

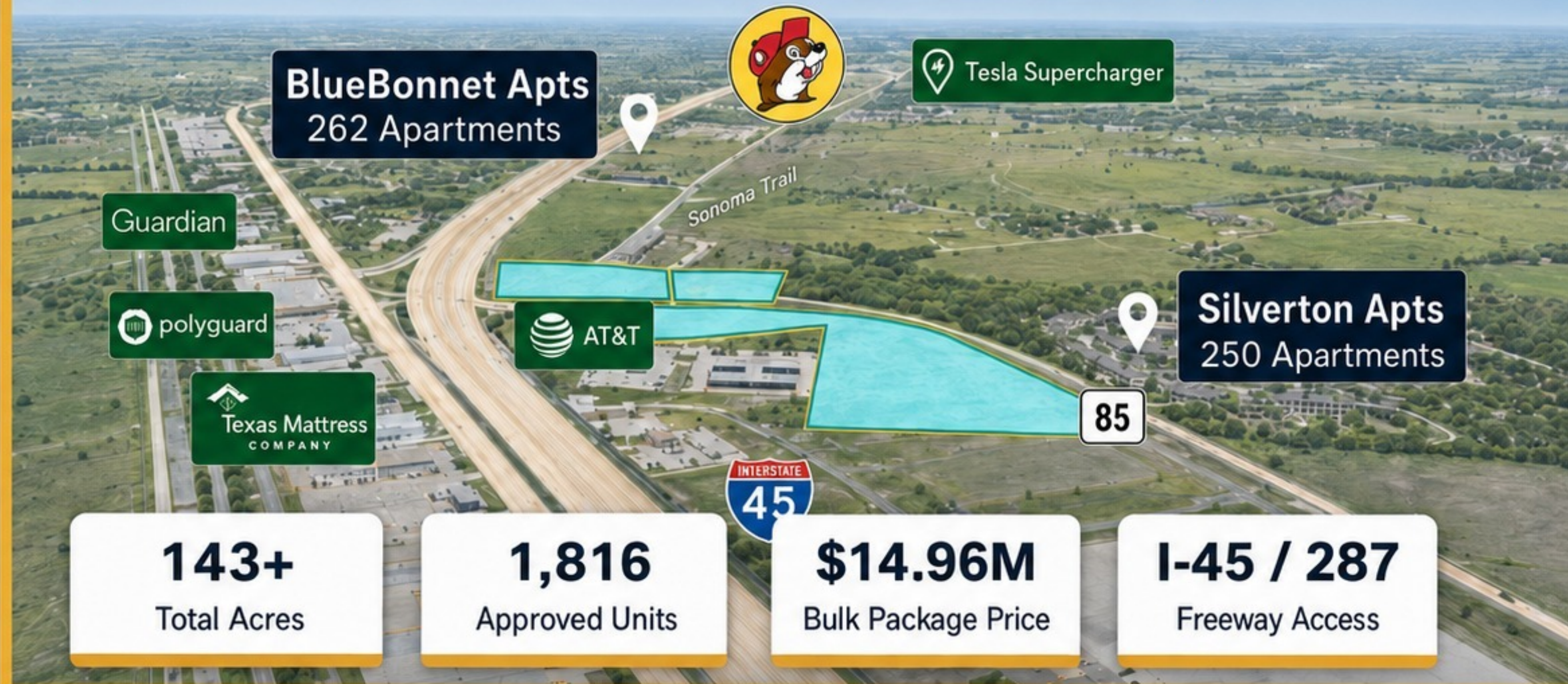
# Ennis Multi-Parcel Land Portfolio

**143+ ACRES | ENNIS, TEXAS**

Zoning-approved mixed-use development portfolio with freeway frontage, utilities, Opportunity Zone exposure, and multi-family / commercial upside.

★ **ENTIRE PORTFOLIO BULK PRICING** ★

PRICING INCLUDES ALL PARCELS IN THE ENTIRE PORTFOLIO



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DFW growth corridor portfolio with zoning, frontage, utilities, and development upside.

The portfolio combines Hwy 287 frontage, I-45 off-ramp visibility, Opportunity Zone exposure, and approved multi-family, townhome / build-to-rent, and commercial zoning in Ennis, Texas. It is positioned for developers seeking speed to market, freeway access, and a land portfolio with key entitlement and utility items already advanced.

98+/- AC

Hwy 287 Mixed-Use Area

25+/- AC

I-45 Opportunity Zone

20+/- AC

MF-2 Apartment Site

1,350 FT

Hwy 287 Frontage

KEY SELLING POINTS

- Zoning approved for apartments, townhomes / build-to-rent, and freeway commercial uses.
- Curb, gutter, and sidewalk improvements completed along key Hwy 287 frontage areas.
- Water and sewer improvements shown at or near multiple tracts; final capacity and service to be verified.
- I-45 / FM 85 tracts located in an Opportunity Zone with off-ramp and frontage exposure.
- Near growing residential, distribution, manufacturing, school, and medical demand drivers.

MORE DETAILS

- 30 miles south of Dallas.
- Ennis growth rate of 4.67% annually, one of the fastest-growing cities in Texas.
- 28.7% increase since 2020.
- Near new 1,100-unit Lennar Homes subdivision, Ennis Jr. High, and Ennis High School.
- Loloj, a home décor and rug manufacturer, is building an approximately 1.4 million square foot facility less than a mile away and has recently broken ground, creating approximately 300+ jobs.

