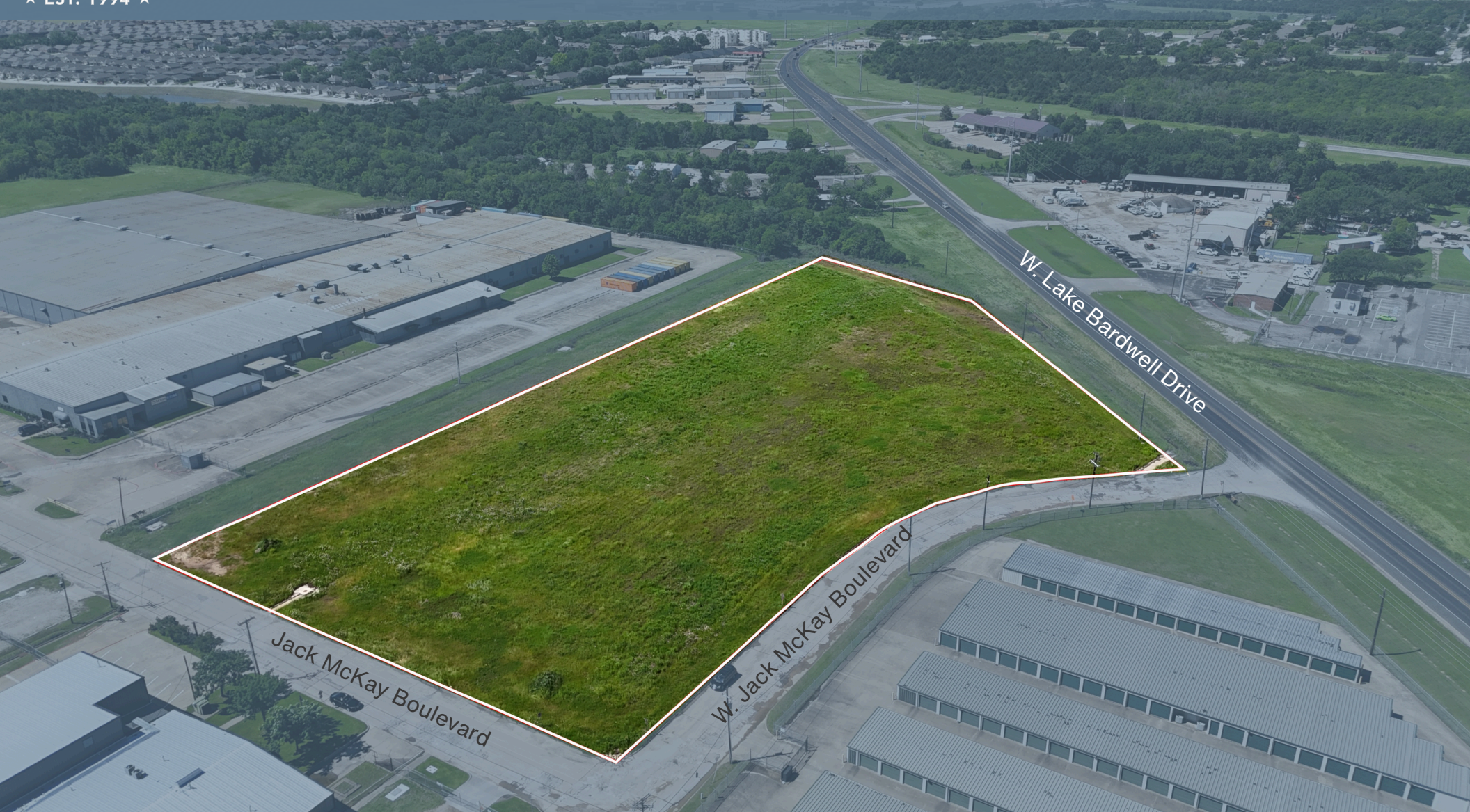




# Industrial Land For Sale



## 6.779-Acre Industrial Land Tract

1401 Jack McKay Boulevard, Ennis, TX 75119

The **Ambrose** Group

## BROKER CONTACT (CALL FOR PRICING):

**Shane Wilder**

swilder@theambrosegroup.com  
(817) 676-3422

**Brandon Brooks**

brandon@theambrosegroup.com  
(817) 253-8362





★ EST. 1994 ★

1401 Jack McKay Boulevard, Ennis, TX 75119

6.779 Acres (295,293 Sq. Ft.)

32.31444947904152, -96.62232968801797

H-IM, Heavy Industrial and Manufacturing

199367 (Ellis County)

