



Development Land For Sale



122.969-Acre Land Tract

2443 East State Highway 34, Ennis, TX 75119

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

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Site Details

Address

2443 East State Highway 34, Ennis, TX 75119

Land Size

122.969 Acres (5,356,530 Sq. Ft.)

Coordinates

32.345645414928555, -96.60142525653899

Zoning

A, Agricultural

Tax Parcel (APN)

185507 (Ellis County)

Tax Rate

2.170850%

Schools

Ennis ISD

Legal

J.F. Crawford Survey, Abstract 260 and J. Harris Survey, Abstract 504, Ennis, Ellis County, Texas

Frontage

325 FF: East Highway 34





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Sanoma Trail Expansion

Nelson Propane Gas, Inc



According to Construction Connect, the Sonoma Trail expansion in Ennis, Texas, is part of the city's broader infrastructure improvement efforts. According to the City of Ennis's 5-Year Community Improvement Plan (2021–2026) the expansion encompasses road, water, and sewer enhancements along Sonoma Trail.



MASTER SITE PLAN

Area Highlights




Bardwell Lake





2024 Demographics

Income

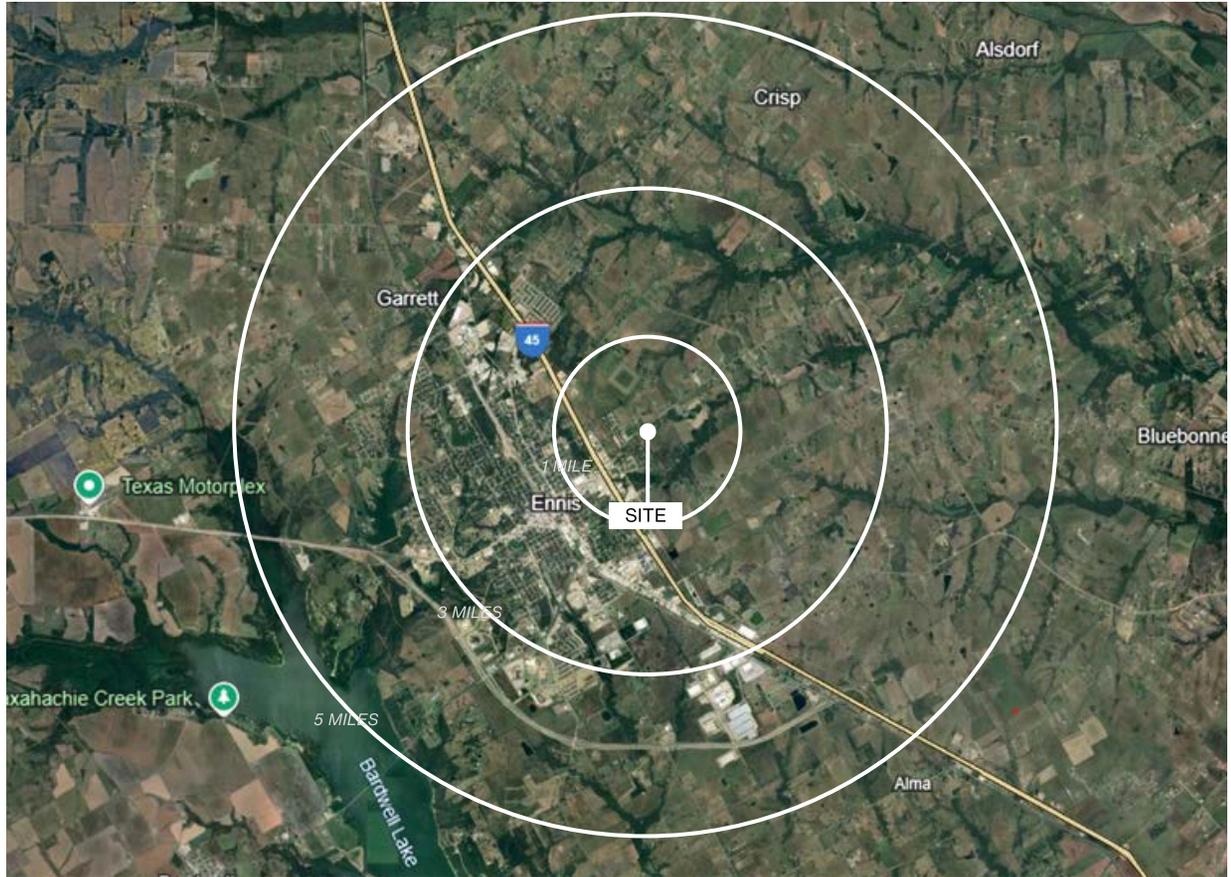
	1 mile	3 miles	5 miles
Avg. Household Income	\$78,274	\$86,829	\$89,370
Median Household Income	\$55,000	\$77,822	\$85,577