### As-Is Pricing – Significant Work Already Completed

Portfolio pricing reflects the current as-is package. Substantial work has already been completed or is in motion, including zoning approvals, entitlement work, frontage and access improvements, water and sewer improvements or availability, utility coordination, concept planning, and supporting engineering due diligence. Buyer to independently verify all information.

| Tract        | Page(s) | Location                       | Use / Zoning                    | Acres        | \$/SF  | Total Price         | Units        | Key Notes                                                                                       |
|--------------|---------|--------------------------------|---------------------------------|--------------|--------|---------------------|--------------|-------------------------------------------------------------------------------------------------|
| 1-A          | 6-8     | Hwy 287 & Ensign Rd            | MF-2 apartments - hard zoned    | 20.4         | \$2.60 | \$2,305,892         | 448          | Freeway access; water to site; sewer line on site; Will Serve letter referenced.                |
| 1-B          | 6-8     | Hwy 287 & Ensign Rd            | Townhomes / BTR - hard zoned    | 37.0         | \$2.35 | \$3,787,542         | 592          | Freeway access; water/sewer on site; +/-52 gross acres; +/-37 buildable acres.                  |
| 1-C          | 6-9     | Hwy 287 & Ensign Rd            | Freeway commercial - hard zoned | 10.9         | \$2.55 | \$1,210,750         | -            | Commercial zoning approved; frontage with curb, gutter, and sidewalk completed.                 |
| 1-D          | 6,8-9   | East of Ensign Rd / Hwy 287    | Commercial per general plan     | 29.5         | \$1.95 | \$2,506,553         | -            | General plan supports commercial; frontage with curb, gutter, sidewalk; water on site.          |
| 2-A          | 10-12   | NE corner I-45 & FM 85         | I-45 frontage commercial        | 5.420        | \$3.80 | \$897,162           | -            | Opportunity Zone; off-ramp frontage; zoning complete; utilities to site; sewer under study.     |
| 2-B          | 10-12   | East of NE corner I-45 & FM 85 | Commercial                      | 2.400        | \$2.95 | \$308,405           | -            | Opportunity Zone; commercial zoning complete; freeway access; utilities to site.                |
| 2-C          | 10-13   | East of SE corner I-45 & FM 85 | Apartments - 22 units/acre      | 14.455       | \$2.55 | \$1,605,632         | 318          | Opportunity Zone; apartment zoning complete; freeway access; utilities to site.                 |
| 2-D          | 10-12   | SE corner I-45 & FM 85         | I-45 frontage commercial        | 2.295        | \$2.95 | \$294,912           | -            | Opportunity Zone; off-ramp frontage; commercial zoning complete; utilities to site.             |
| 3            | 14-16   | South of Hwy 287 & Rudd Rd     | Apartments - 22 units/acre      | 20.8         | \$2.25 | \$2,038,608         | 458          | Apartment zoning approved; final plat in place; water +/-200 ft north; sewer +/-1,300 ft north. |
| <b>TOTAL</b> |         | <b>Portfolio Package</b>       |                                 | <b>143.1</b> |        | <b>\$14,955,457</b> | <b>1,816</b> | <b>Bulk package as-is pricing. Buyer to verify all information</b>                              |

**i** This discounted pricing is only available when purchasing all 9 Tracts as a package deal. Pricing for individual Tracts is available upon request.

**Ennis Sewer Report is in process. Buyer to verify sewer capacity prior to construction**

## EXHIBIT

## Regional Location

Dallas / Ellis County growth corridor and surrounding industrial demand drivers.

- **Nearby manufacturers, distribution centers, and companies:**  
Fresh Pet, Sterilite,  
Lowes, CVS, Buc-ee's,  
Sherwin-Williams, PetSmart,  
Loloi Rugs, and more.

