



Industrial Land For Sale



Jack McKay Boulevard

3.738-Acre Industrial Land Tract

1901 Jack McKay Boulevard, Ennis, TX 75119

The **Ambrose** Group

BROKER CONTACT (CALL FOR PRICING):

Shane Wilder

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Brandon Brooks

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Site Details

Address

1901 Jack McKay Boulevard, Ennis, TX 75119

Land Size

3.738 Acres (162,827 Sq. Ft.)

Coordinates

32.310795645027575, -96.6194539893862

Zoning

H-IM, Heavy Industrial and Manufacturing

Tax Parcel (APN)

161936 (Ellis County)

Tax Rate

2.17085%

Schools

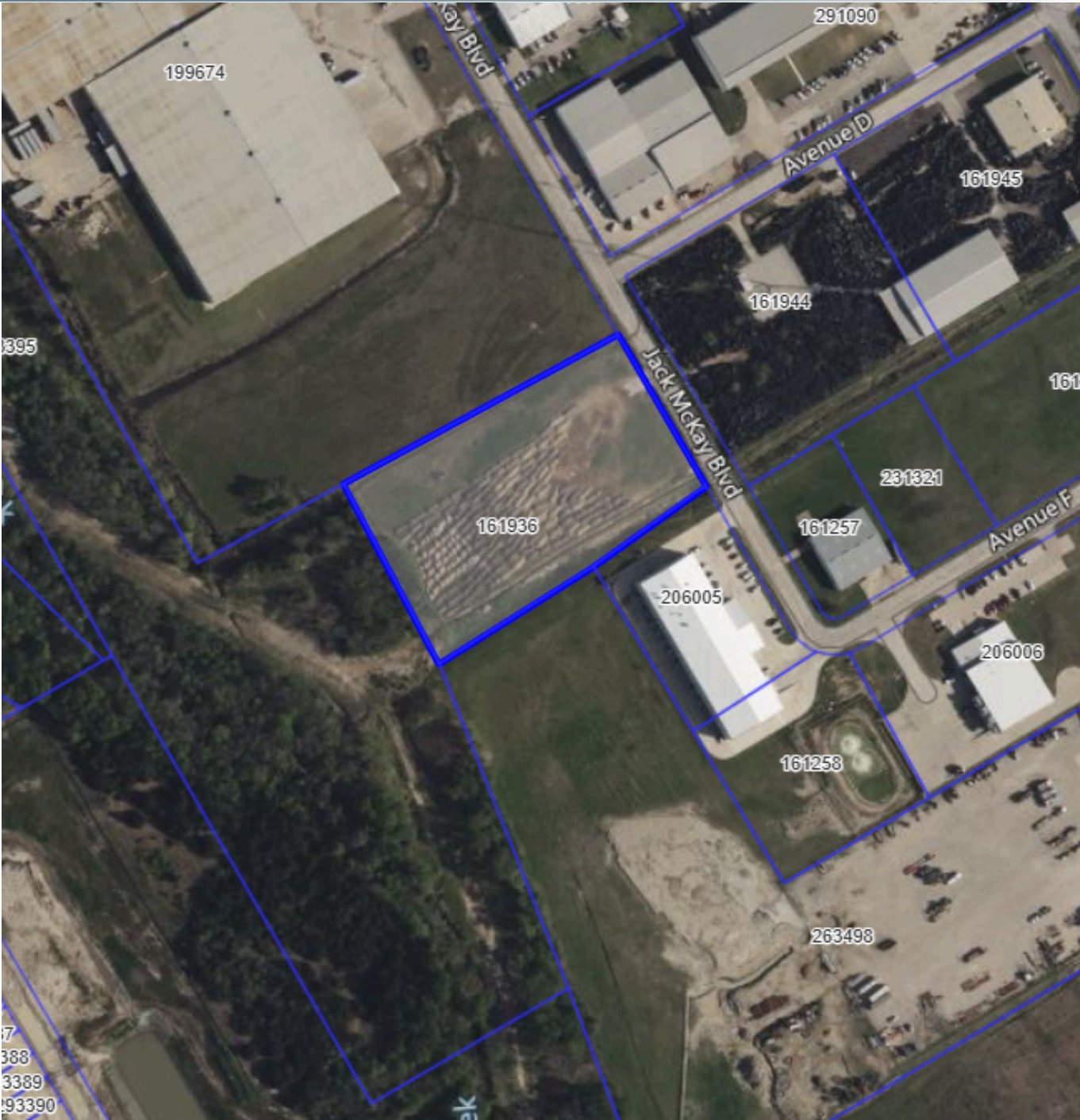
Ennis ISD

Legal

Tract 2, Block D, Southwest Industrial Park, John Hamilton Survey, Abstract 448, Ennis, Ellis County, Texas

