



B

B

B

B

B



B

B

B

B

B

E

E

E

E

a

a

o

B

B

Cc

B

The Ambrose Group

brandon@theambrosegroup.com
(817) 253-8362

swilder@theambrosegroup.com
(817) 676-3422





B

B

Christian Self Storage

B

2024

51,750

B

521 Enclosed / 20 Trailer Parking

a

Steel Units with Concrete Drives

C B B

99.33 Sq. Ft. (Excluding Parking)

Gated, Brick Fencing, Keypad Entry, Security Cameras

On-Site Office / Family Operated / storEdge Software

B

Ambient, Drive-Up

christianroadstorage.com

i

B

[Click Here](#)





D
102 Christian Road, Ennis, TX 75119

C
4.150 Acres (180,774 Sq. Ft.)

h
32.362169429077305, -96.63244831148631

CC, Commercial Commercial

C CD
302390

C
2.17085%

Ennis ISD

George G. Alford Survey, Abstract 27, Ennis, Ellis
County, Texas

Christian Road and North Interstate Highway 45



D

1 mile 3 miles 5 miles

Avg. Household Income \$86,624 \$86,955 \$85,858

Median Household Income \$72,681 \$67,066 \$68,161

1 mile 3 miles 5 miles

2024 Population 2,492 20,455 27,574

2020 Population 1,935 18,422 24,541

2029 Population Projection 3,177 25,667 34,648

Annual Growth 2020-2024 28.79% 11.04% 12.36%

Annual Growth 2024-2029 27.49% 25.48% 25.65%

1 mile 3 miles 5 miles

Median Home Value \$233,440 \$219,791 \$219,062

Median Home Year Built 2009 1985 1989

s

D

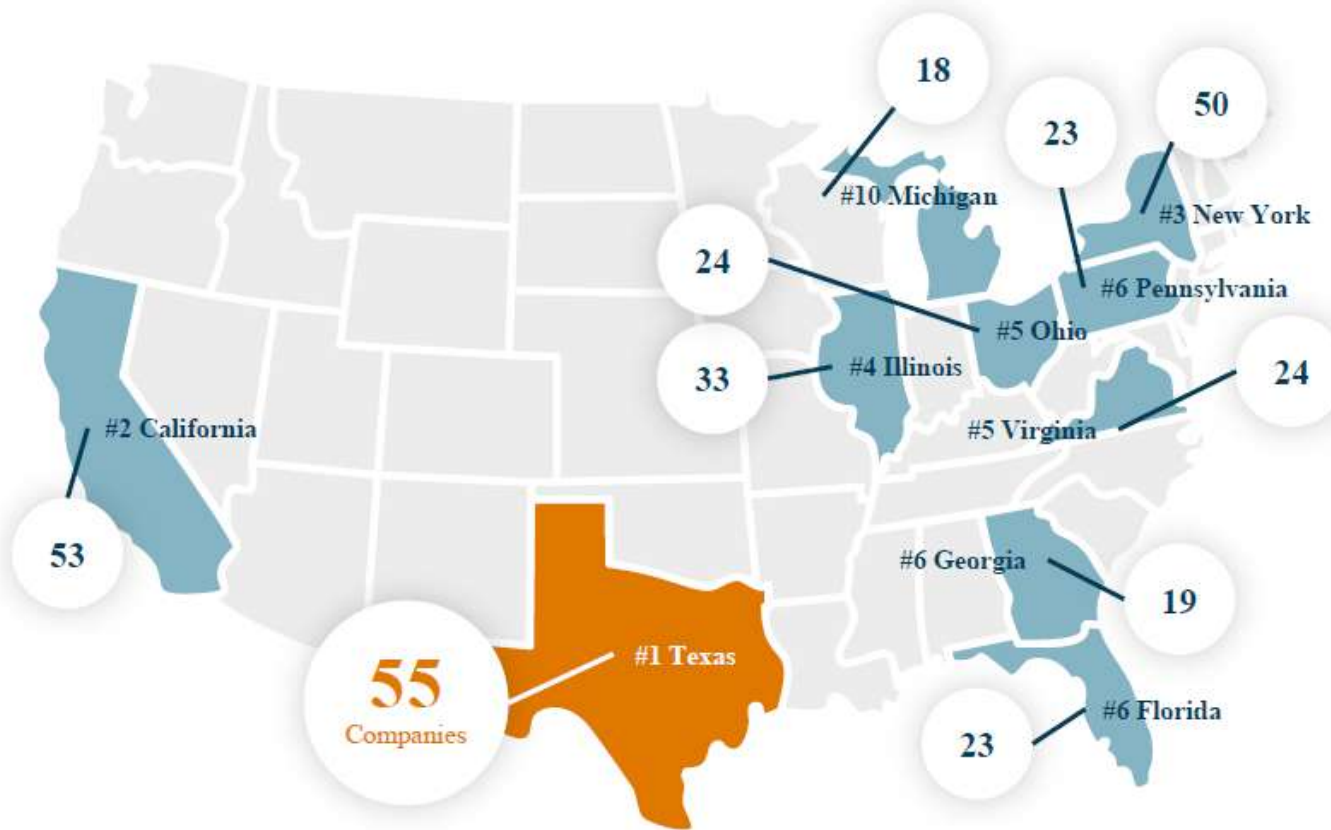
D

D



EI EI

0 D [|||||]