**ENNIS, TX**

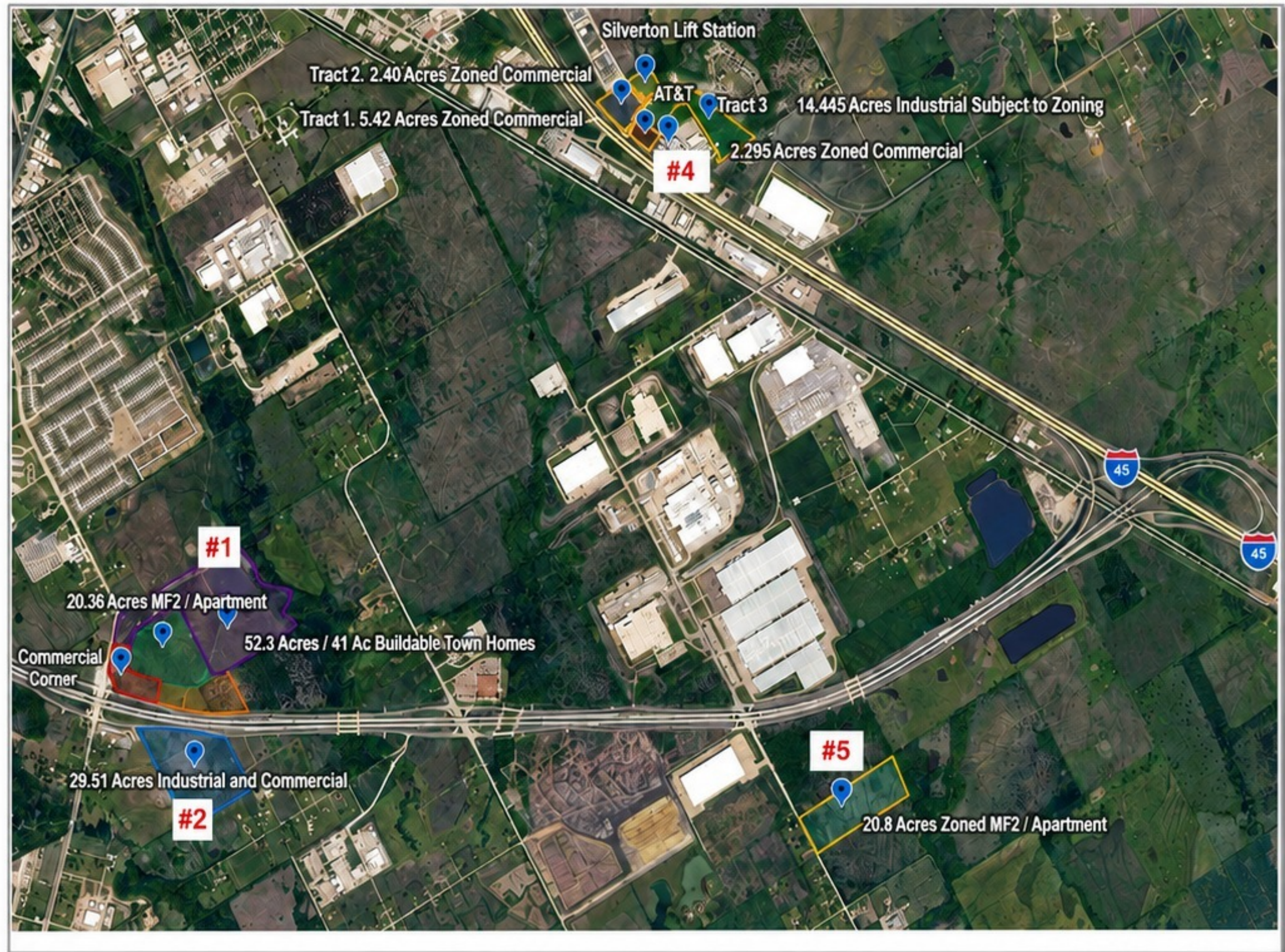
## EXHIBIT

## Parcel Overview

Aerial map showing tract locations across the Ennis multi-parcel portfolio.

## LOCATION

Ennis is only 30 miles south of Dallas with great frontage on I-45 and Hwy 287.



## EXHIBIT

### Hwy 287 Mixed-Use Area

Approved apartment, townhome / build-to-rent, commercial, and adjacent industrial land positions.

#### KEY SITE DETAILS

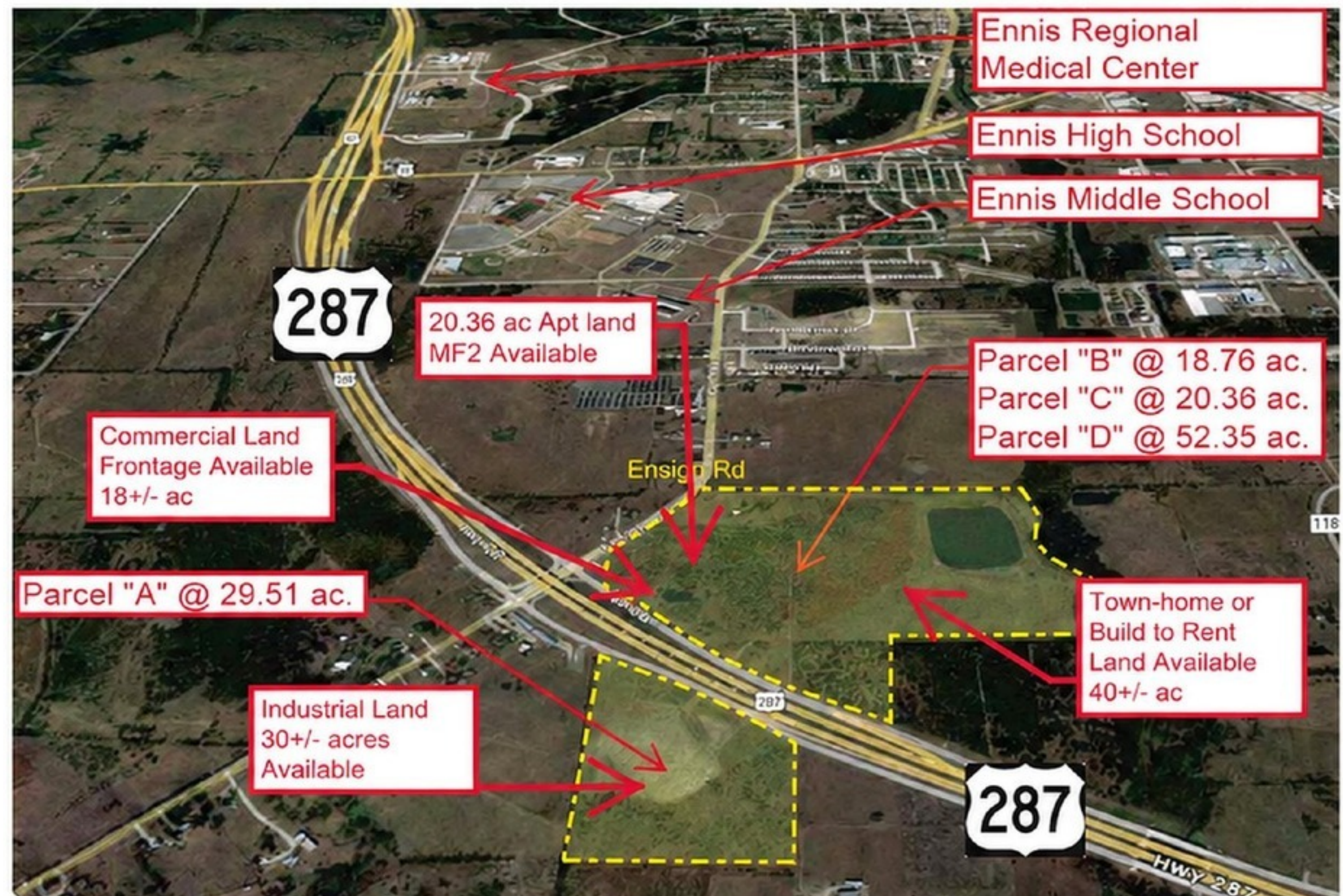
- Sidewalk and curb at property.
- Sewer and water to property.
- 20.361 acres zoned MF-2 multifamily at 22 units/acre, up to 440 units.
- 41+/- acres zoned townhome at 16 units/acre, up to 656 units.
- 11.46-acre Corridor Commercial zoning.