Frontage

308.90 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

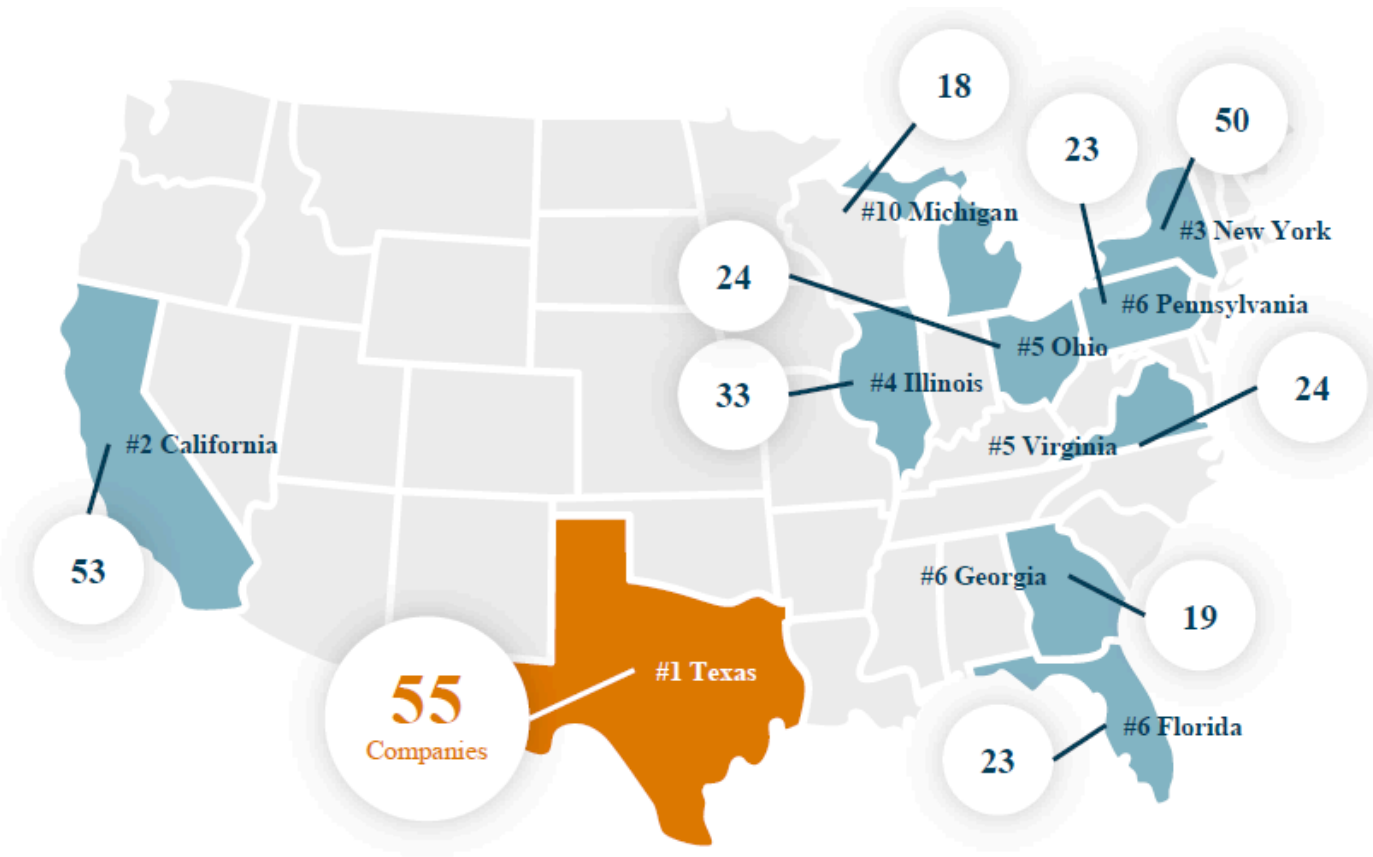
Demographics sourced from **CoStar**



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 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

