



Commercial Land For Sale



1.00-Acre Commercial Land Tract

Main Street, Alma, TX 75119

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

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Executive Summary

Offered at **\$450,000** with **owner financing available**, this 1.00-acre commercial tract on Main Street in Alma, Texas, presents a prime development opportunity with a motivated seller seeking a fast and flexible transaction. Zoned C-2 (General Commercial), the site is ideally suited for fast food, convenience retail, or service-oriented users. The tract features approximately 167 feet of frontage along Main Street, and city water, sewer, and lift station are available nearby, making it ready for immediate development.

The property sits directly adjacent to one of the busiest Love's Travel Stops in the region, located at the Alma I-45 exit. This Love's location is a full-service Super Center that includes overnight truck parking, diesel fueling, and convenience retail. Daily traffic counts along I-45 in this corridor exceed 60,000 vehicles, and the truck stop draws consistent traffic from long-haul drivers, commercial fleets, and regional travelers. The presence of this national anchor significantly enhances the site's visibility, access, and commercial viability, particularly for users who benefit from high volume and quick-turn transactions.

Located approximately 35 miles south of Downtown Dallas and 15 miles from Waxahachie, the site is well-positioned within the fast-growing Ellis County submarket.

With favorable zoning, strong demographics, exceptional visibility next to a nationally branded travel hub, and flexible owner financing terms, this listing checks the boxes for commercial developers, retail operators, and QSR users alike.



Address

Main Street, Alma, Texas 75119

Land Size

1.00 Acre (43,560 Sq. Ft.)

Coordinates

32.28815213370296, -96.54440013614212

Zoning

C-2, General Commercial

Tax Parcel (APN)

271837 (Ellis County)