ENNIS, TX

Ennis Texas Property 1-A, 1-B, 1-C, 1-D

The Apt Land, TH Land, & Com Land is Hard Zoned

Zoning Approved



## EXHIBIT

## Illustrative Concept Plan

Apartment, townhome, and commercial layout concept for illustrative purposes.

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## Ennis Texas Property 1-A, 1-B, 1-C, 1-D



EXHIBIT

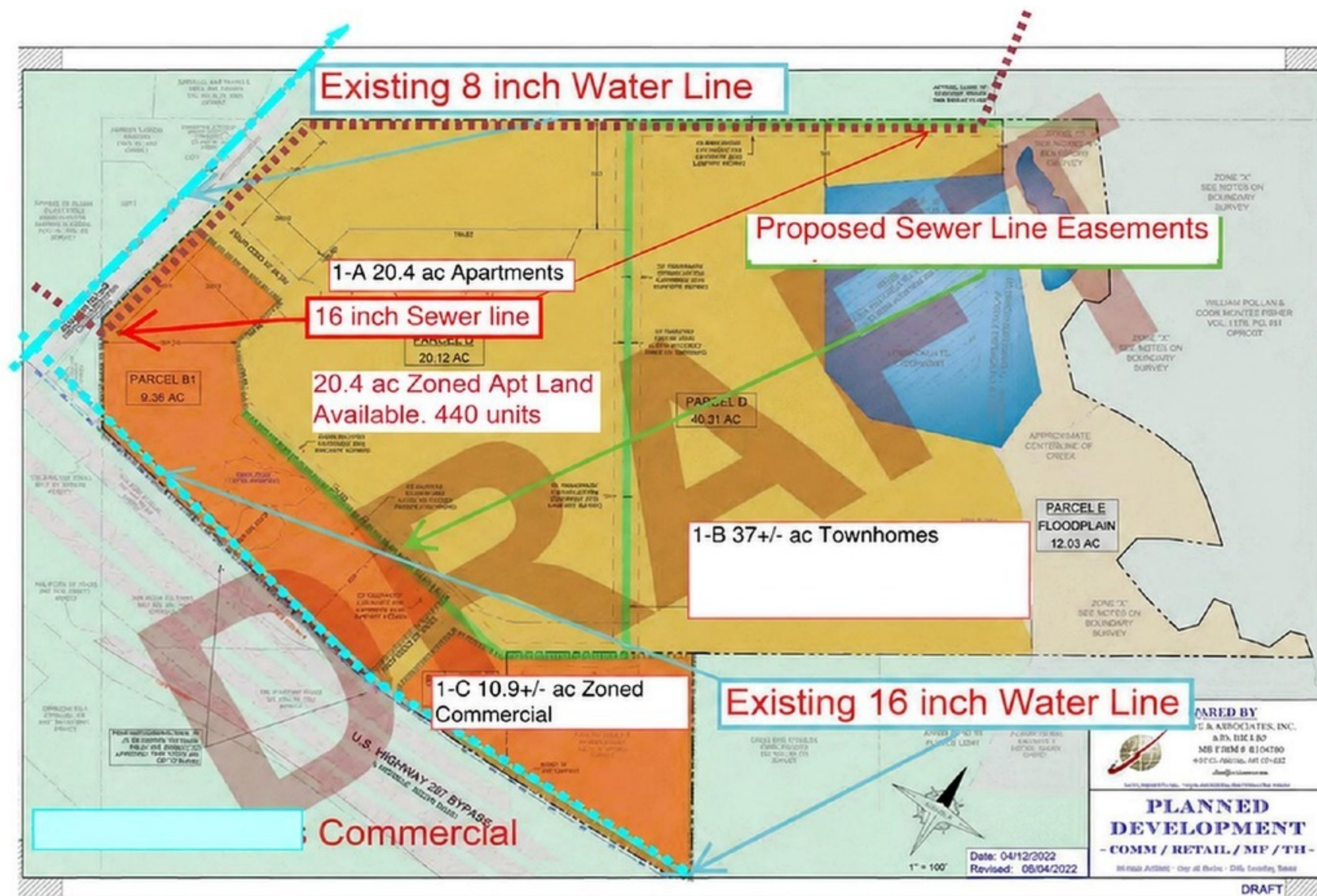
# Water & Sewer Exhibit

Existing water / sewer infrastructure and proposed sewer easement areas.

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## Ennis Texas Property 1-A, 1-B, 1-C, 1-D

### Water and Sewer Completed to Site



## EXHIBIT

### Hwy 287 Frontage & Access

Freeway access, TXDOT drive, curb/gutter/sidewalk improvements, and nearby residential growth.

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### Ennis Texas Property 1-A, 1-B, 1-C, 1-D



## EXHIBIT

### I-45 / FM 85 Aerial

25-acre Opportunity Zone site with I-45 frontage and nearby apartments, Buc-ee's, Tesla Supercharger, and industrial users.