 0 D s [|||||]
 I D [|||||]
 [|||||]
 [|||||] D



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





D



C B
CC C

B B B

B C C

B B B

C C C

B

21

Op C
B B



C CC C C C
C CC C C F

ExxonMobil

Sysco

American Airlines

AT&T

B B B C C C C C C
C C C C B B B B B



B F
F F B



F F F F B
F

F F F F F

D pB

F F
F

D pB

B

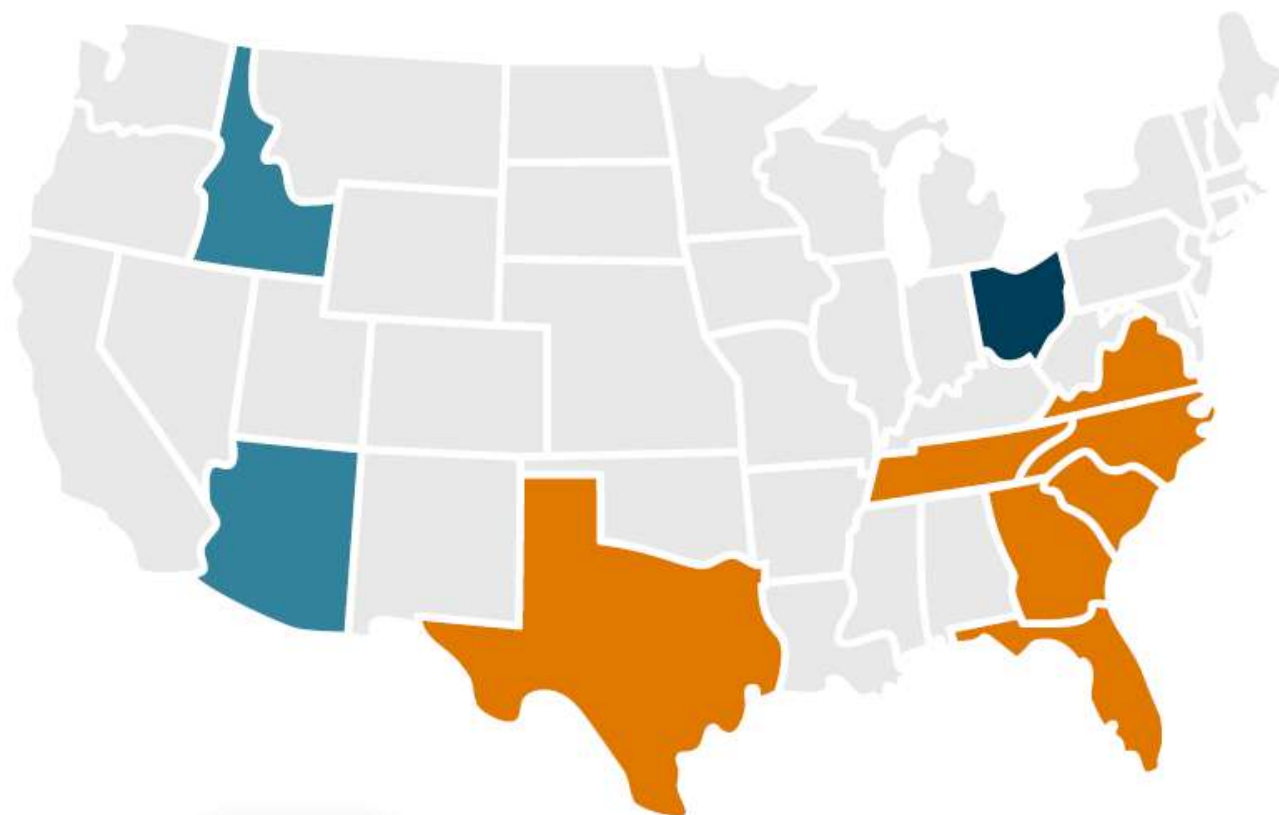
D

C B C C
C C B B



FF F FF F
C C B

WHERE ALL THE U-HAULS ARE HEADED



U-HAUL'S TOP GROWTH STATES

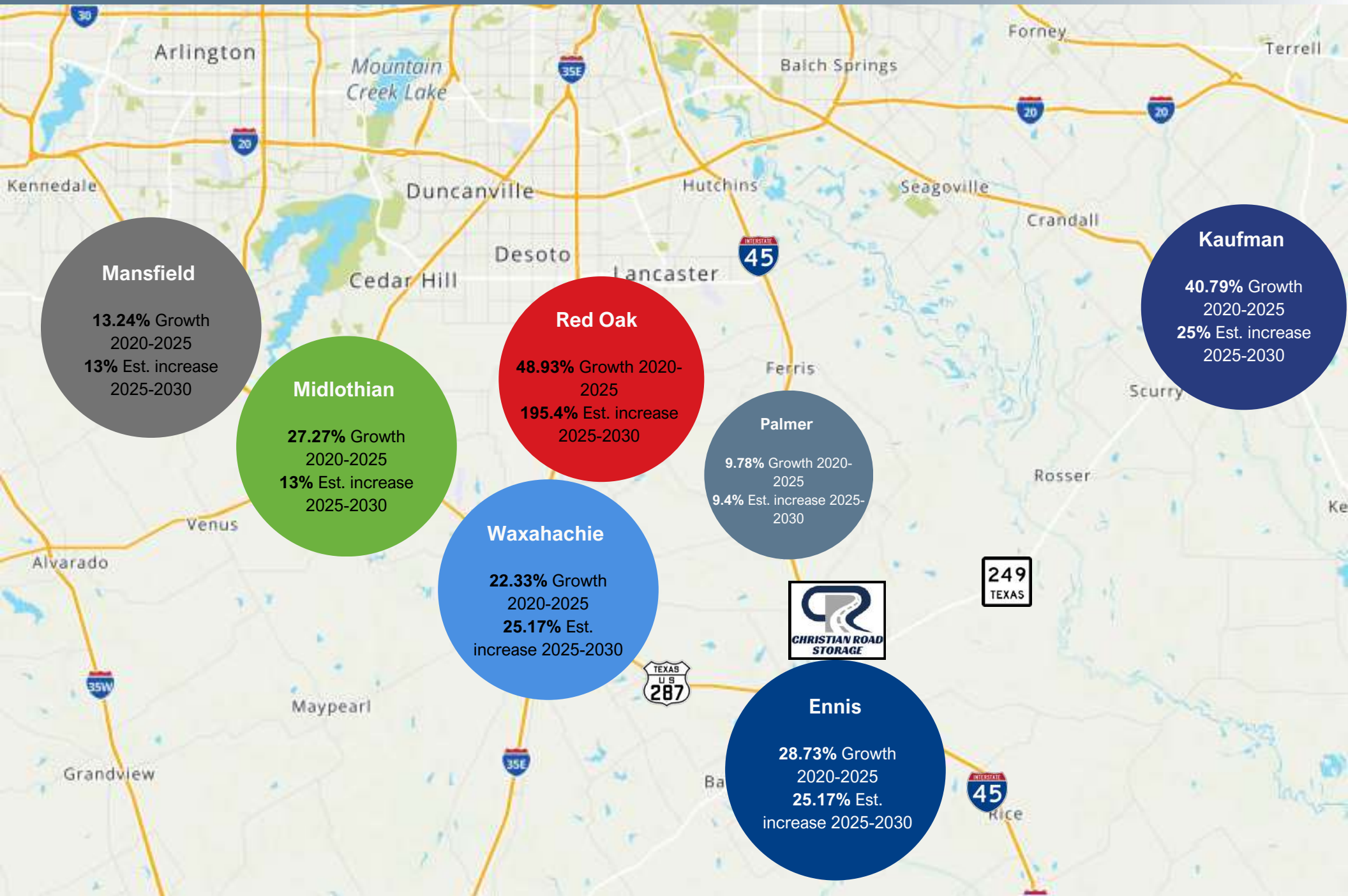
Rank	State	Rank
#1	Texas	#1
#2	Florida	#2
#3	South Carolina	#4
#4	North Carolina	#19
#5	Virginia	#31
#6	Tennessee	#3
#7	Arizona	#5
#8	Georgia	#23
#9	Ohio	#24
#10	Idaho	#9

