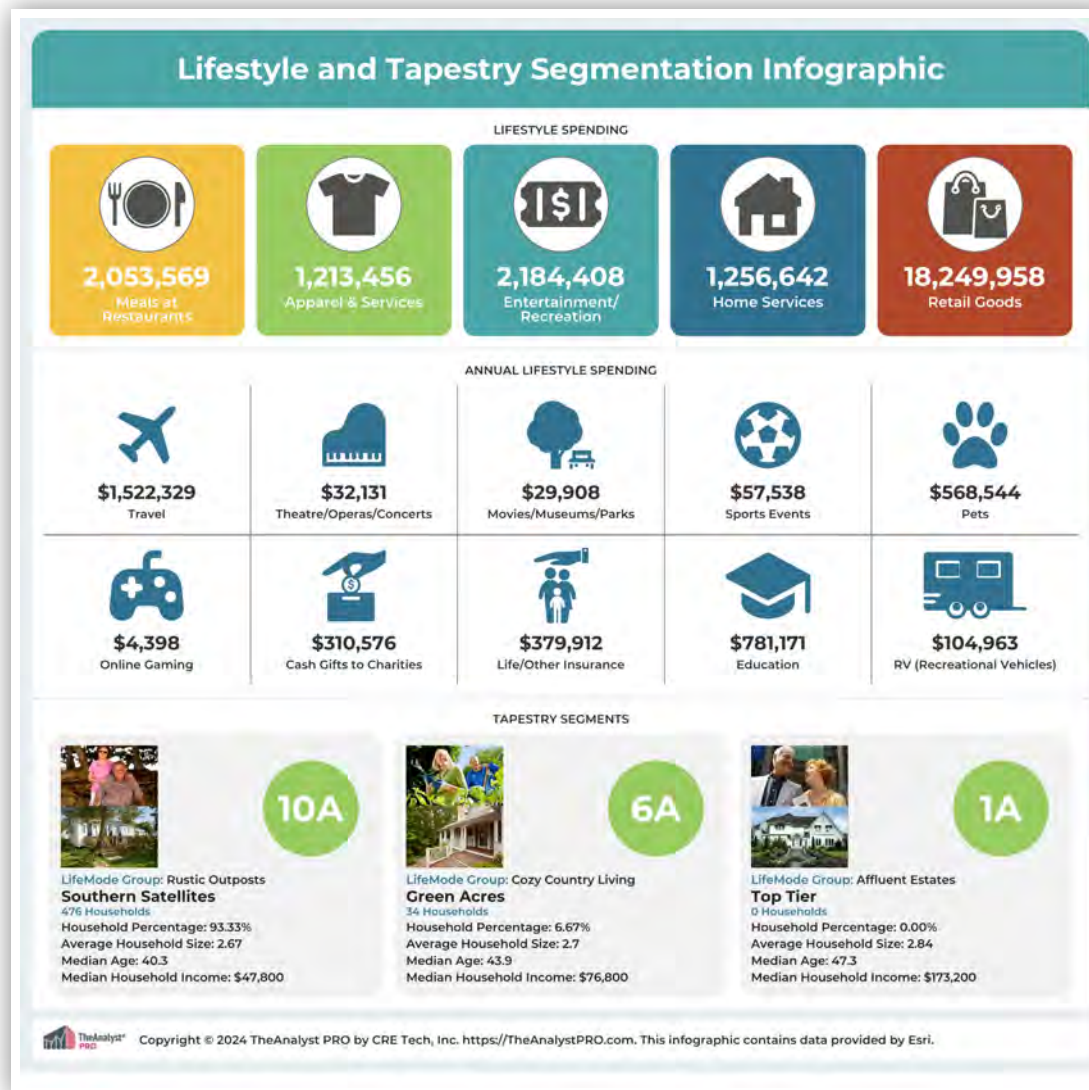
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749 Stacks Road, Ennis, Texas, 75119

# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)