ENNIS, TX

### Ennis Texas Property 2-A, 2-B, 3-C, 4-D



Bill Olsen Landowner 602-430-7002  
 Bob Ikel Agent IC3 214-557-5252

## EXHIBIT

### I-45 Tract Exhibit

Commercial tracts and multi-family tract layout at the I-45 / FM 85 area.

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### Ennis Texas Property 2-A, 2-B, 3-C, 4-D



## EXHIBIT

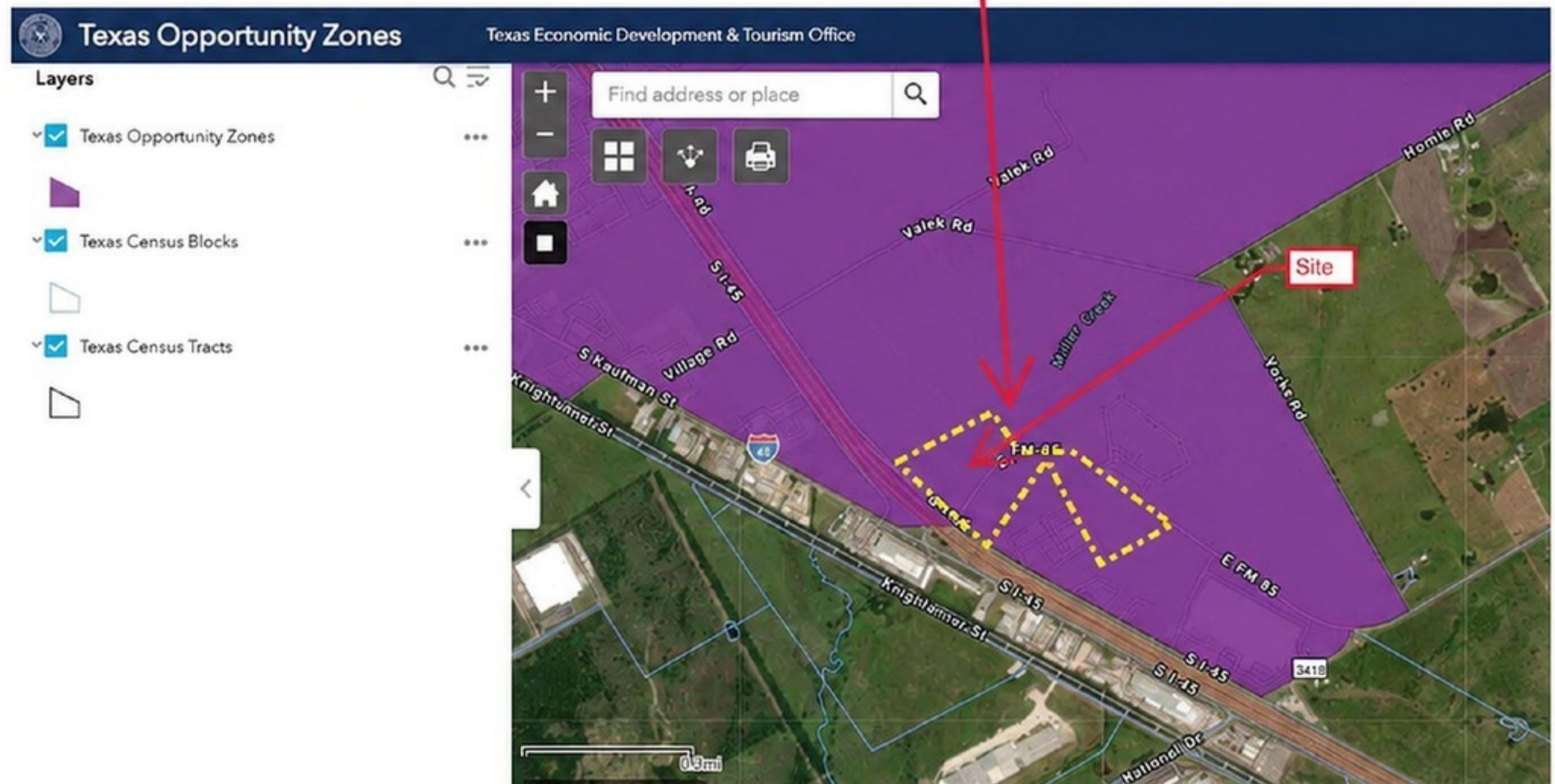
### Opportunity Zone Map

Subject site location within the Texas Opportunity Zone map area.

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## Ennis Texas Property 2-A, 2-B, 3-C, 4-D

Subject Site in Opportunity Zone



Land: Apartments, Townhomes, Commercial, Truck Stop, Hotel, Retail, Church, Gas, Convenience Store