Tax Rate

1.739192%

Schools

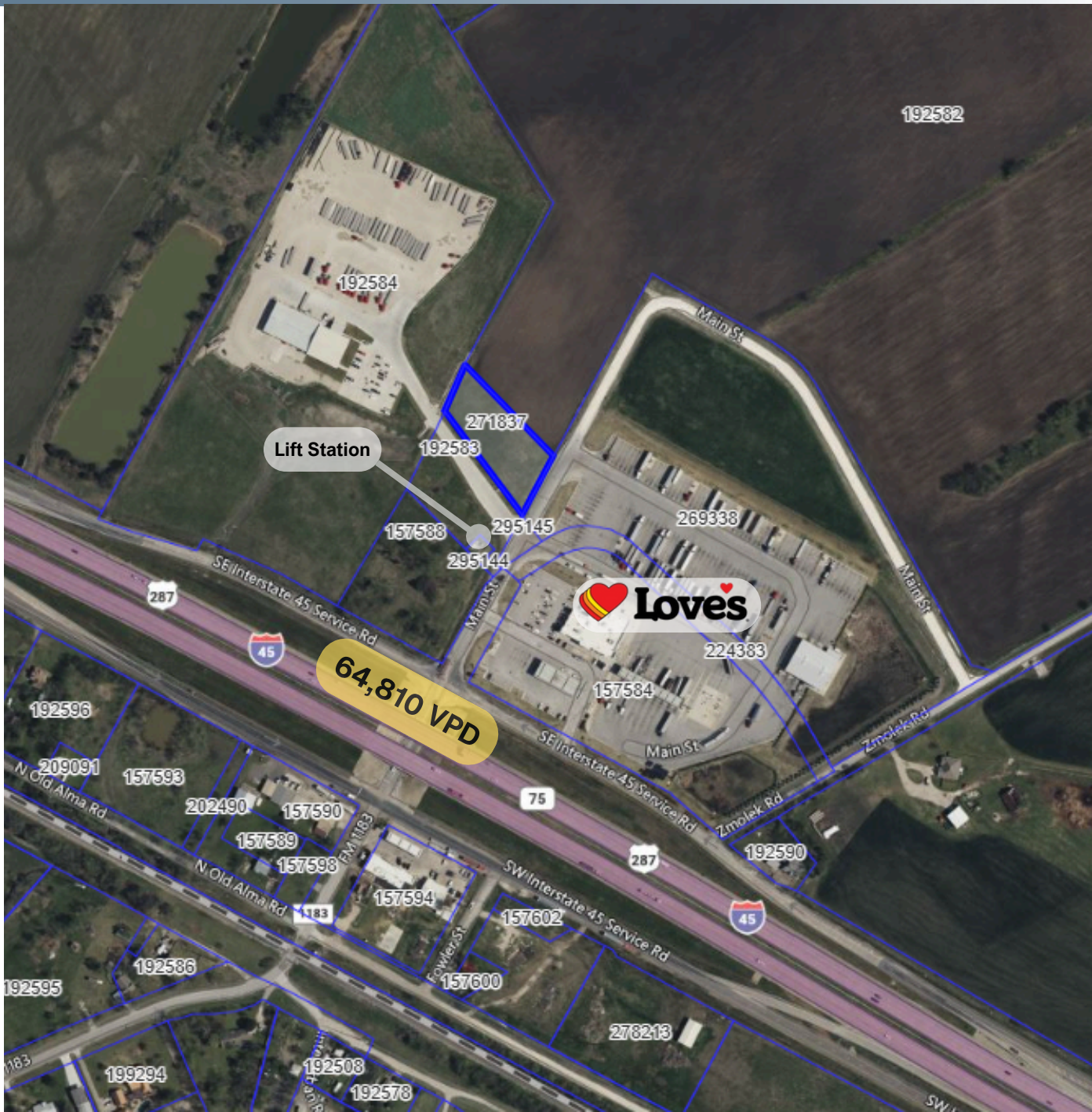
Ennis ISD

Legal

S. Warmack Survey, Abstract No. 1175, Alma, Ellis
County, Texas

Frontage

167 FF: Main Street





2024 Demographics

Income

1 mile 3 miles 5 miles

Avg. Household Income	\$92,814	\$83,099	\$79,753
Median Household Income	\$67,500	\$68,124	\$67,500

