

# Ennis Texas, I45 Off-Ramp Frontage

All Available

- Tract 1 Zoned Commercial 5.42 Acres. \$5.95 per Sq Ft.
- Tract 2 Zoned Commercial 2.40 Acres. \$3.95 per Sq Ft.
- Tract 3 Zoned MF-2 Apartments 14.44 Acres \$3.95 per Sq Ft.
- Tract 4 Zoned Commercial 2.29 Acres. \$3.95 per Sq Ft.

## Land Located in Opportunity Zone

Land: Commercial, Apartment, Gas Station, Restaurant, Truck Stop, Hotel, Retail, Church, Convenience Store, Etc...



© 2022 IC3, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. IC3 and the IC3 logo are service marks of IC3, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

Austin Olsen | Co-Owner | 602-614-9383  
Bill Olsen | Co-Owner | 602-430-7002



# 25 ACRES

Ennis, TX

 Silverton Apts  
250 Apartments

85

Zoned MF-2 Apartments 22 Units Per Acre

14.445 Acres  
Tract 3

Zoned Commercial  
2.40 Acres  
Tract 2

85

Sonoma Trail

Zoned Commercial  
5.42 Acres  
Tract 1

Zoned Commercial  
2.295 Acres  
Tract 4



Landowner: **Bill Olsen**  
**602-430-7002**  
Bill@RealEstateAAA.com

S Kaufman St



# 25 ACRES Ennis, TX

PETSMART

BlueBonnet Apts  
262 Apartments

Guardian

polyguard

AECI  
SCHIRM

Polyco  
INDUSTRIES OF TEXAS

Texas Mattress  
Factory

AT&T

S Kaufman St



85

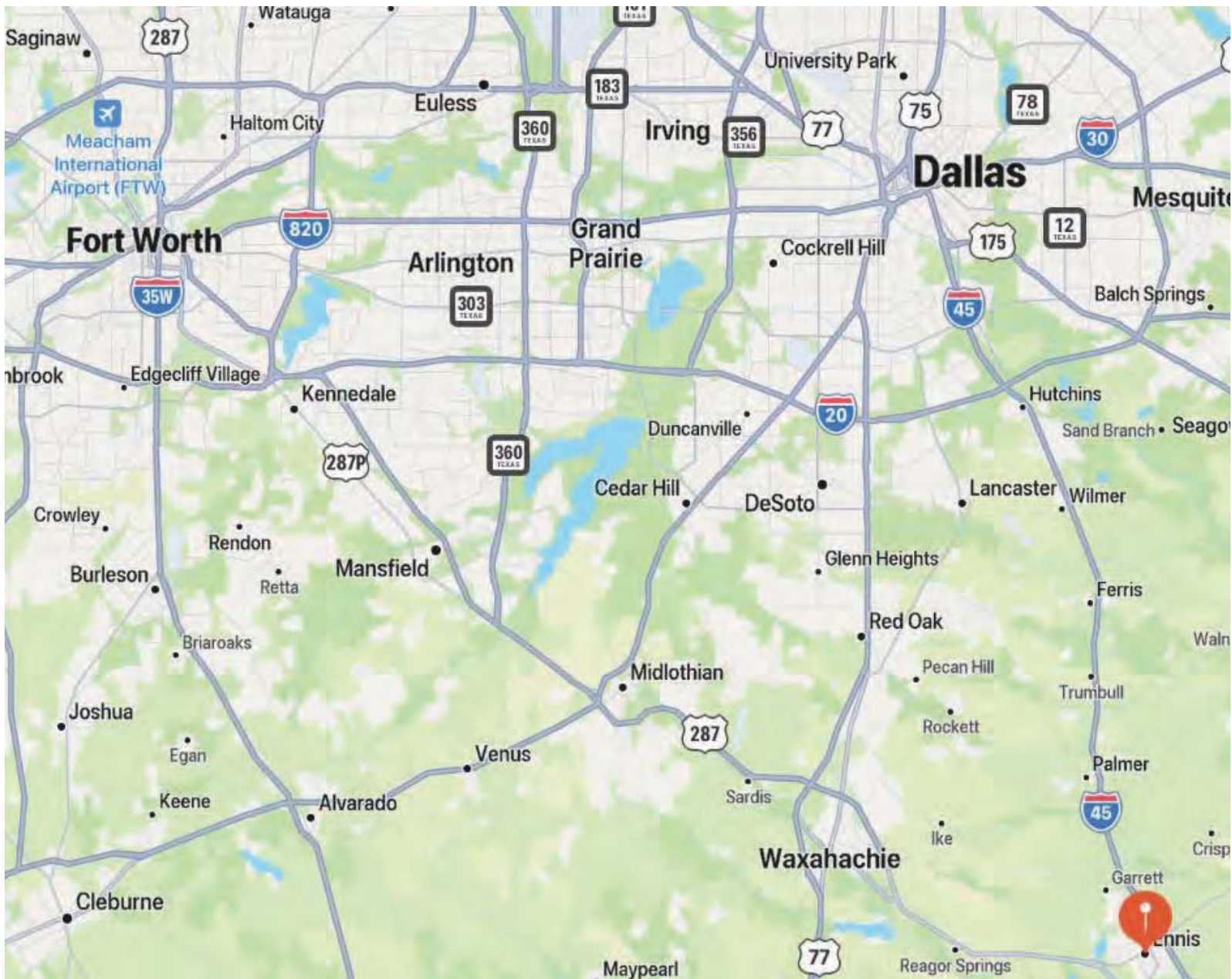
Tesla Supercharger

Silverton Apts  
250 Apartments

Loggatt & Platt  
INCORPORATED

Landowner: **Bill Olsen**  
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Bill@RealEstateAAA.com

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## Opportunity ZONE



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Bill Olsen | Co-Owner | 602-430-7002