2.17085%

## Ennis ISD

Out of Block D, John Hamilton Survey, Abstract 448,  
Ennis, Ellis County, Texas

483 FF: W. Lake Bardwell Drive, 471 FF: W. Jack McKay Boulevard, and 370 FF: Jack McKay Boulevard







# 2024 Demographics

## Income

1 mile 3 miles 5 miles

Avg. Household Income	\$64,848	\$77,776	\$83,682
Median Household Income	\$53,693	\$61,264	\$66,402

## Population

1 mile 3 miles 5 miles

2024 Population	5,985	20,775	27,407
2020 Population	5,616	18,631	24,326
2029 Population Projection	7,473	26,082	34,448
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	\$153,424	\$195,599	\$216,420
Median Home Year Built	1988	1987	1989

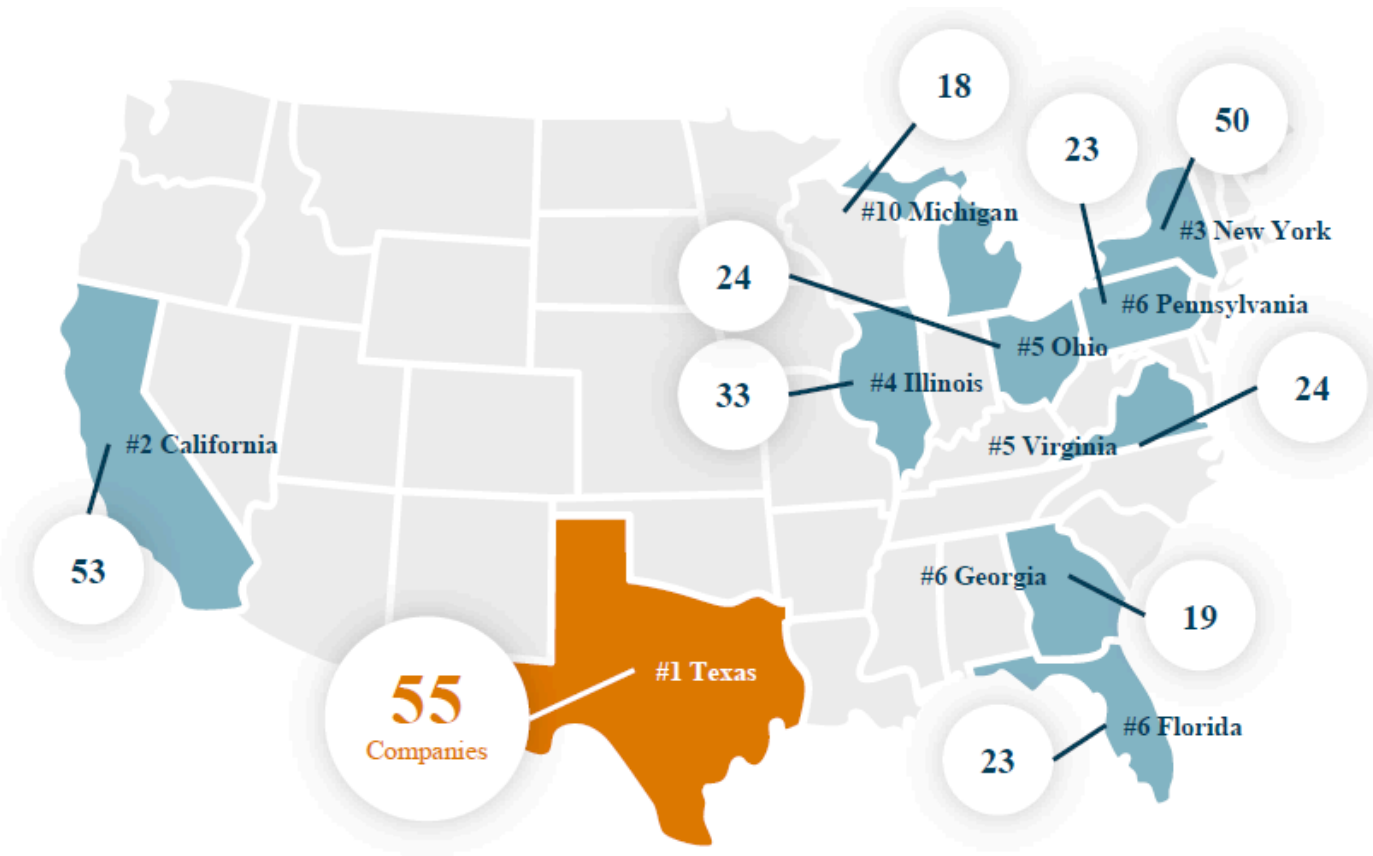
Demographics sourced from **CoStar**



## 2024 TAX RATES

Ellis County	0.273992
Ennis ISD	1.215200
City of Ennis	0.681658

# 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 8<sup>th</sup> 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



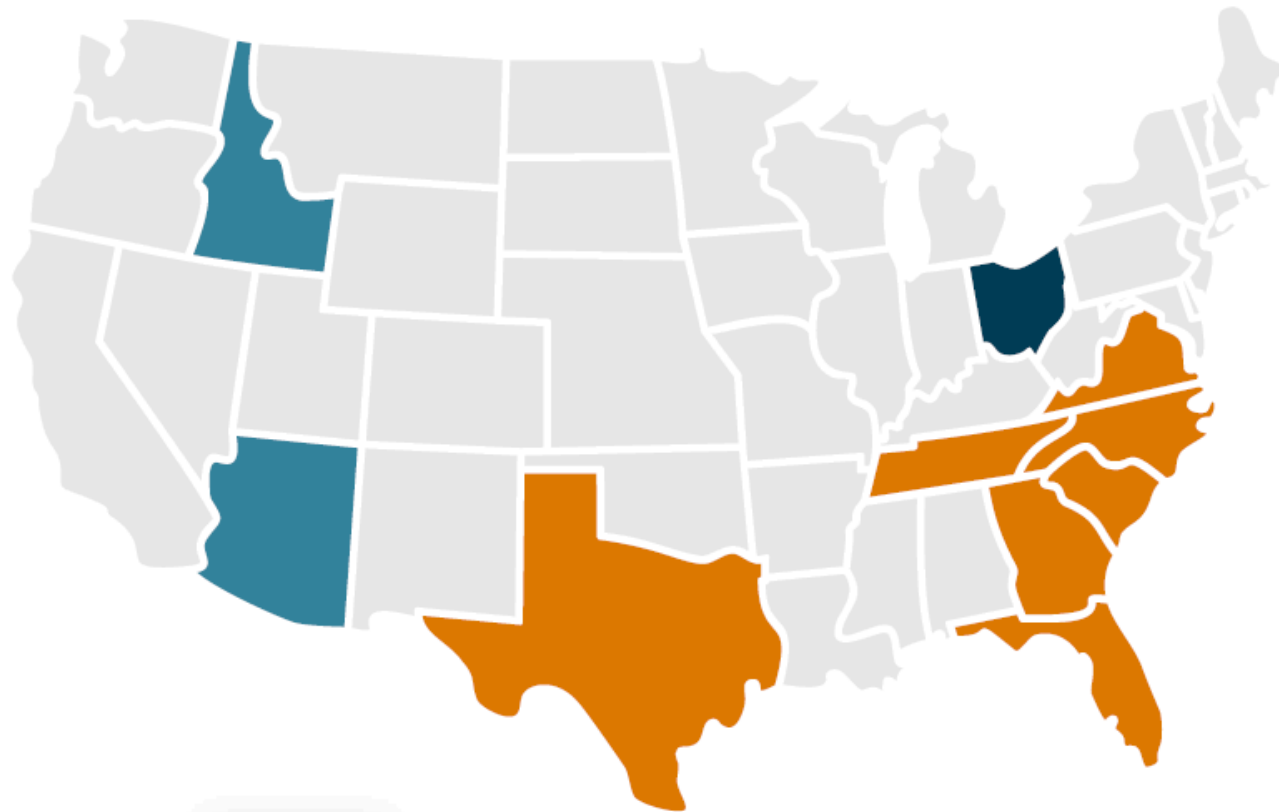
Number **1** jobs creator in 2023, Texas added **326,700 jobs**