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

 South  West  Midwest

D_n 2 D $D_n 2$ D D D D
 D D D D D D
 D_n D^2 D D D D D
 $\frac{D}{2}$ D D D D
 D D D D D D D D
 $D_n 2$ D D D D D D
 D D D D D D D
 D D D D D
 D D D D D
 D D D D D D_n D
 D D D D D $D_n 2$ D D
 D DD D D D D D
 D D D D D D D D D







ERGON
Asphalt & Emulsions

GAF **TAMKO**
BUILDING PRODUCTS

Dennis Veterinary Hospital

CertainTeed

Cody Company, LLC
Since 1963

GALAXY DRIVE-IN
EXNIS, TX

INTERSTATE 45

CHRISTIAN ROAD STORAGE

Texas MOTORPLEX



Bardwell Lake

SMOOTHIE KING | chili's | STARBUCKS COFFEE | Schlitzsky's | TACO BELL | Denny's | DQ | WAFFLE HOUSE

Wendy's | IHOP | Panda Express | Wendy's | McDonald's | Burger King | SONIC | TACO CABANA | Freddy's | SUBWAY | COTTON PATCH | Jack

Buc-ee's | Auto Zone | Chevron | Exxon

QT | O'Reilly | Kwik-Kar | DODGE

Jeep | Chevrolet | Ford

Walmart | H-E-B | GameStop | CVS | Aaron's | Dollar Tree | Bank of America | CSB | Verizon | Dollar General | CNB | Tractor Supply Co | AT&T

Holiday Inn Express & Suites | Comfort Inn | Quality Inn & Suites | Fairfield Inn & Suites