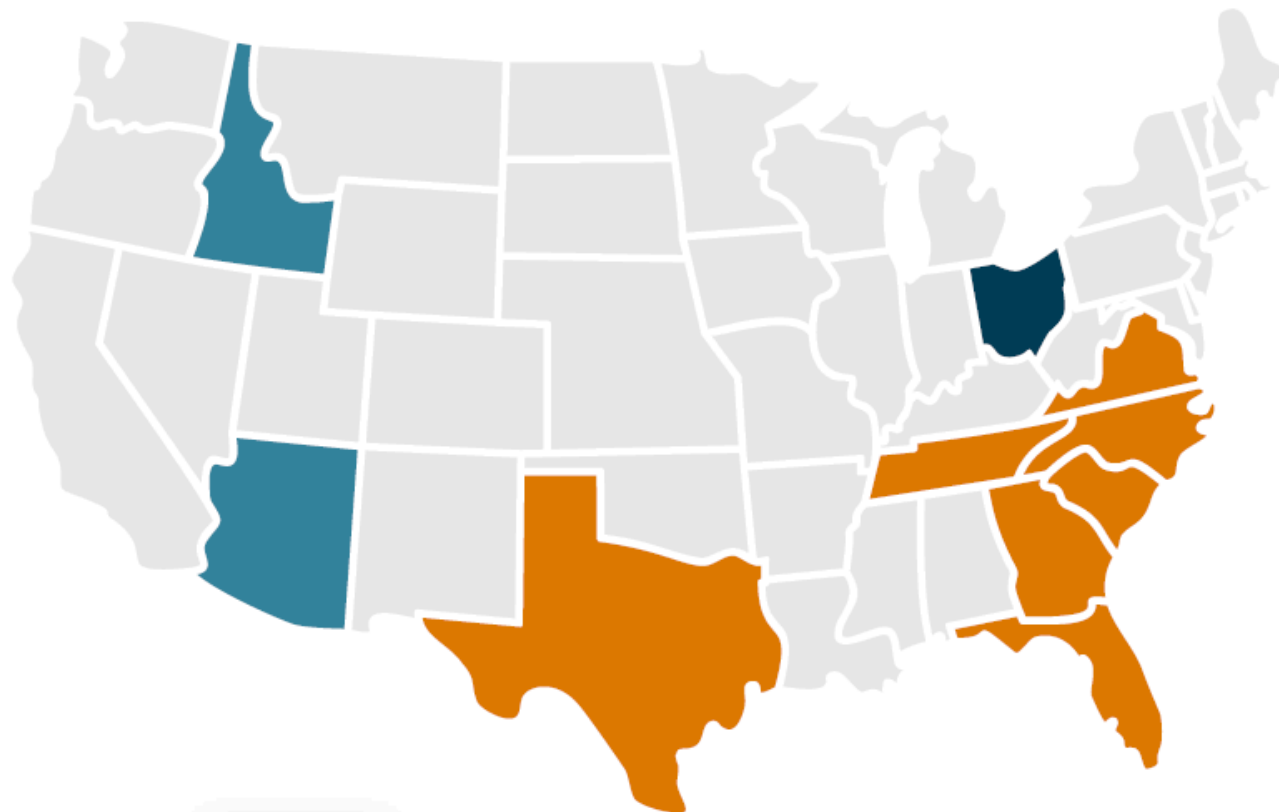


Number **1** jobs creator in 2023,
Texas added **326,700 jobs**



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