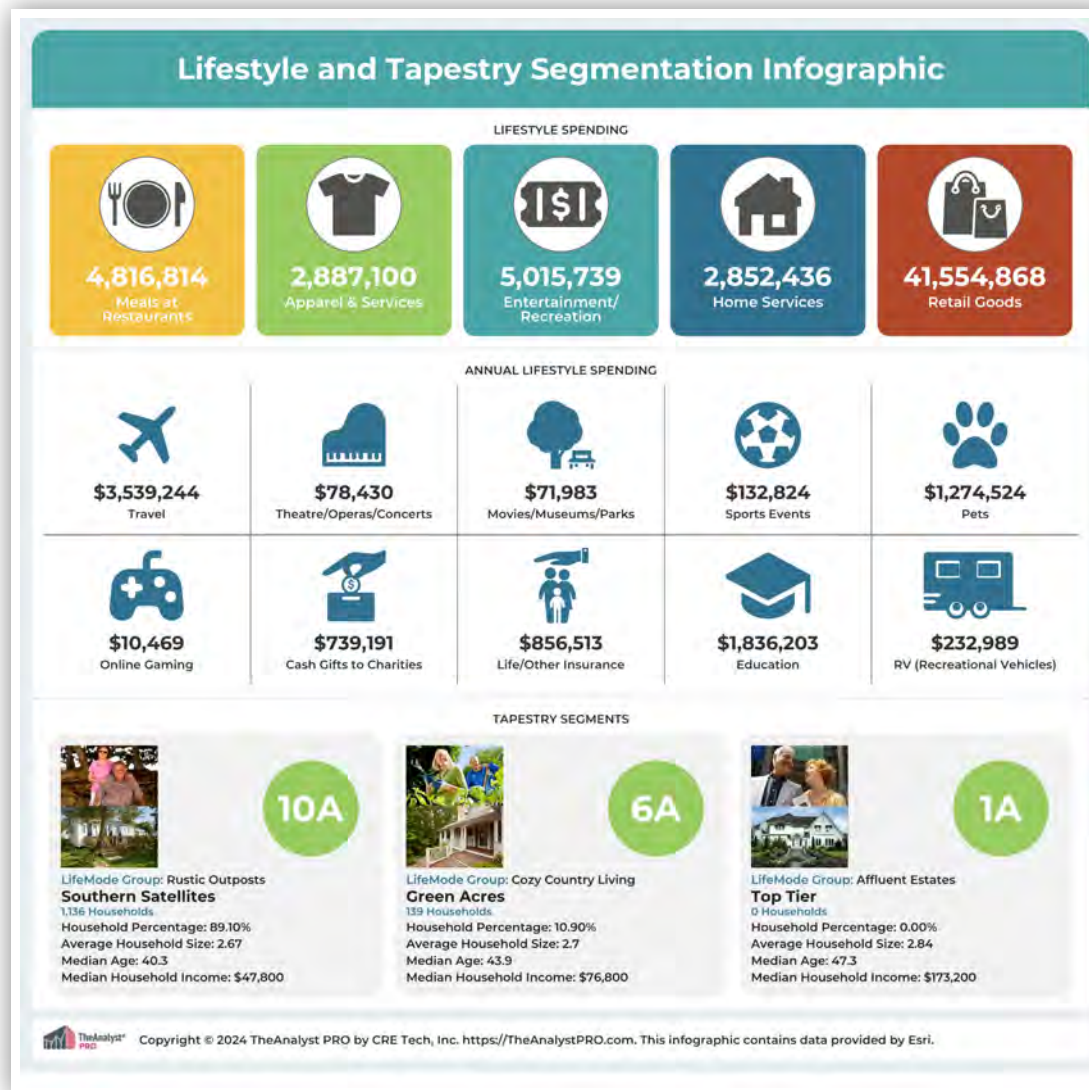
**749 STACKS RD ENNIS**  
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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)



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# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)



**749 STACKS RD ENNIS**  
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# INFOGRAPHIC: LIFESTYLE / TAPESTRY

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)

Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

**749 STACKS RD ENNIS**

749 Stacks Road, Ennis, Texas, 75119

Report Date: September 15, 2025

## Location Risk Analysis Report

FOR

# RISK ANALYSIS REPORT

749 STACKS RD, ENNIS, TX 75119, USA

Prepared by

**Cherith Samson, Commercial Specialist**

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**Risk Analysis Report**  
749 Stacks Rd, Ennis, TX 75119, USA