Population

	1 mile	3 miles	5 miles
2024 Population	874	18,224	27,435
2020 Population	673	16,037	24,336
2029 Population Projection	1,115	22,927	34,487
Growth 2020-2024	6.57%	11.51%	12.67%
Growth 2024-2029	24.86%	25.55%	25.69%

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$77,822	\$59,867	\$66,951
Median Home Year Built	2009	1989	1989



2024 TAX RATES

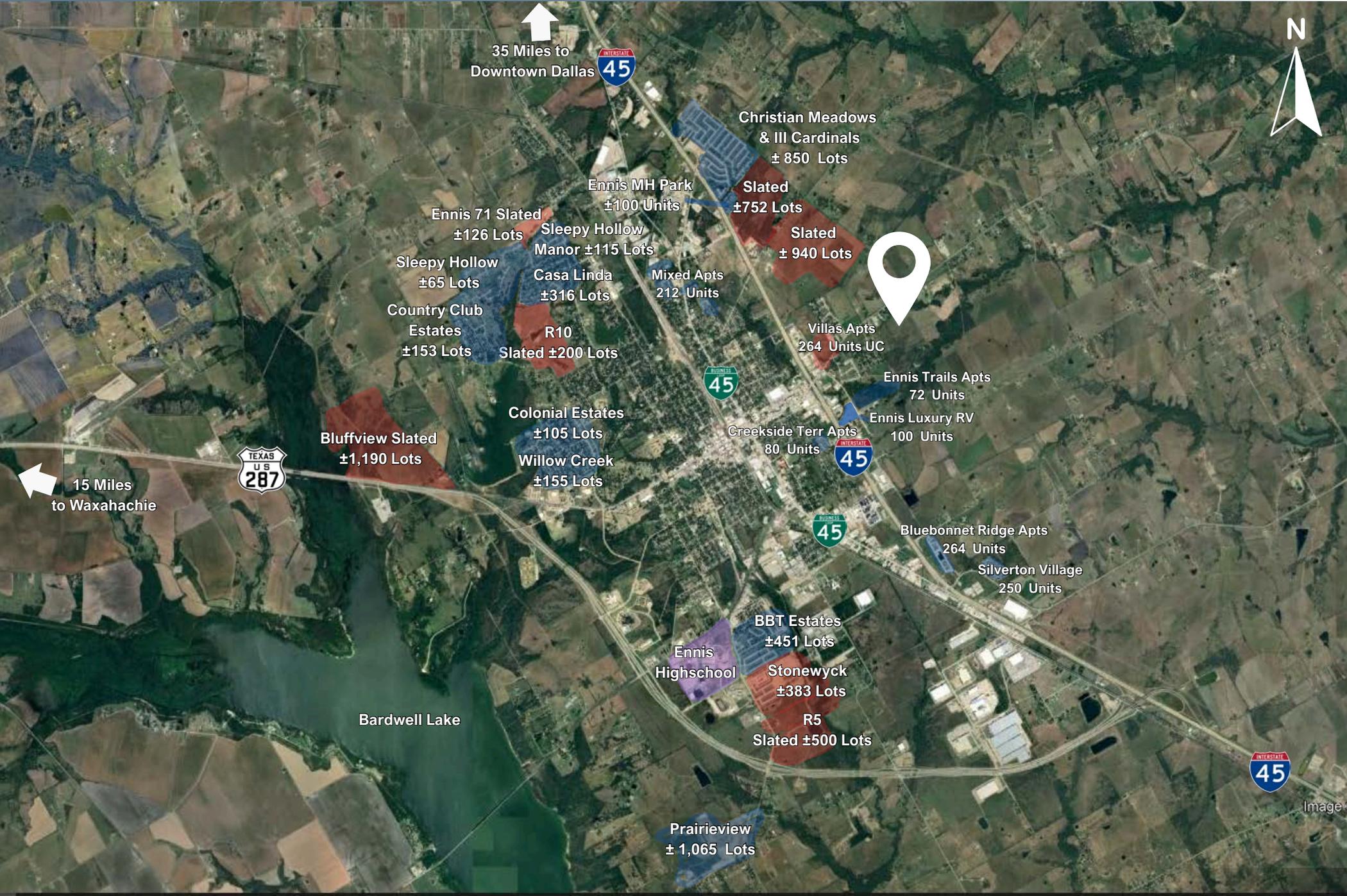
Ellis County	0.273992
Ennis ISD	1.215200
City of Ennis	<u>0.681658</u>
	2.170850