Population

1 mile 3 miles 5 miles

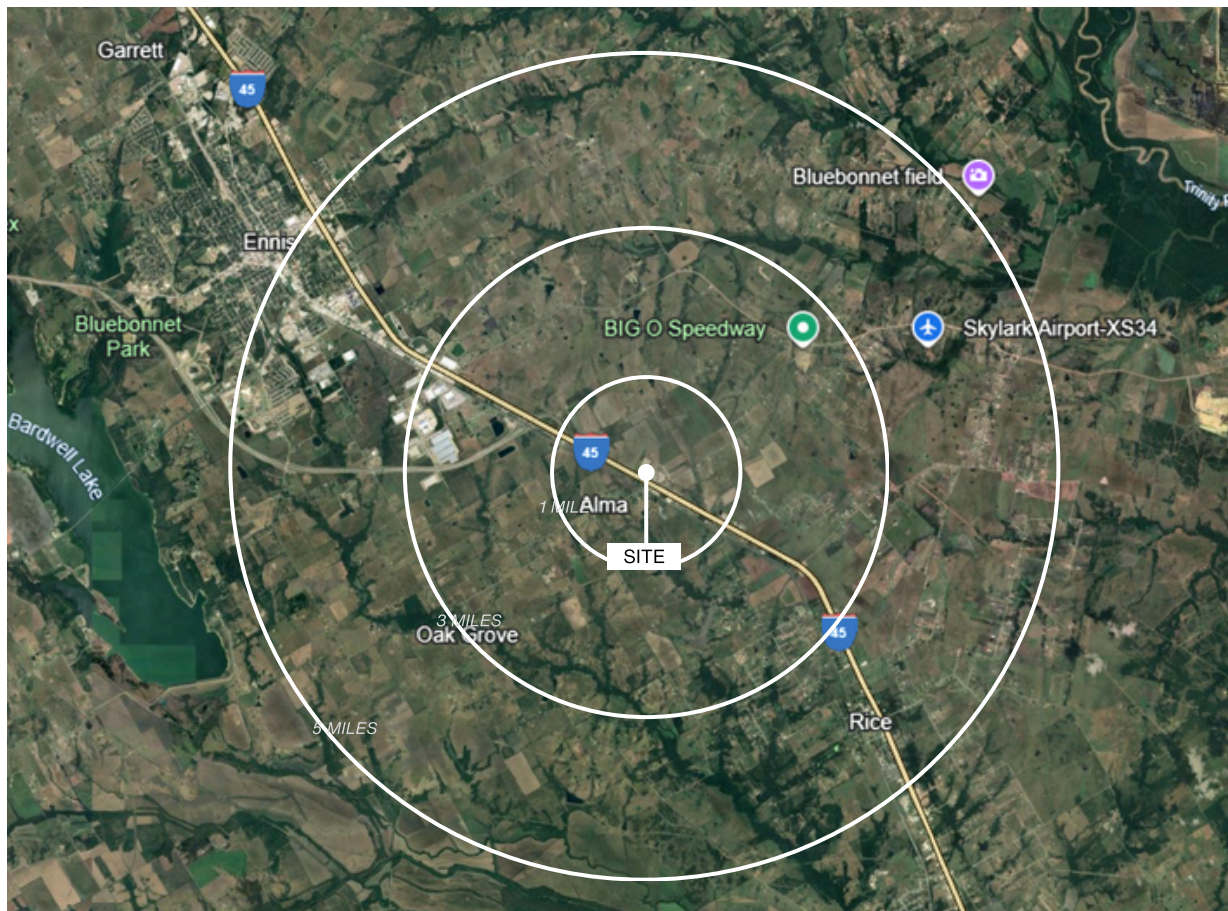
2024 Population	212	1,739	9,991
2020 Population	134	1,202	8,778
2029 Population Projection	275	2,212	12,253
Growth 2020-2024	58.21%	44.68%	13.82%
Growth 2024-2029	29.72%	27.20%	22.64%

Housing

1 mile 3 miles 5 miles

Median Home Value	\$230,952	\$225,316	\$201,033
Median Home Year Built	2003	2001	1998