**CONTENTS**

**AI Location Risk Summary**

**Flood Risk Analysis**

**Environmental Risk Analysis**

## LOCATION RISK ANALYSIS

# Risk Analysis Report

## 749 Stacks Rd, Ennis, TX 75119, USA

### AI Location Risk Summary

#### Flood Risk Analysis

**Risk Assessment:** Flood risk data is present in the report. The FEMA map and flood hazard designations are included, showing the subject property location relative to mapped flood risk zones. The map legend indicates high, moderate, and low risk areas, but the property itself is not shown to be within any FEMA-designated high or moderate risk flood zones.

**Recommendation:** The subject property is located in a FEMA-designated low-risk flood zone, indicating minimal likelihood of flooding. While this reduces potential exposure, investors and tenants should still confirm local requirements and consider standard insurance coverage as a precaution.

### AI Location Risk Summary

#### Environmental Risk Analysis

**Database Overview:** This summary focuses on facilities with the highest perceived environmental risk. TheAnalyst® PRO's proprietary Environmental Database aggregates environmental records from 88 local, state, and national sources across the U.S., tracking 115 Interest Types classified by High, Moderate, and Low Risk of Contamination. The Environmental Risk Analysis in the provided report indicates no environmental hazards within the 0.25-mile or 0.50-mile search radii for the subject property.

**Proximity Analysis:** No moderate or high risk contamination found within the 0.5-mile radius.

LOCATION RISK ANALYSIS

Risk Analysis Report  
749 Stacks Rd, Ennis, TX 75119, USA

High Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No high risk facilities found

Moderate Risk Contamination Facilities within 0.25 miles (0 facilities)

Facility Name	Address	Risk Type
---------------	---------	-----------

No moderate risk facilities found

NA

LOCATION RISK ANALYSIS

Risk Analysis Report  
749 Stacks Rd, Ennis, TX 75119, USA

**Environmental Recommendation:** The report identifies no High or Moderate Risk Interest Types within 0.5 miles; no immediate environmental actions are indicated based on these database results. If the client requires higher certainty (for example, for lending or transactional purposes), retain a qualified environmental professional to perform Phase I environmental site assessment and a historical records review.

