



8235 Douglas Ave  
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## FORMER BROOKSHIRE'S FOR SALE

2300 W. ENNIS ROAD  
ENNIS, TX



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**LOCATION**

2300 W. ENNIS ROAD  
ENNIS, TX

**SIZE**

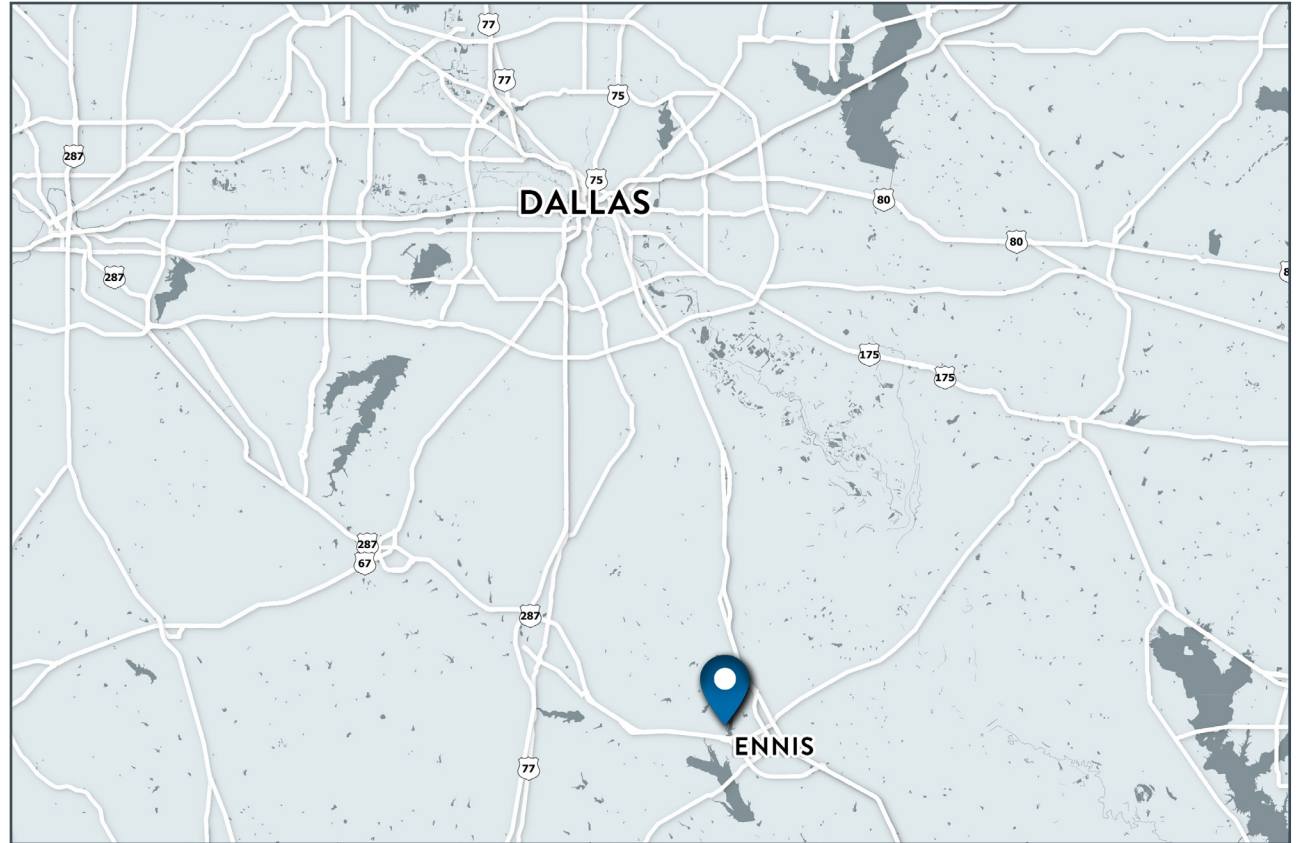
**LAND**  
APPROXIMATELY 6.06 ACRES  
**BUILDING**  
±37,400 SF

**TRAFFIC COUNTS**

**HIGHWAY 287**                      **BUSINESS 287**  
14,687 VPD                              9,297 VPD

**PROPERTY HIGHLIGHTS**

- ★ SITE IS APPROXIMATELY ONE-HALF MILE FROM THE HWY 287 CONNECTION WHICH LINKS NEARBY I-45 TO I-35 IN WAXAHACHIE.
- ★ THE PROPERTY IS ADJACENT TO KWIK KAR LUBE AND AUTO REPAIR AND DFW ORAL AND MAXILLOFACIAL SURGERY CENTER. ACROSS THE STREET TO THE SOUTH IS DON JOSE'S AND STAR BOWL. THE PROPERTY IS BORDERED ON THE NORTH BY SUBSTANTIAL MULTI-FAMILY AND SINGLE FAMILY RESIDENCES.
- ★ STRONG VISIBILITY FROM W. ENNIS ROAD.
- ★ PROMINENT PYLON SIGNAGE VISIBLE EASTBOUND AND WESTBOUND ON W. ENNIS ROAD.
- ★ ACCESSIBLE FROM W. ENNIS ROAD AND YORKSTOWN DRIVE.
- ★ THE BUILDING WAS CONSTRUCTED IN 2013 AND IS IN EXCELLENT CONDITION.



**2018 DEMOGRAPHIC SUMMARY**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
EST. POPULATION	10,183	122,514	558,089
EST. MEDIAN HH INCOME	\$71,575	\$103,636	\$86,385
EST. AVG. HH INCOME	\$88,323	\$117,865	\$103,484
MEDIAN AGE	33.1	34.4	36.1







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