Demographics sourced from **CoStar**



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Residential Highlights



35 Miles to
Downtown Dallas



Christian Meadows
& III Cardinals
± 850 Lots

Ennis MH Park
±100 Units

Slated
±752 Lots

Ennis 71 Slated
±126 Lots

Sleepy Hollow
Manor ±115 Lots

Slated
± 940 Lots

Sleepy Hollow
±65 Lots

Casa Linda
±316 Lots

Mixed Apts
212 Units

Country Club
Estates
±153 Lots

R10
Slated ±200 Lots

Villas Apts
264 Units UC

Ennis Trails Apts
72 Units

Colonial Estates
±105 Lots

Creekside Terr Apts
80 Units

Ennis Luxury RV
100 Units

Bluffview Slated
±1,190 Lots

Willow Creek
±155 Lots

Ennis Trails Apts
72 Units

15 Miles
to Waxahachie



Bluebonnet Ridge Apts
264 Units

Silverton Village
250 Units

BBT Estates
±451 Lots

Ennis
Highschool

Stonewyck
±383 Lots

R5
Slated ±500 Lots

Bardwell Lake

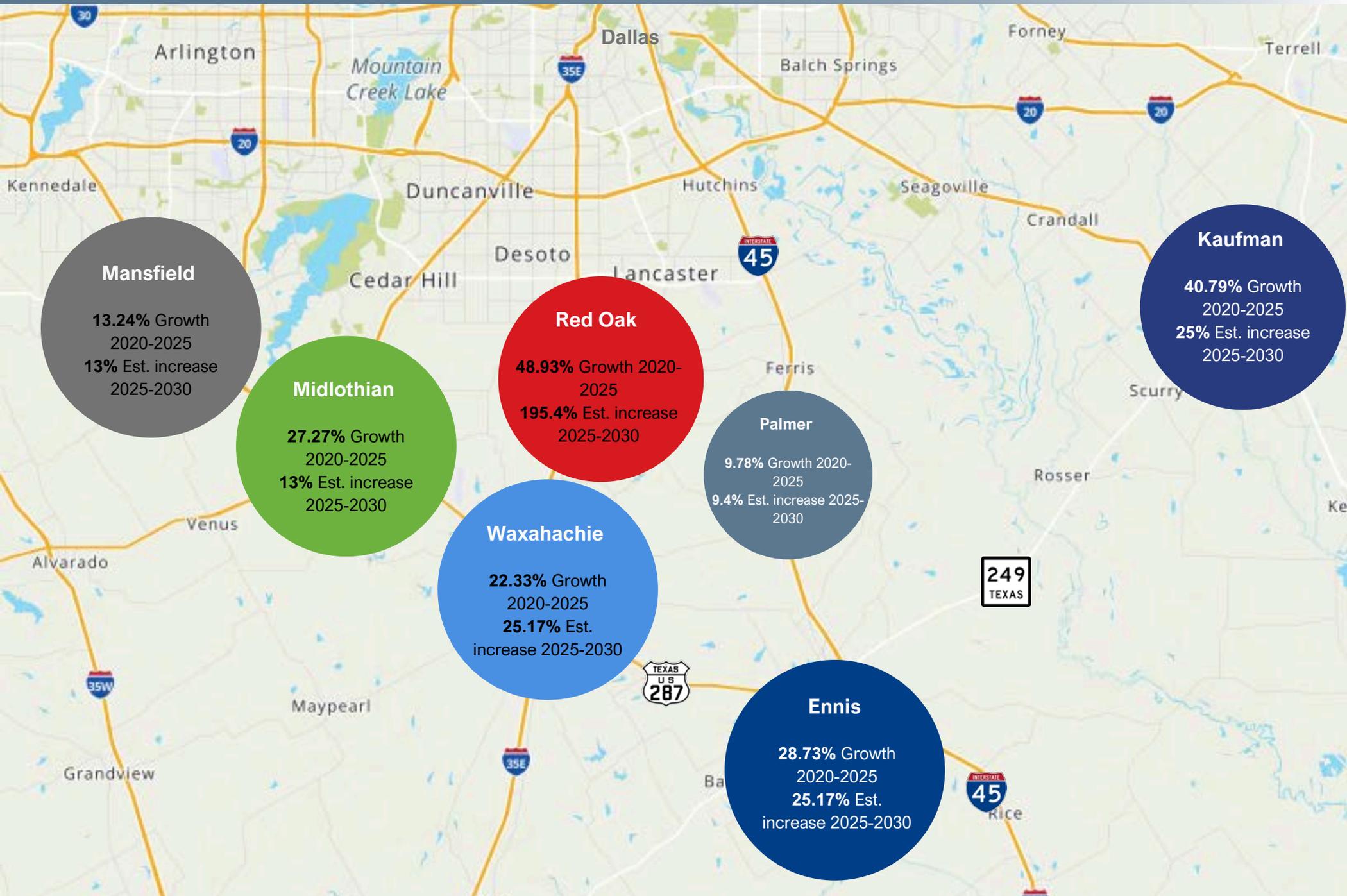


Prairieview
± 1,065 Lots

Image



Population Highlights



Mansfield

13.24% Growth 2020-2025
13% Est. increase 2025-2030

Midlothian

27.27% Growth 2020-2025
13% Est. increase 2025-2030

Red Oak

48.93% Growth 2020-2025
195.4% Est. increase 2025-2030

Waxahachie

22.33% Growth 2020-2025
25.17% Est. increase 2025-2030

Palmer

9.78% Growth 2020-2025
9.4% Est. increase 2025-2030

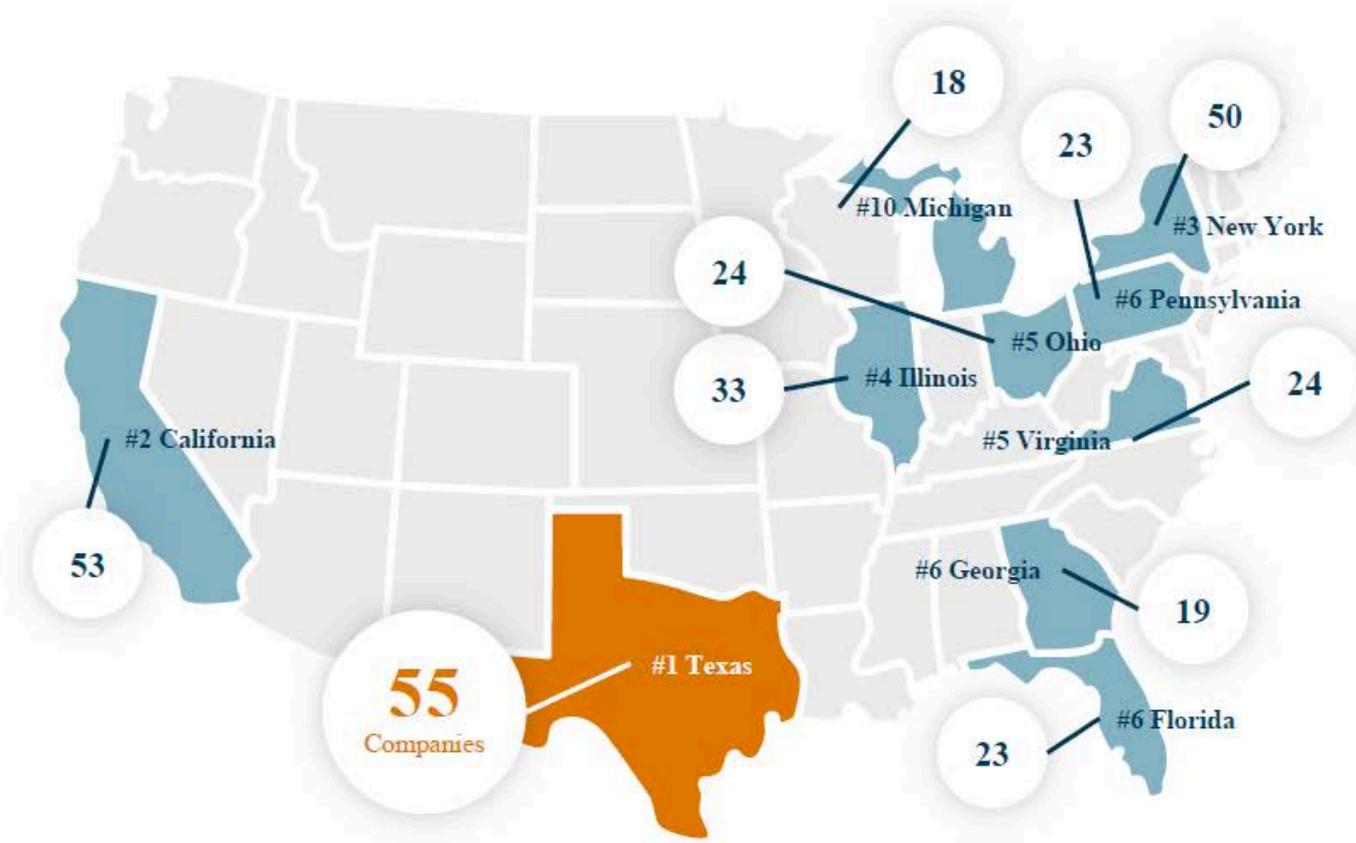
Ennis

28.73% Growth 2020-2025
25.17% Est. increase 2025-2030

Kaufman

40.79% Growth 2020-2025
25% Est. increase 2025-2030

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.