# 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 2<sup>nd</sup> consecutive year,  
fifth time since 2016

South West Midwest





# DFW Market Overview

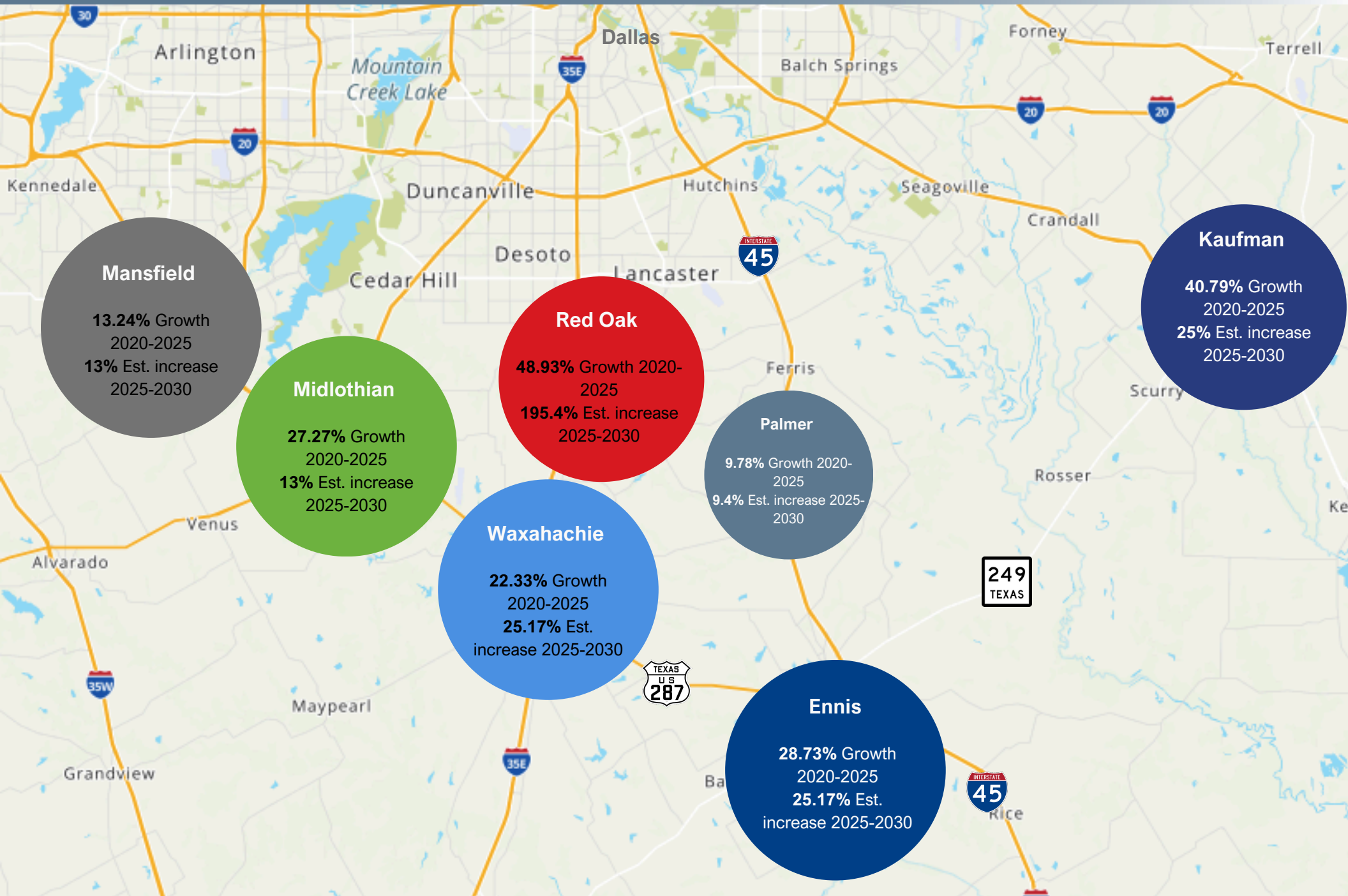
The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 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