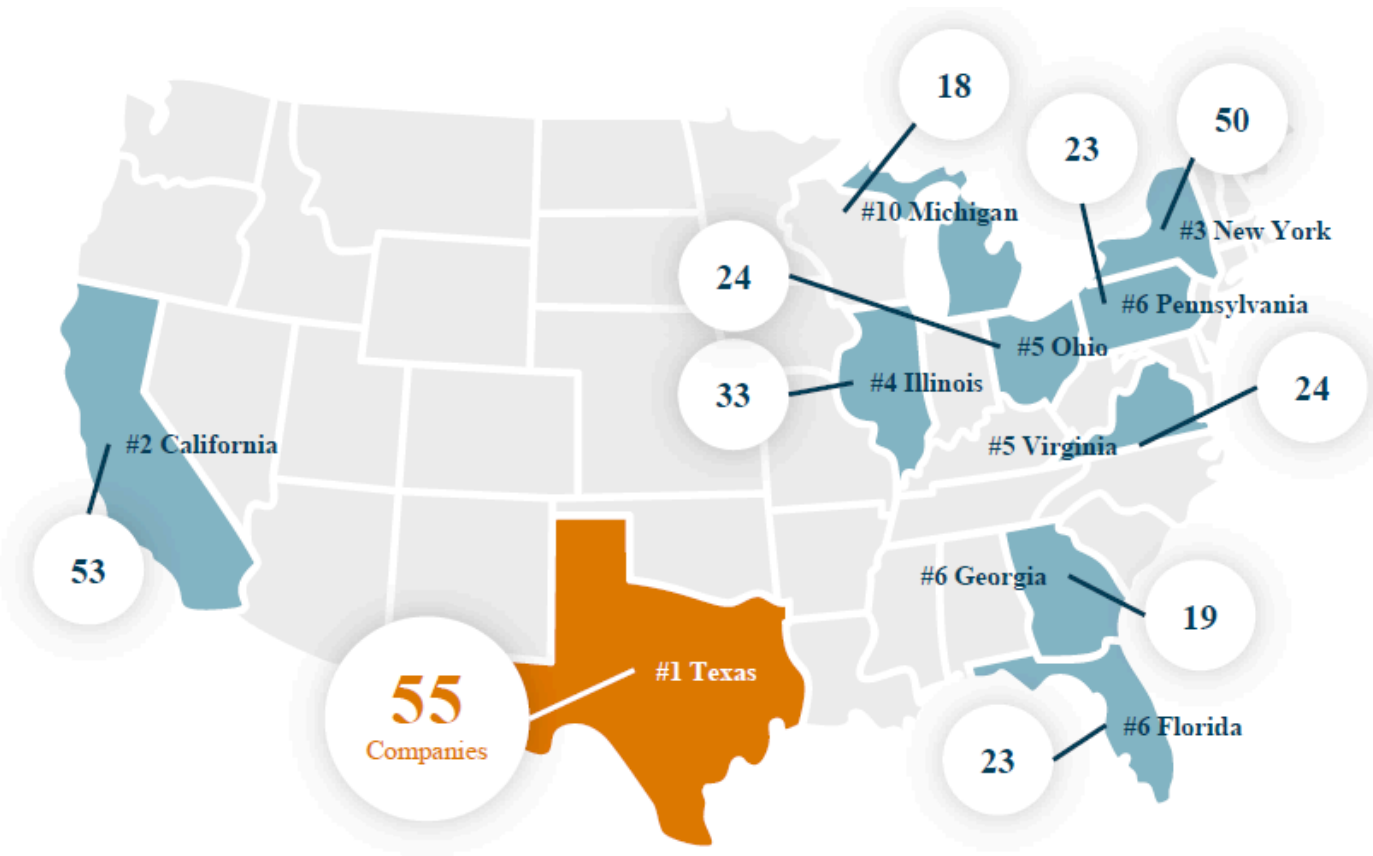
Demographics sourced from **CoStar**



2024 TAX RATES

Ellis County	0.255357
Ennis ISD	1.215200
City of Alma	0.250000
Ellis County Lat Rd	<u>0.018635</u>
	1.739192

Texas Employment



TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa	64,500

TOP MARKETS BY % FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y CHANGE
1	Charleston	5.7%
2	Las Vegas	4.6%
3	San Antonio	4.4%
4	Tampa	4.4%
5	Miami	4.2%
6	Austin	4.2%
7	Jacksonville	4.1%
8	DALLAS-FORT WORTH	4.1%
9	Nashville	4.0%
10	Orlando	3.9%