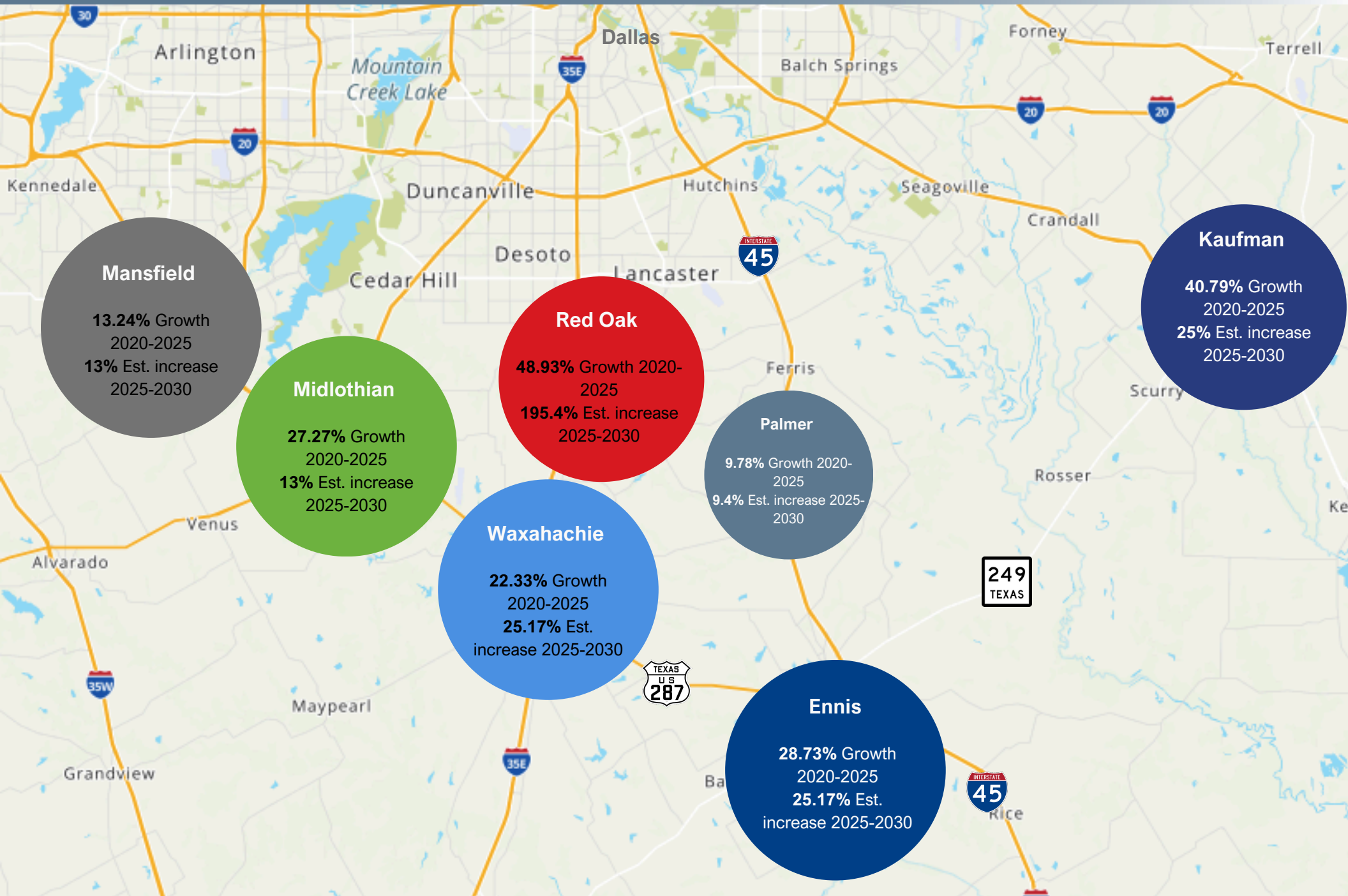
DFW Market Overview

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



GALAXY DRIVE-IN
ENNIS, TX

INTERSTATE
45

Texas MOTORPLEX

TEXAS
US
287