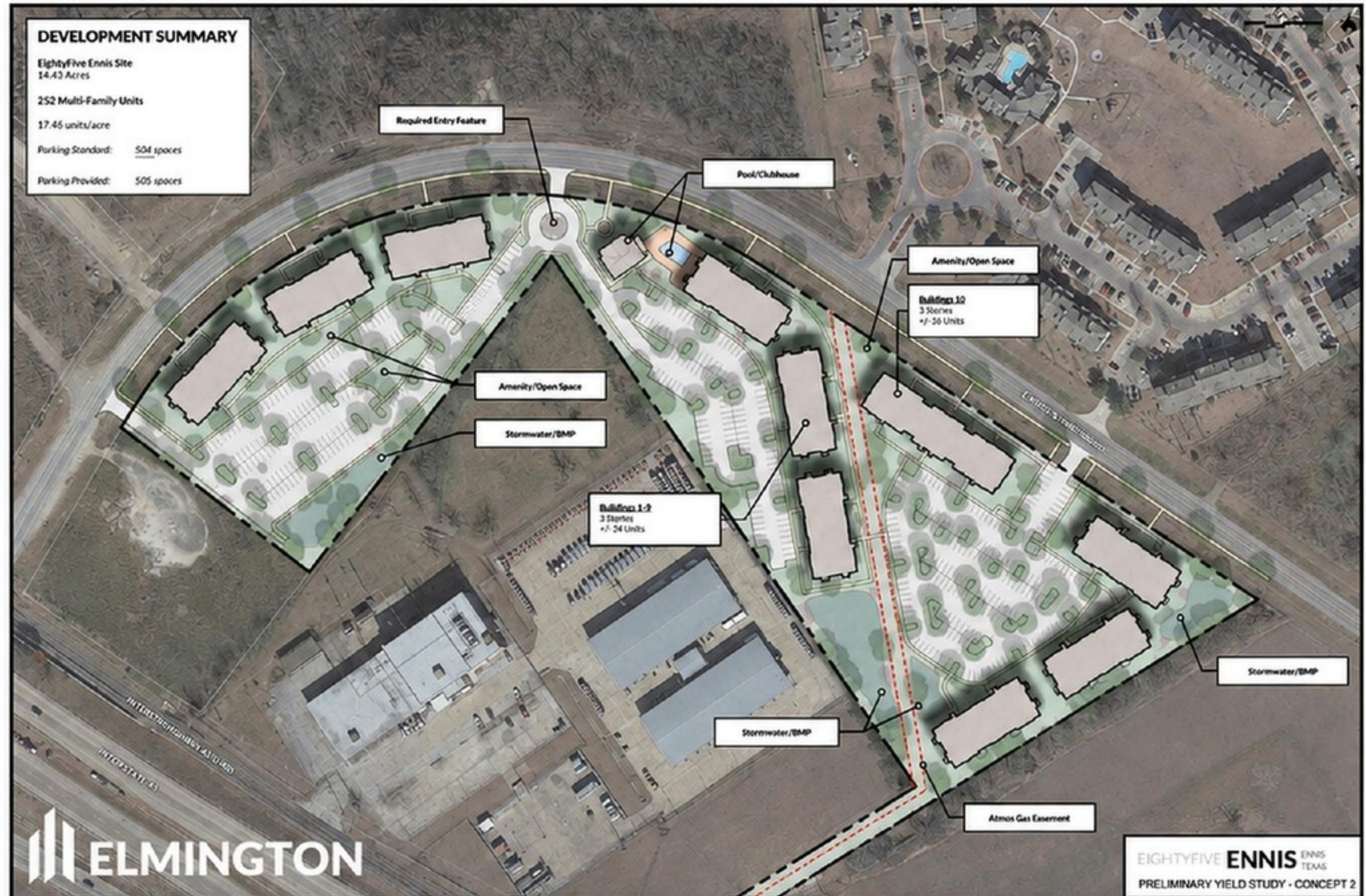
## EXHIBIT

### EightyFive Multi-Family Concept

252-unit preliminary concept showing building layout, access, amenity areas, and parking.

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## Ennis Texas Property 2-A, 2-B, 3-C, 4-D