Final Risk Assessment Summary

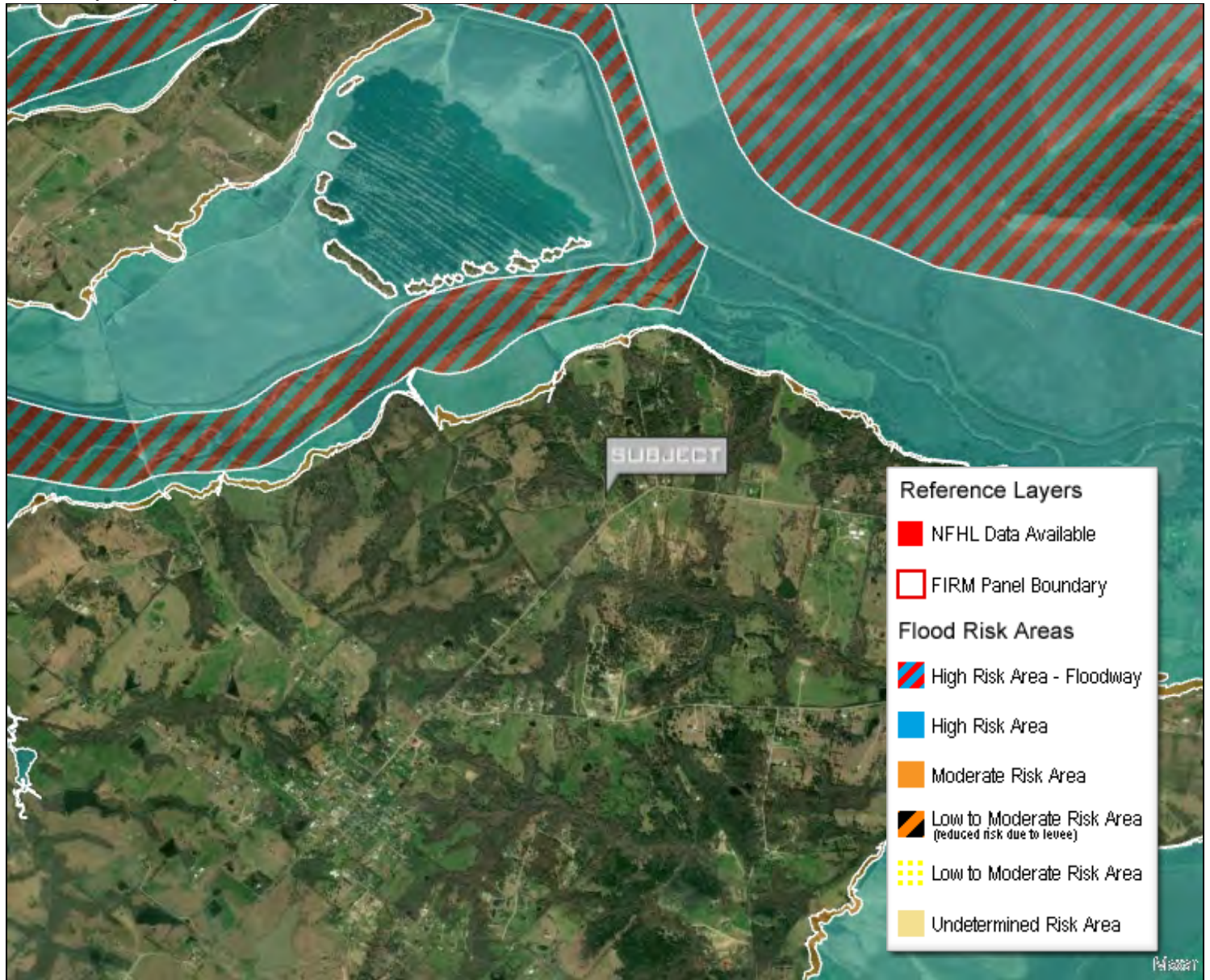
**Executive Summary:** The property is situated in a FEMA-designated low-risk flood zone, indicating minimal exposure to flood hazards. No environmental hazards have been identified within a half-mile radius of the property. Overall, the location presents a favorable risk profile for investors and tenants, though standard due diligence and insurance considerations are still recommended. The Environmental Risk Analysis contained in the supplied report shows no High- or Moderate-Risk environmental records within either the 0.25-mile or 0.50-mile radii of the subject property. Based on the report data, there are no nearby facilities flagged for high-severity contamination issues that would trigger an immediate Phase II investigation. Although the database search returned no environmental hazards in the specified search distances, database limits and historical gaps can occur. If a higher level of due diligence is required for the transaction, commissioning a Phase I environmental site assessment and local records review is recommended to confirm the absence of potential off-site or historical contamination sources.

*Disclaimer: This summary was generated by AI using the Location Risk Analysis data selected for this report. While it is designed to provide helpful insight, it should not be relied upon as a substitute for professional due diligence. All parties involved in this property are responsible for verifying all content with qualified experts and consultants before making investment or operational decisions.*

