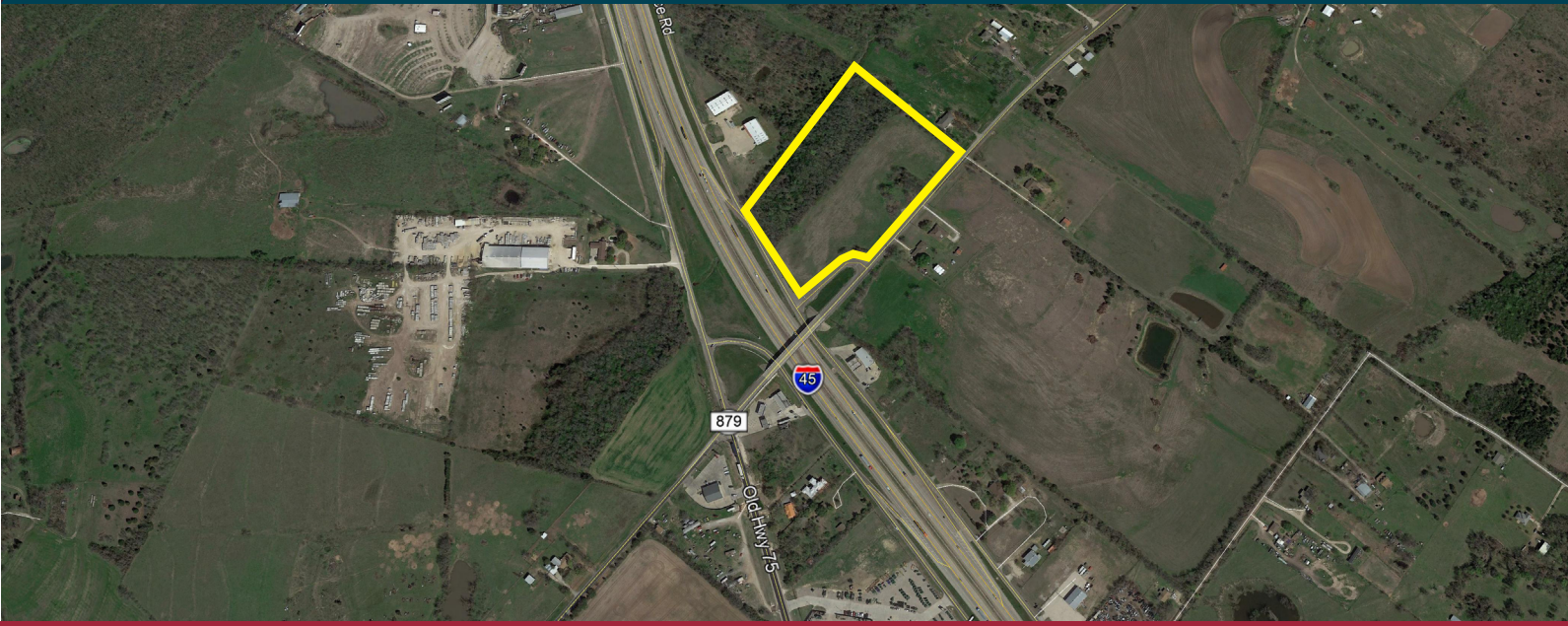


**FOR SALE - 12.705 AC**  
**N INTERSTATE 45**  
**ENNIS, TX 75119**



## LOCATION

COUNTY	Ellis
MARKET	South Dallas Ind.
SUBMARKET	Outlying Ellis County Ind.

## LOCATION HIGHLIGHTS

- One tract totaling approximately 12.705 AC
- 1 mile from downtown Ennis
- Good access to major freeways
- $\pm 500'$  frontage on IH-45/ $\pm 1,100'$  frontage on FM Road 879
- Zoning: Agriculture

## LOCATION AMENITIES

- |                  |              |
|------------------|--------------|
| • Starbucks      | • Quiktrip   |
| • Braum's        | • McDonald's |
| • Taco Cabana    | • IHOP       |
| • Tractor Supply | • Denny's    |



## ECONOMICS

SALE PRICE \$450,000.00 (\$0.86 PSF)

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