**GALAXY DRIVE-IN**  
ENNIS, TX



**Texas MOTORPLEX**



Bardwell Lake

Distribution Center

Distribution Center

Distribution Center

287

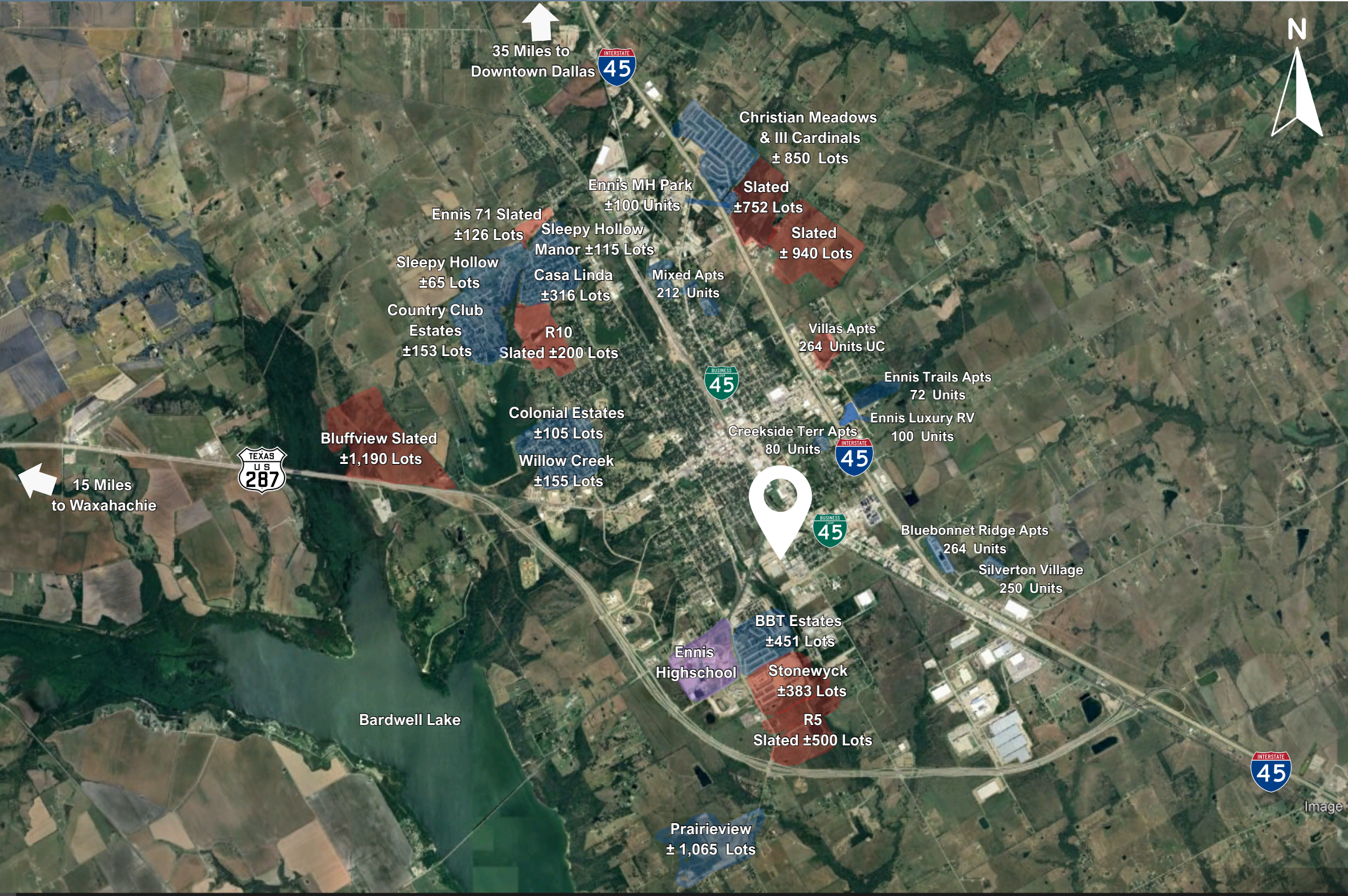


Image





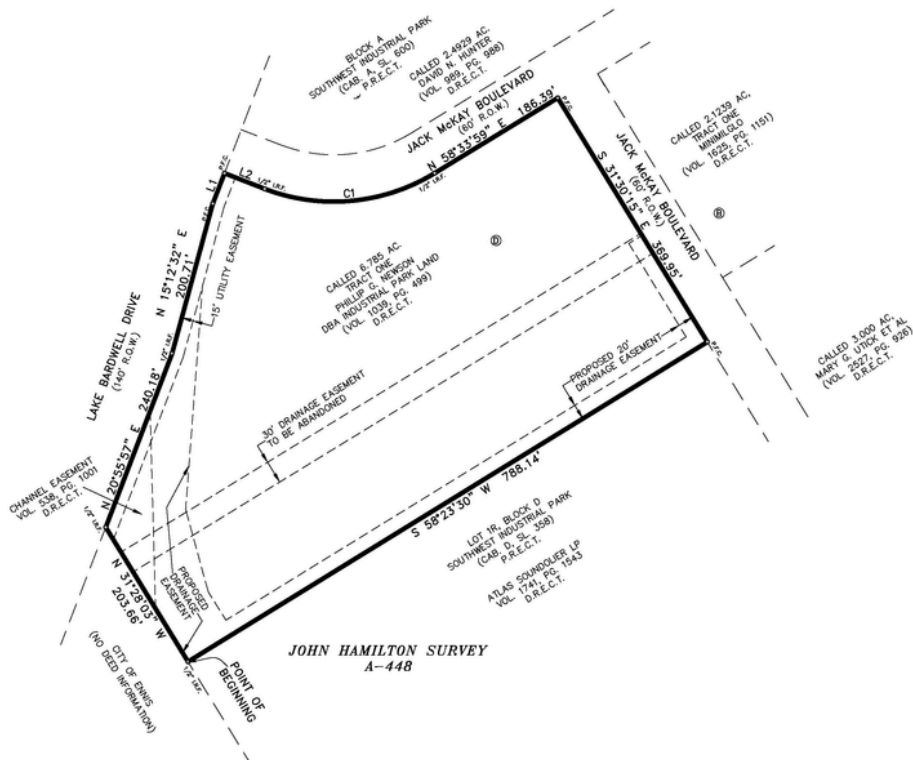
# Residential Highlights







# Survey



## LEGAL DESCRIPTION

BEING a 6.779 acre-tract of land situated in the John Hamilton Survey Abstract 448, City of Ennis, Ellis County, Texas, and being part of Block D of Southwest Industrial Park, an addition to the City of Ennis, Ellis County, Texas, as recorded in Volume 3, Page 128, now known as Cabinet A, Slide 600, and being a tract of land conveyed to Phillip G. Newsom, DBA Industrial Park Land, as recorded in Volume 1039, Page 499, Deed Records, Ellis County, Texas (DRECT), said 6.779 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for corner, said corner being the West corner of Lot 1R, Block D, Southwest Industrial Park, an addition to the City of Ennis, Ellis County, Texas, according to the map or plat thereof recorded in Cabinet D, Slide 358, Plat Records, Ellis County, Texas, same being a tract of land conveyed to Atlas Soundolier L.P., as recorded in Volume 1741, Page 1543, Deed Records, Ellis County, Texas, and being the Northeast line of City of Ennis (no deed information);

THENCE North 31 degrees 28 minutes 03 seconds West, along the Northeast line of said City of Ennis tract, a distance of 203.86 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of said City of Ennis tract, also being in the East right-of-way line of Lake Bardwell Drive (140 foot right-of-way);