DALLAS-FORT WORTH FORTUNE 500 HEADQUARTERS





Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

↖ ↗
↙ ↘
↑ ↓
For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil

Sysco

American Airlines

AT&T

53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide

TAX

Texas **does not** have an **estate tax** or **inheritance tax.**

Texas is home to **3.2 million** small businesses



and **hundreds** of publicly traded firms



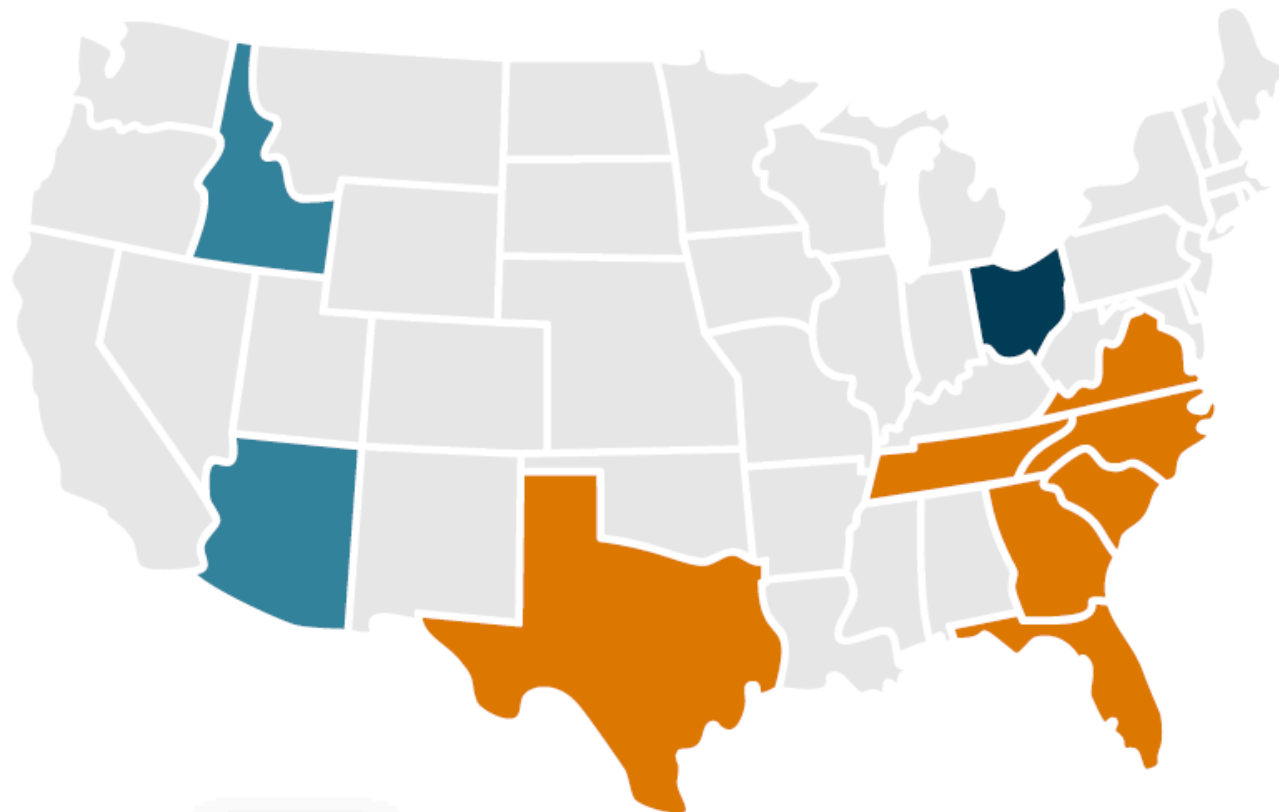
Number **1** jobs creator in 2023,

Texas added **326,700 jobs**



State of Texas U-Haul

WHERE ALL THE U-HAULS ARE HEADED



U-HAUL'S TOP GROWTH STATES

Rank	State	Rank
#1	Texas	#1
#2	Florida	#2
#3	South Carolina	#4
#4	North Carolina	#19
#5	Virginia	#31
#6	Tennessee	#3
#7	Arizona	#5
#8	Georgia	#23
#9	Ohio	#24
#10	Idaho	#9