LOCATION RISK ANALYSIS

Risk Analysis Report  
749 Stacks Rd, Ennis, TX 75119, USA

Flood Risk Analysis  
FEMA Map Last Updated: 2022-08-12



## LOCATION RISK ANALYSIS

# Risk Analysis Report

## 749 Stacks Rd, Ennis, TX 75119, USA

## Flood Hazard Designations

**FEMA Map Last Updated: 2022-08-12**

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

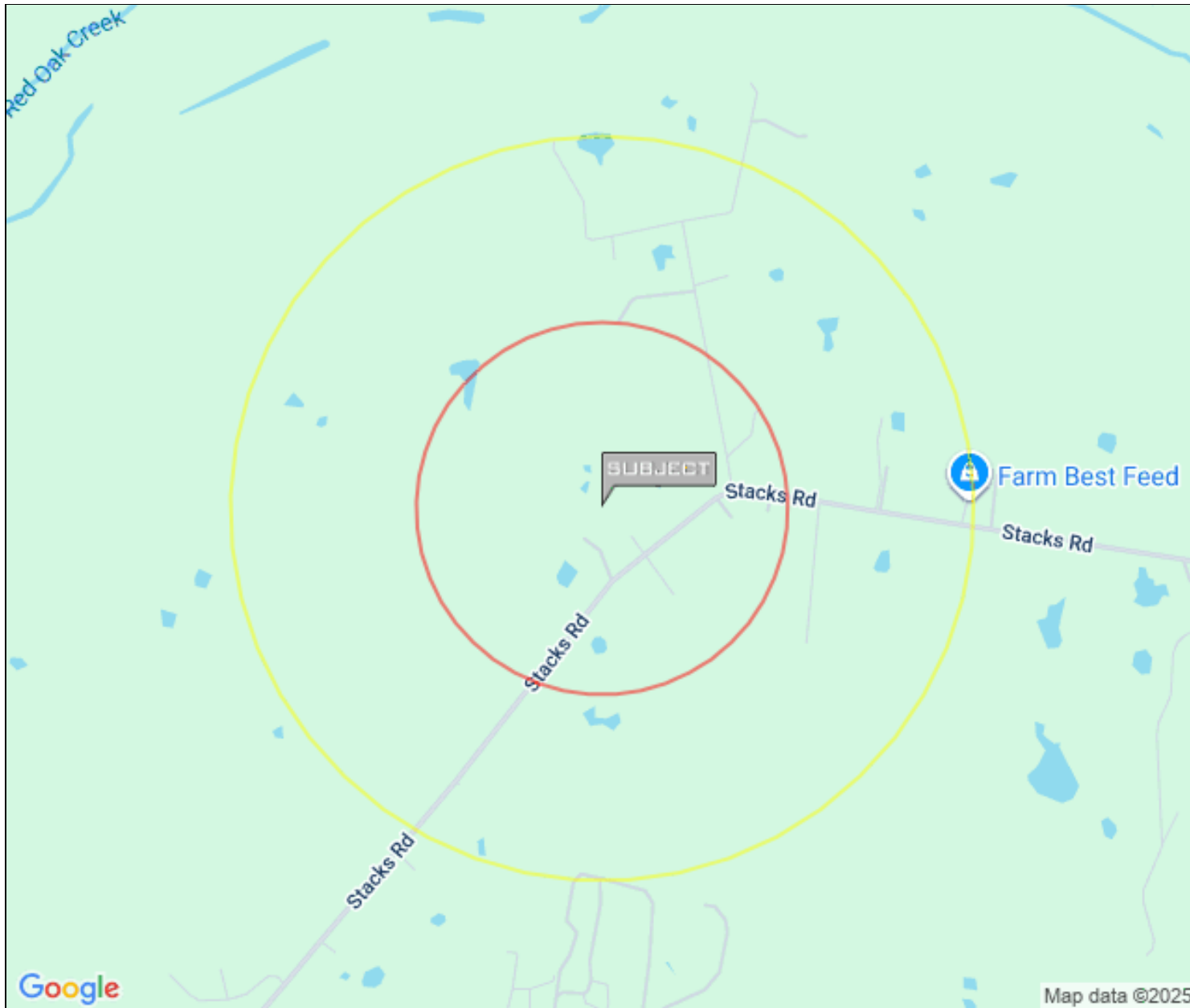
**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

LOCATION RISK ANALYSIS

Risk Analysis Report  
749 Stacks Rd, Ennis, TX 75119, USA

ENVIRONMENTAL RISK ANALYSIS



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LOCATION RISK ANALYSIS

Risk Analysis Report  
749 Stacks Rd, Ennis, TX 75119, USA

Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

There are no environmental hazards in our database within this area.

## LOCATION RISK ANALYSIS

# Risk Analysis Report

## 749 Stacks Rd, Ennis, TX 75119, USA

### Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

### Disclaimer

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# AREA LOCATION MAP



**749 STACKS RD ENNIS**  
749 Stacks Road, Ennis, Texas, 75119

# AERIAL ANNOTATION MAP



**749 STACKS RD ENNIS**  
749 Stacks Road, Ennis, Texas, 75119

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