Bardwell Lake

Distribution Center

Distribution Center

Distribution Center

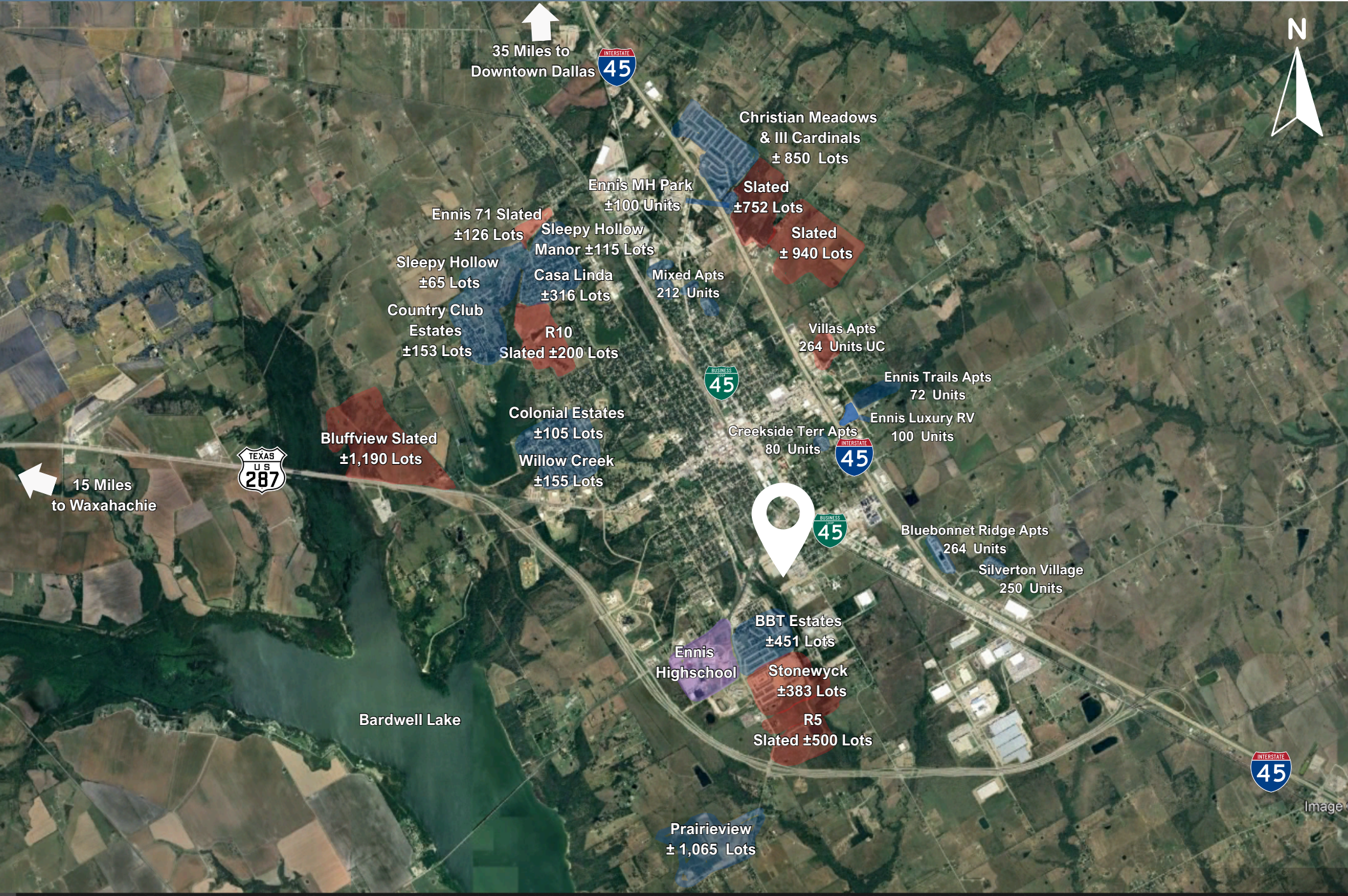
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INTERSTATE
45