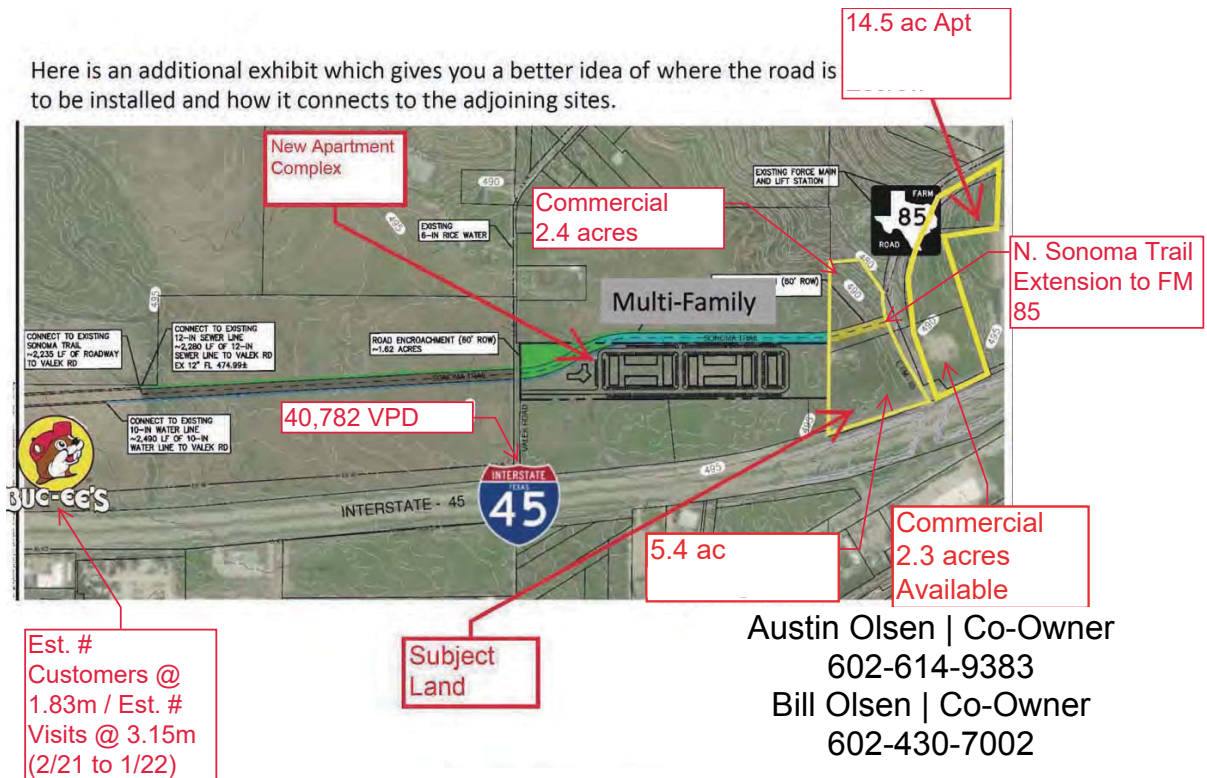
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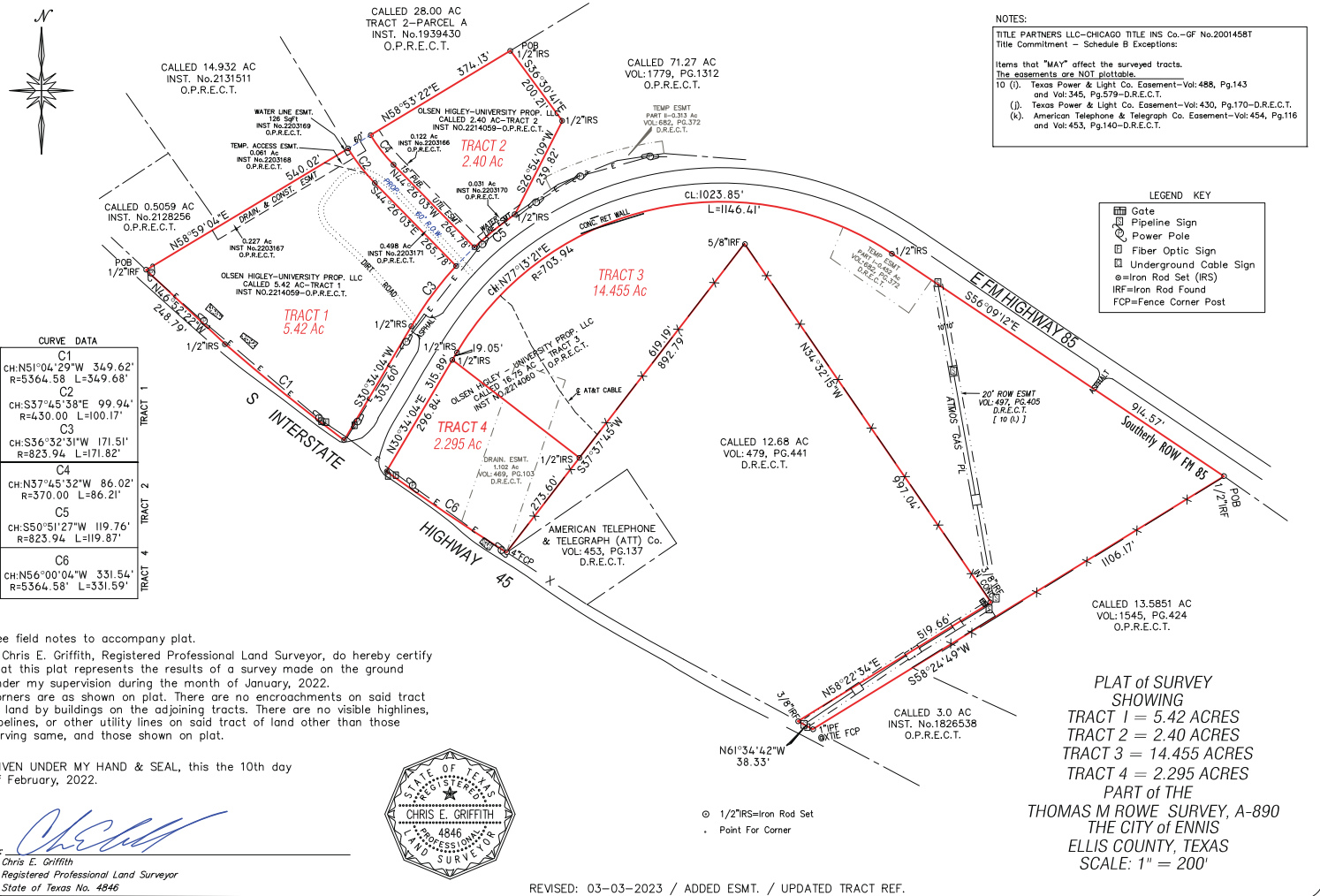
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Here is an additional exhibit which gives you a better idea of where the road is to be installed and how it connects to the adjoining sites.