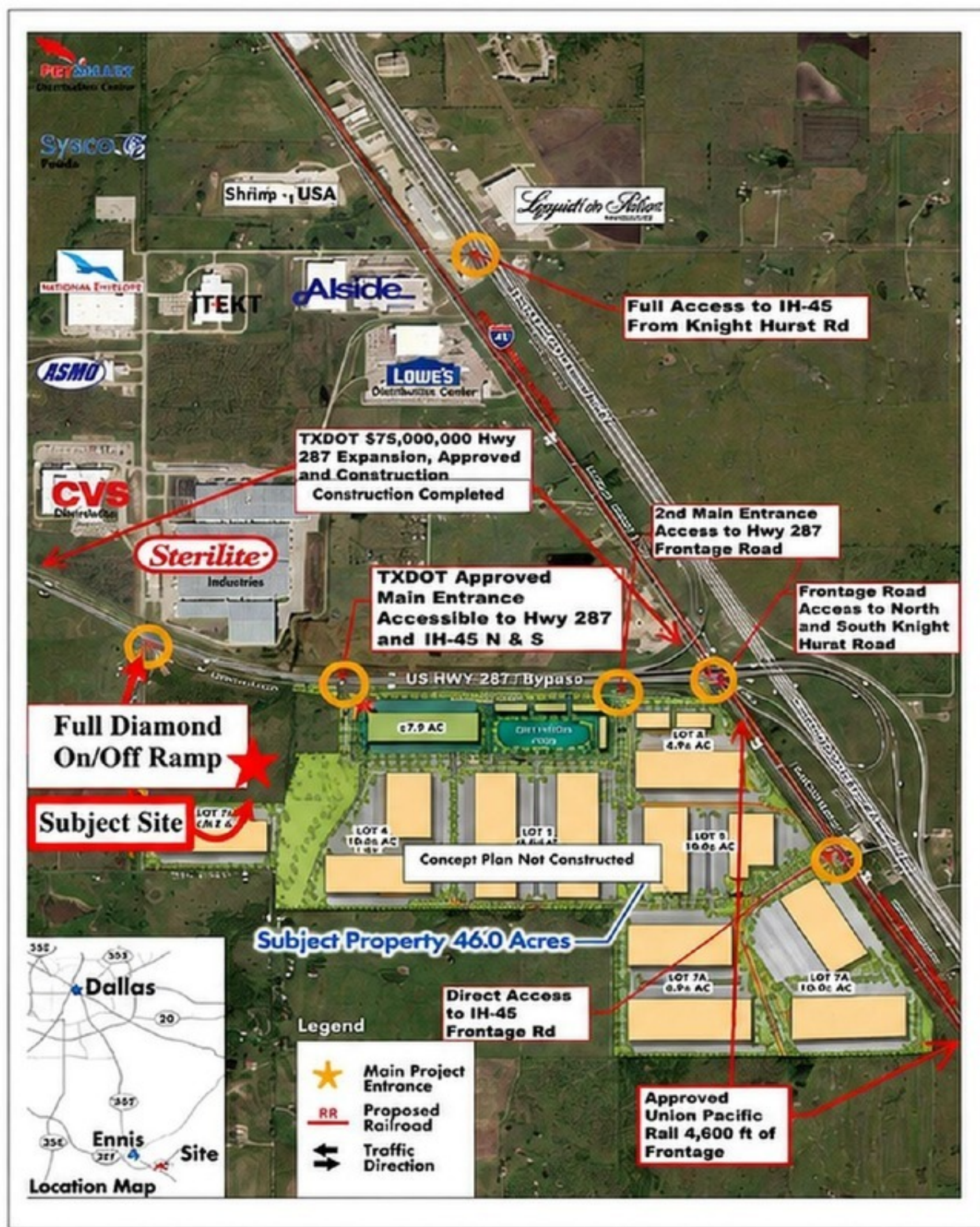
## EXHIBIT

## Regional Access & Comparable Demand

Highway access, industrial distribution users, and nearby freeway improvements.

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## Ennis Texas Property 3



## EXHIBIT

### Property 3 Aerial / Utility Context

MF-2 multi-family apartment land with water, sewer, gas, and Hwy 287 proximity.

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### Ennis Texas Property 3



- Zoned MF-2 Multi-Family Apartment Land (20 units per acre)
- Price \$2.99 per Sq Ft
- Adjacent to \$600 Million in Fortune 500 Co.
- Easy Access to Both N. & S. IH-45 & Hwy 287.
- Water, Sewer, and Gas Near Site

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 Bill Olsen | Co-Owner | 602-430-7002 | [bill@realestateaaa.com](mailto:bill@realestateaaa.com)

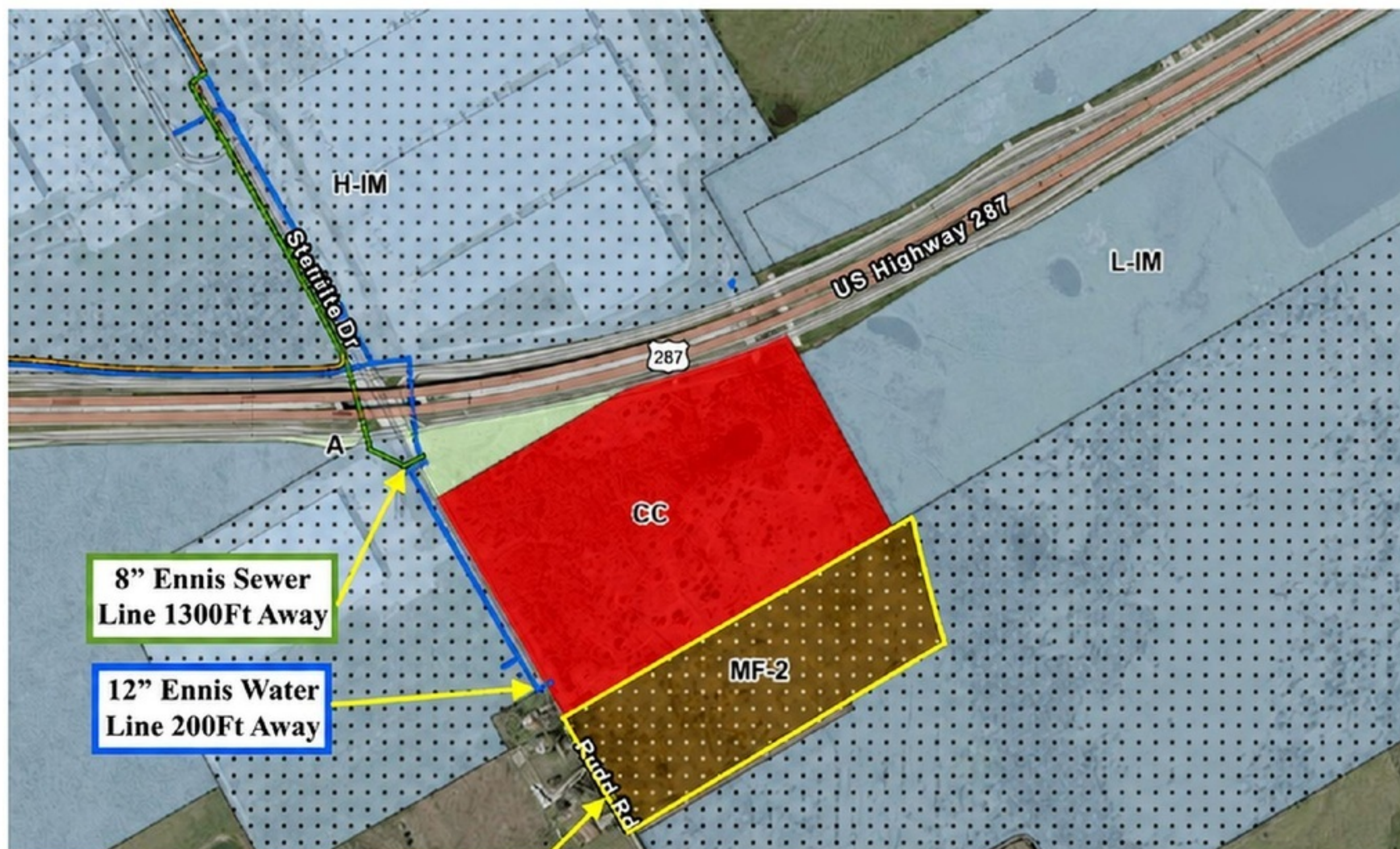
The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for the errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.