THENCE along the occupied East right-of-way line of said Lake Bardwell Drive the following courses and distances:

THENCE North 20 degrees 55 minutes 57 seconds East, a distance of 240.18 feet to a 1/2 inch iron rod found for corner;

THENCE North 15 degrees 12 minutes 32 seconds East, a distance of 200.71 feet a point for corner;

THENCE North 21 degrees 01 minutes 00 seconds East, a distance of 42.18 feet to a point for corner, said corner being at the intersection of the East right-of-way line of said Lake Bardwell Drive and the South right-of-way line of Jack McKay Boulevard (60 foot right-of-way);

THENCE South 68 degrees 48 minutes 03 seconds East, along the South right-of-way line of said Jack McKay Boulevard, a distance of 55.78 feet to a 1/2 inch iron rod found for corner, said corner being the beginning of a non-tangent curve to the left, having a radius of 250.00 feet, a delta of 52 degrees 20 minutes 20 seconds, and a chord bearing of North 84 degrees 42 minutes 06 seconds East, a chord distance of 220.51 feet;

THENCE along said curve to the left, an arc length of 228.37 feet to a 1/2 inch iron rod found for corner, said corner being in the South right-of-way line of said Jack McKay Boulevard;

THENCE North 58 degrees 33 minutes 59 seconds East, along said Jack McKay Boulevard, a distance of 186.39 feet to a point for corner, said corner being at an ell corner of Jack McKay Boulevard;

THENCE South 31 degrees 30 minutes 15 seconds East, along said Jack McKay Boulevard, a distance of 369.95 feet to a point for corner, said corner being the North corner of said Atlas tract;