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**NOTES:**  
 TITLE PARTNERS LLC-CHICAGO TITLE INS Co.-GF No.20014587  
 Title Commitment - Schedule B Exceptions:  
 Items that "MAY" affect the surveyed tracts.  
 The easements are NOT plottable.  
 (i). Texas Power & Light Co. Easement--Vol: 488, Pg.143  
 and Vol: 345, Pg.579-D.R.E.C.T.  
 (j). Texas Power & Light Co. Easement--Vol: 430, Pg.170-D.R.E.C.T.  
 (k). American Telephone & Telegraph Co. Easement--Vol: 454, Pg.116  
 and Vol: 453, Pg.140-D.R.E.C.T.

**LEGEND KEY**

- Gate
- Pipeline Sign
- Power Pole
- Fiber Optic Sign
- Underground Cable Sign
- Iron Rod Set (IRS)
- Iron Rod Found
- FCP=Fence Corner Post

**CURVE DATA**

<b>C1</b>	CH:N51°04'29"W 349.62'
	R=5364.58 L=349.68'
<b>C2</b>	CH:S37°45'38"E 99.94'
	R=430.00 L=100.17'
<b>C3</b>	CH:S36°32'31"W 171.51'
	R=823.94 L=171.82'
<b>C4</b>	CH:N37°45'32"W 86.02'
	R=370.00 L=86.21'
<b>C5</b>	CH:S50°51'27"W 119.76'
	R=823.94 L=119.87'
<b>C6</b>	CH:N56°00'04"W 331.54'
	R=5364.58 L=331.59'

See field notes to accompany plat.  
 Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of January, 2022. The owners are as shown on plat. There are no encroachments on said tract and by buildings on the adjoining tracts. There are no visible highlines, pipelines, or other utility lines on said tract of land other than those surveying same, and those shown on plat.

GIVEN UNDER MY HAND & SEAL, this the 10th day of February, 2022.