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



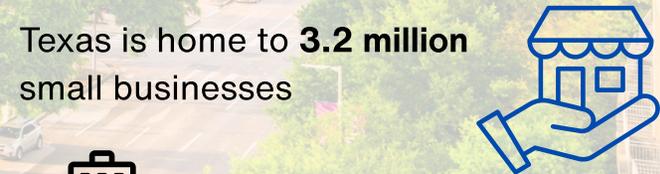
#1 STATE For Exports



Leading producer of crude oil nationwide



and **hundreds of** publicly traded firms



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

TAX

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

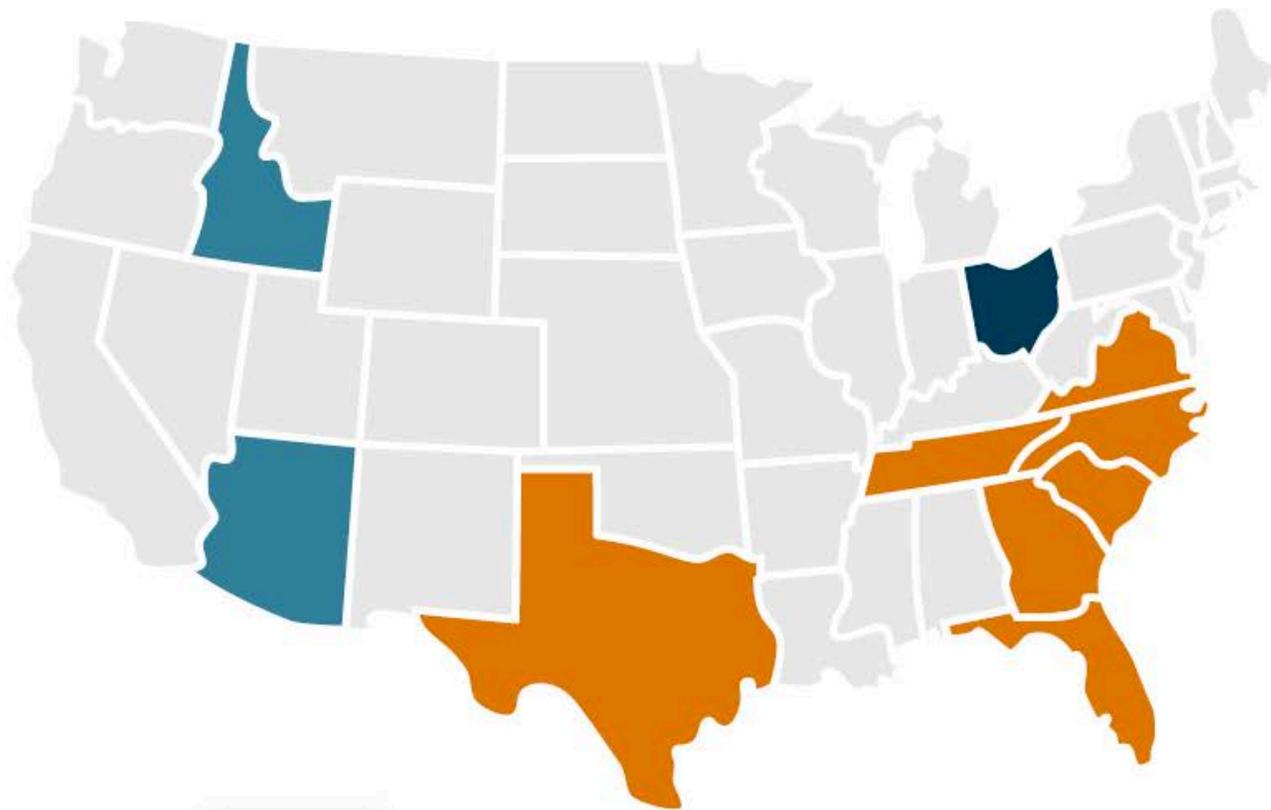


Number **1** jobs creator in 2023, Texas added **326,700 jobs**



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.



AG Property Photos

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Listing Team



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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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