#1

Growth State for 2nd consecutive year,
fifth time since 2016

South West Midwest



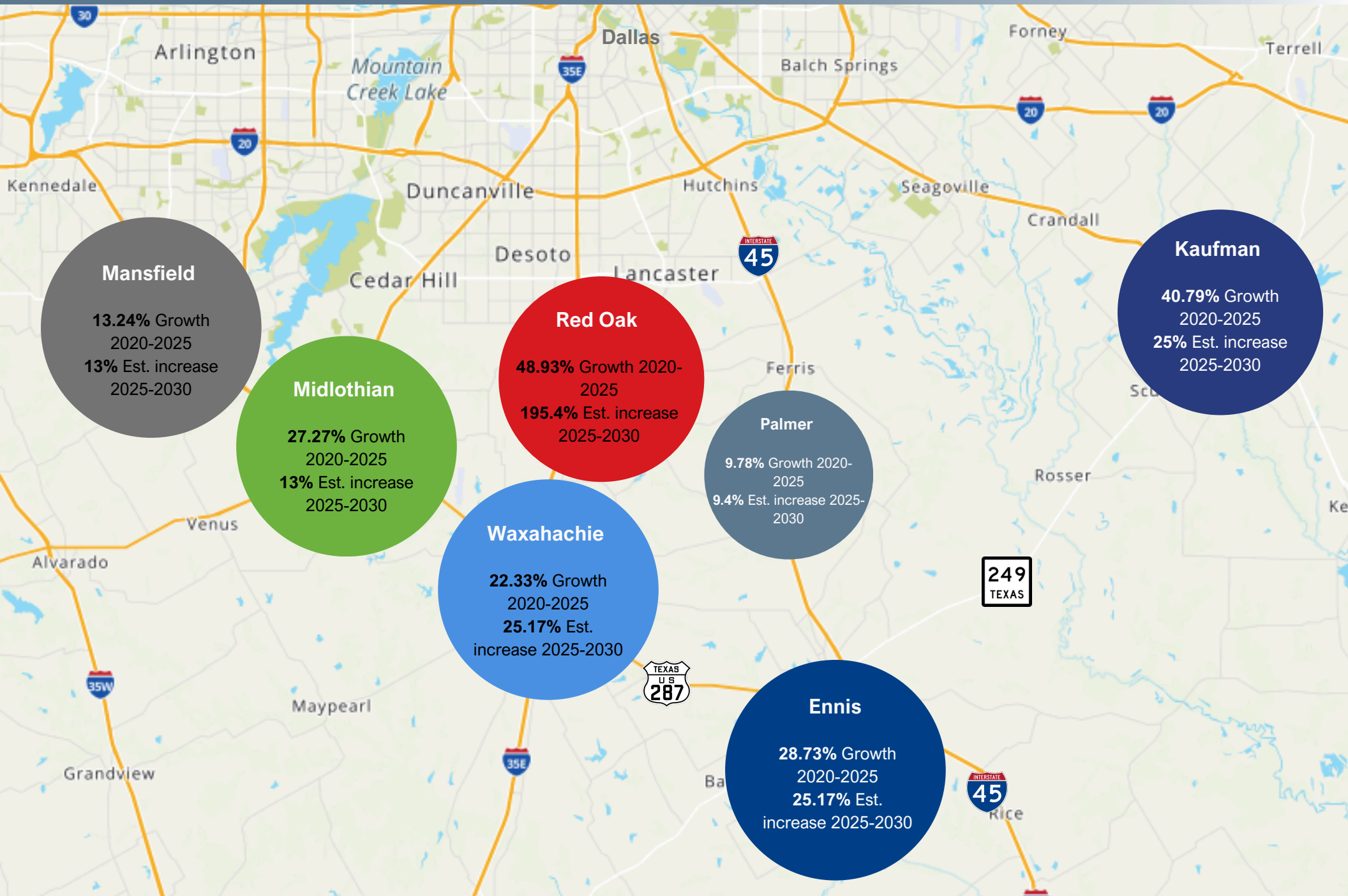
DFW Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.