## EXHIBIT

### Property 3 Utility Map

Water line +/-200 ft away and  
sewer line +/-1,300 ft away from  
subject site.

### Ennis Texas Property 3



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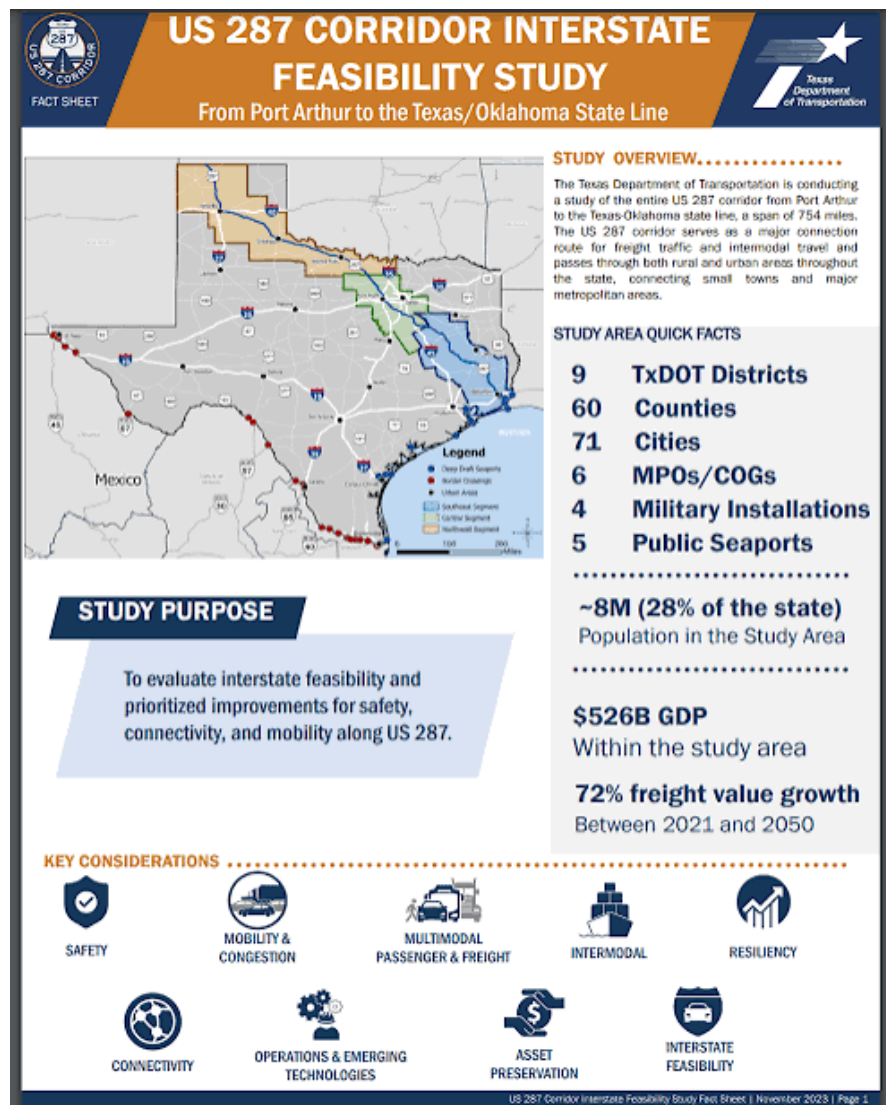
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## US 287 Corridor Interstate Feasibility Study

U.S. Senator John Cornyn (R-TX) introduced the I-47 Future Interstate Act, proposing to designate US-287 as Interstate 47, named 'Trump Interstate,' in honor of former President Trump. The highway, extending nearly 1,800 miles from Port Arthur, Texas, to Choteau, Montana, is the second-longest three-digit highway in the U.S. and a significant transportation corridor crucial for economic growth and defense needs. The bill aims to enhance freight movement, improve safety, alleviate traffic congestion, and promote economic development along the corridor. Senator Cynthia Lummis (R-WY) co-sponsors the legislation.

A feasibility study conducted by the Texas Department of Transportation in July 2025 estimated significant economic benefits from the upgrade, including \$5.4 billion in travel cost savings, 46,885 new jobs, and an \$11.6 billion increase in GDP by 2050. The study also projects a 43% increase in daily traffic capacity and a 28% reduction in crash rates. The upgrade would support the growing population within the study area, expected to rise from 8.8 million to 12 million by 2050. The proposed designation aims to secure a lasting legacy for President Trump while enhancing infrastructure and economic prospects along the US-287 corridor.

Source: <https://www.cornyn.senate.gov/news/cornyn-introduces-bill-to-designate-major-u-s-highway-as-interstate-47-in-honor-of-president-trump/>





# 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.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and

- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|                                                                                                                                |             |       |       |
|--------------------------------------------------------------------------------------------------------------------------------|-------------|-------|-------|
| Name of Sponsoring Broker (Licensed Individual or Business Entity)                                                             | License No. | Email | Phone |
| <b>Bob Ikel</b>                                                                                                                |             |       |       |
| Name of Designated Broker of Licensed Business Entity, if applicable                                                           | License No. | Email | Phone |
|                                                                                                                                |             |       |       |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable                                                            | License No. | Email | Phone |
|                                                                                                                                |             |       |       |
| Name of Sales Agent/Associate                                                                                                  | License No. | Email | Phone |
| <br>Buyer/Tenant/Seller/Landlord Initials | 6/29/2026   |       |       |

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)