THENCE South 58 degrees 23 minutes 30 seconds West, along said Atlas tract a distance of 788.14 feet to the POINT OF BEGINNING and containing 295,310.49 square feet or 6.779 acres of land.

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 21°01'00" E	42.18'
L2	S 68°48'03" E	55.78'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	52°20'20"	250.00'	122.85'	228.37'	N 84°42'06" E
					220.51'

## BOUNDARY EXHIBIT SOUTHWEST INDUSTRIAL PARK BLOCK D

AND BEING  
6.779 ACRES

SITUATED IN THE

JOHN HAMILTON SURVEY, ABST. NO. 448  
CITY OF ENNIS, ELLIS COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING / PROJECT MANAGEMENT / CONSTRUCTION SERVICES  
2801 CAPITAL STREET, WYLLIE, TEXAS 76096  
(972) 941-8400 (972) 941-8401 FAX



# AG Property Photos

★ EST. 1994 ★







**Shane Wilder**

swilder@theambrosegroup.com  
(817) 676-3422



**Brandon Brooks**

bbrooks@theambrosegroup.com  
(817) 253-8362





# Property IABS



## 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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
			713.688.7733
Designated Broker of Firm	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0



## 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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
			713.688.7733
Designated Broker of Firm	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Miles Brooks	639787	brandon@theambrosegroup.com	817.253.8362
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0