Population Highlights





Area Highlights



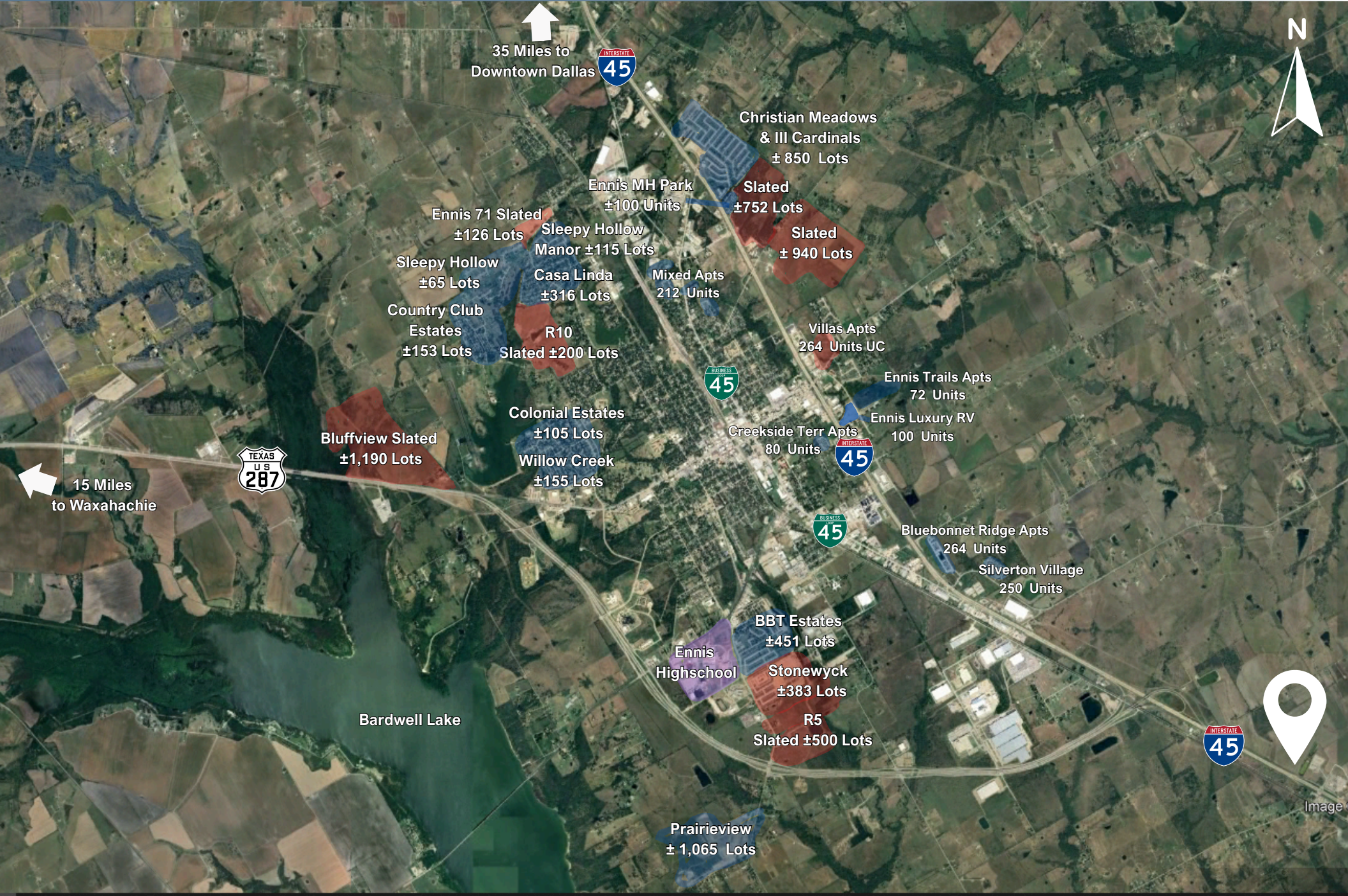
Ennis

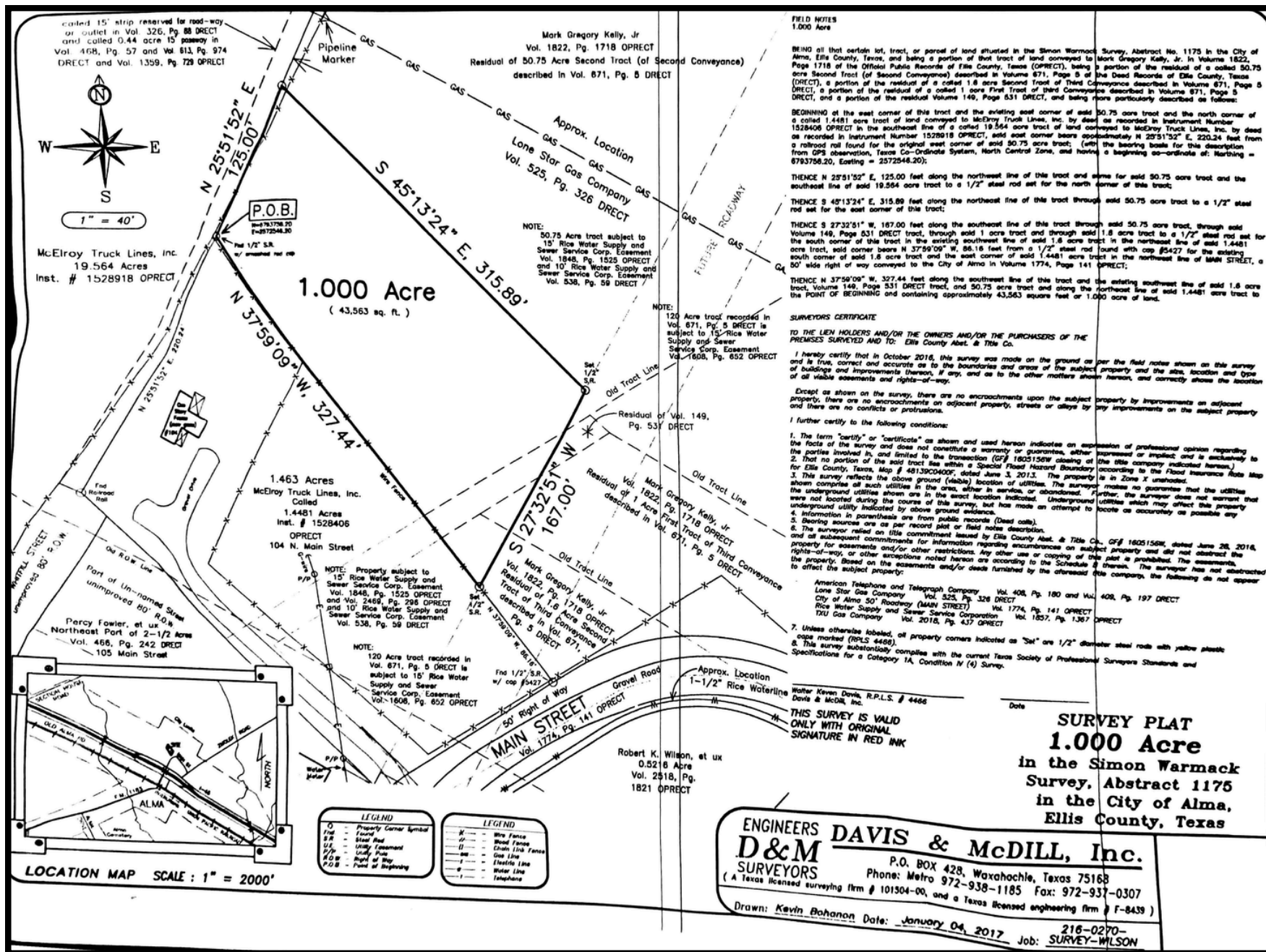
Alma





Residential Highlights





AG Property Photos

★ EST. 1994 ★





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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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Designated Broker of Firm	License No.	Email	Phone
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Shane Emmett Wilder	790036	swilder@theambrosegroup.com	817.676.3422
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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