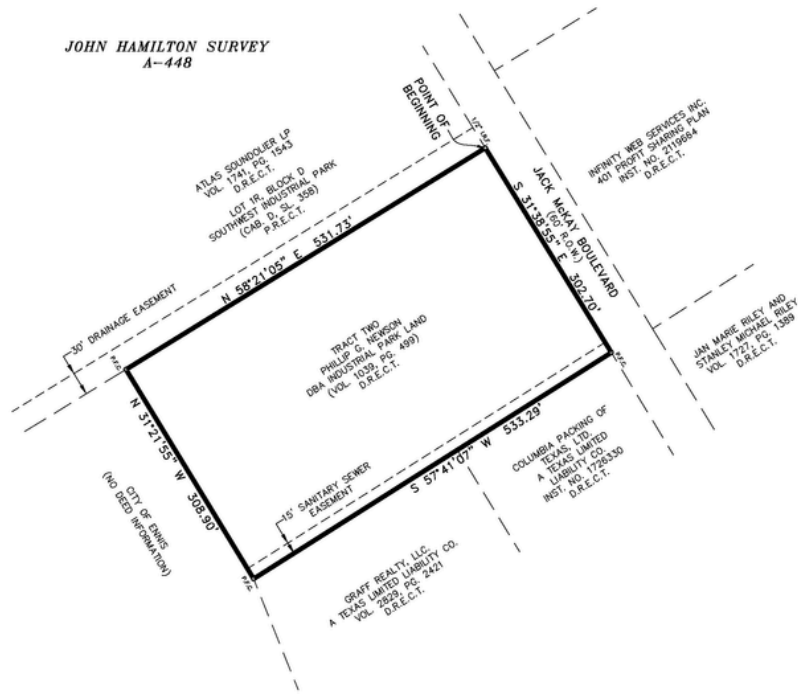
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Residential Highlights



JOHN HAMILTON SURVEY
A-448



LEGAL DESCRIPTION

BEING a 3.738 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 Tract Two, as recorded in Volume 1039, Page 499, Deed Records, Ellis County, Texas (DRECT), said 3.738 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 East 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 Soundoller L.P., as recorded in Volume 1741, Page 1543, Deed Records, Ellis County, Texas, and being the Southwest right-of-way line of Jack McKay Boulevard (60 foot right-of-way);

THENCE South 31 degrees 38 minutes 55 seconds East, along the Southwest right-of-way line of said Jack McKay Boulevard, a distance of 302.70 feet to a point for corner, said corner being the North corner of a tract of land conveyed to Columbia Packing of Texas LTD. A Texas Limited Liability Company, as recorded in Instrument Number 1726330, Deed Records, Ellis County, Texas, Also lying in the Southwest right-of-way line of said Jack McKay Boulevard;

THENCE South 57 degrees 41 minutes 07 seconds West, along the Northwest line of said Columbia Packing tract, a distance of 533.29 feet to a point for corner, said corner being the West corner of a tract of land conveyed to Graff Realty, LLC., as recorded in Volume 2829, Page 2421, Deed Records, Ellis County, Texas, and also being in the Northeast line of City of Ennis (no deed information);

THENCE North 31 degrees 21 minutes 55 seconds West, along the Northeast line of said City of Ennis tract, a distance of 308.90 feet to a point for corner, said corner being in the Southeast line of said Atlas tract;

THENCE North 58 degrees 21 minutes 05 seconds East, along the Southeast line of said Atlas tract, a distance of 531.73 feet to the POINT OF BEGINNING and containing 162,832.26 square feet or 3.738 acres of land.

BOUNDARY EXHIBIT
SOUTHWEST INDUSTRIAL PARK
BLOCK D, TRACT TWO

AND BEING
3.738 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, WYLE TEXAS 75098
(972) 941-8400 (972) 941-8401 FAX

AG Property Photos

★ EST. 1994 ★





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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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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