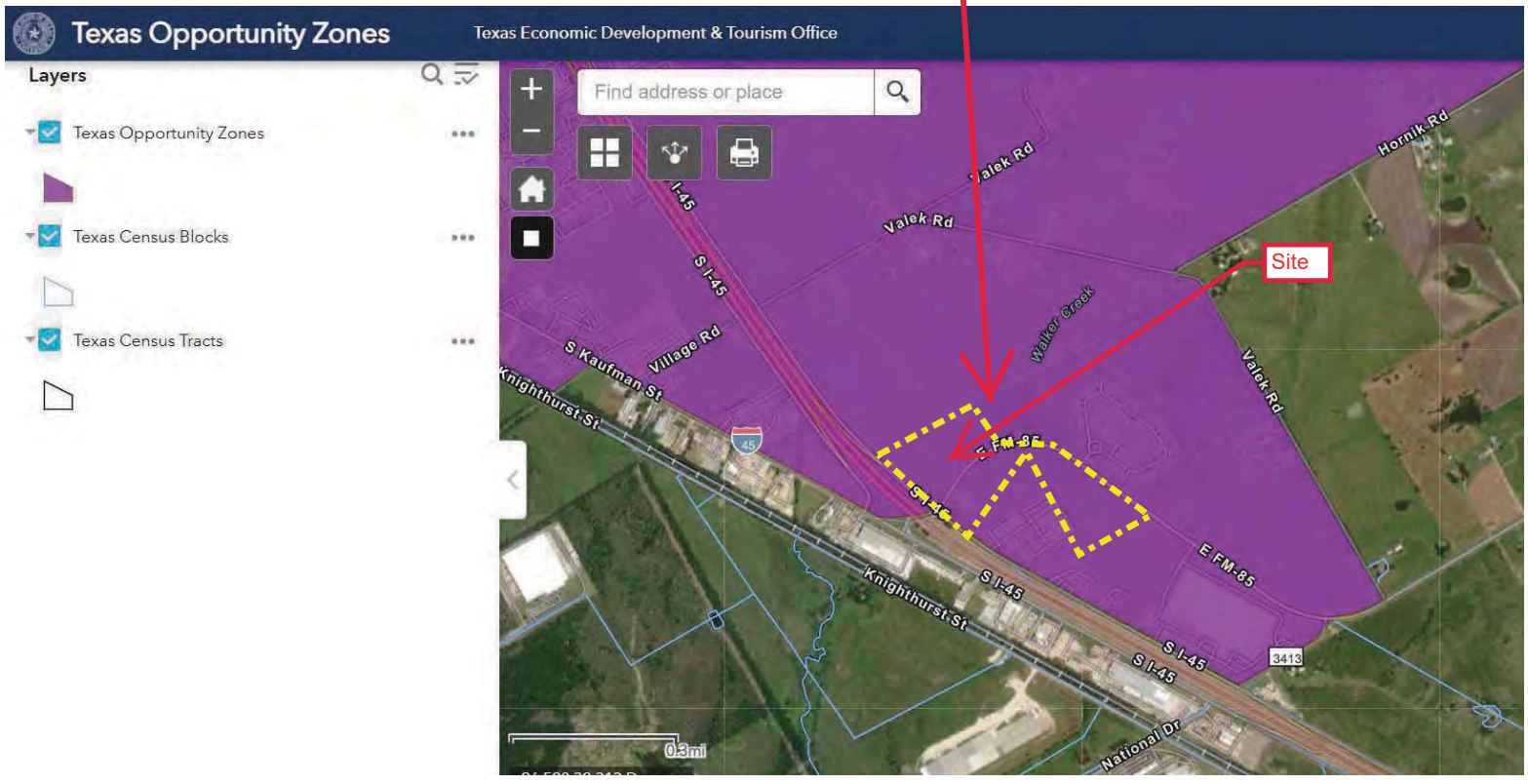
*Chris E. Griffith*  
 Chris E. Griffith  
 Registered Professional Land Surveyor  
 State of Texas No. 4846



REVISED: 03-03-2023 / ADDED ESMT. / UPDATED TRACT REF.

**PLAT of SURVEY SHOWING**  
 TRACT 1 = 5.42 ACRES  
 TRACT 2 = 2.40 ACRES  
 TRACT 3 = 14.455 ACRES  
 TRACT 4 = 2.295 ACRES  
 PART of THE  
 THOMAS M ROWE SURVEY, A-890  
 THE CITY of ENNIS  
 ELLIS COUNTY, TEXAS  
 SCALE: 1" = 200'

SURVEY PREPARED FOR  
 OLSEN HIGLEY / UNIVERSITY PROPERTIES LLC  
 GRIFFITH SURVEYING COMPANY, LLC  
 501 N SPUR 63 - SUITE C3  
 LONGVIEW, TEXAS 75601



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