Days Inn & Suites | LA QUINTA | Motel 6 | Fairfield Inn & Suites

PETSMART
Distribution Center

LOWE'S
Distribution Center

CVS **freshpet**
Distribution Center

Sterilite
287

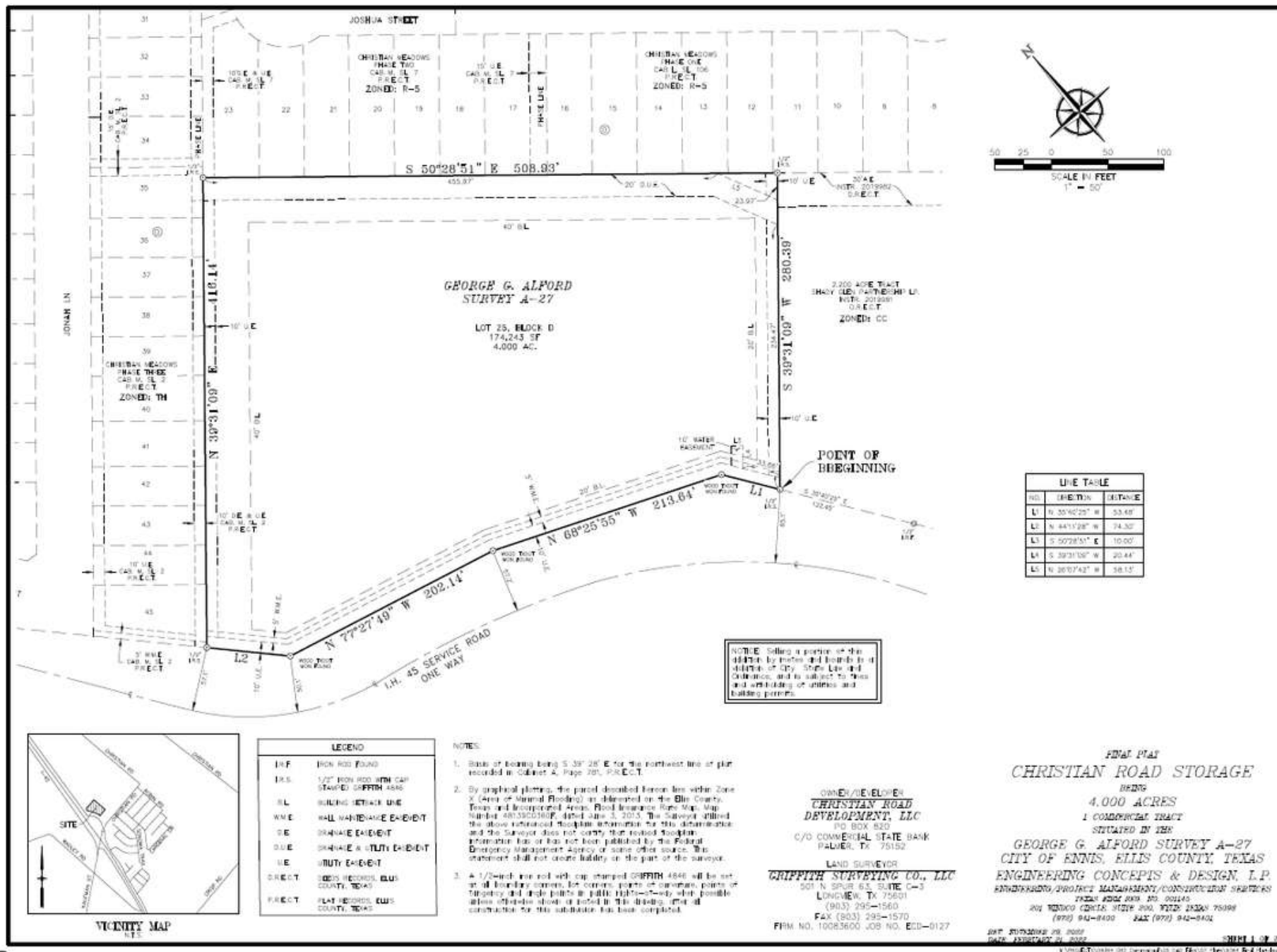


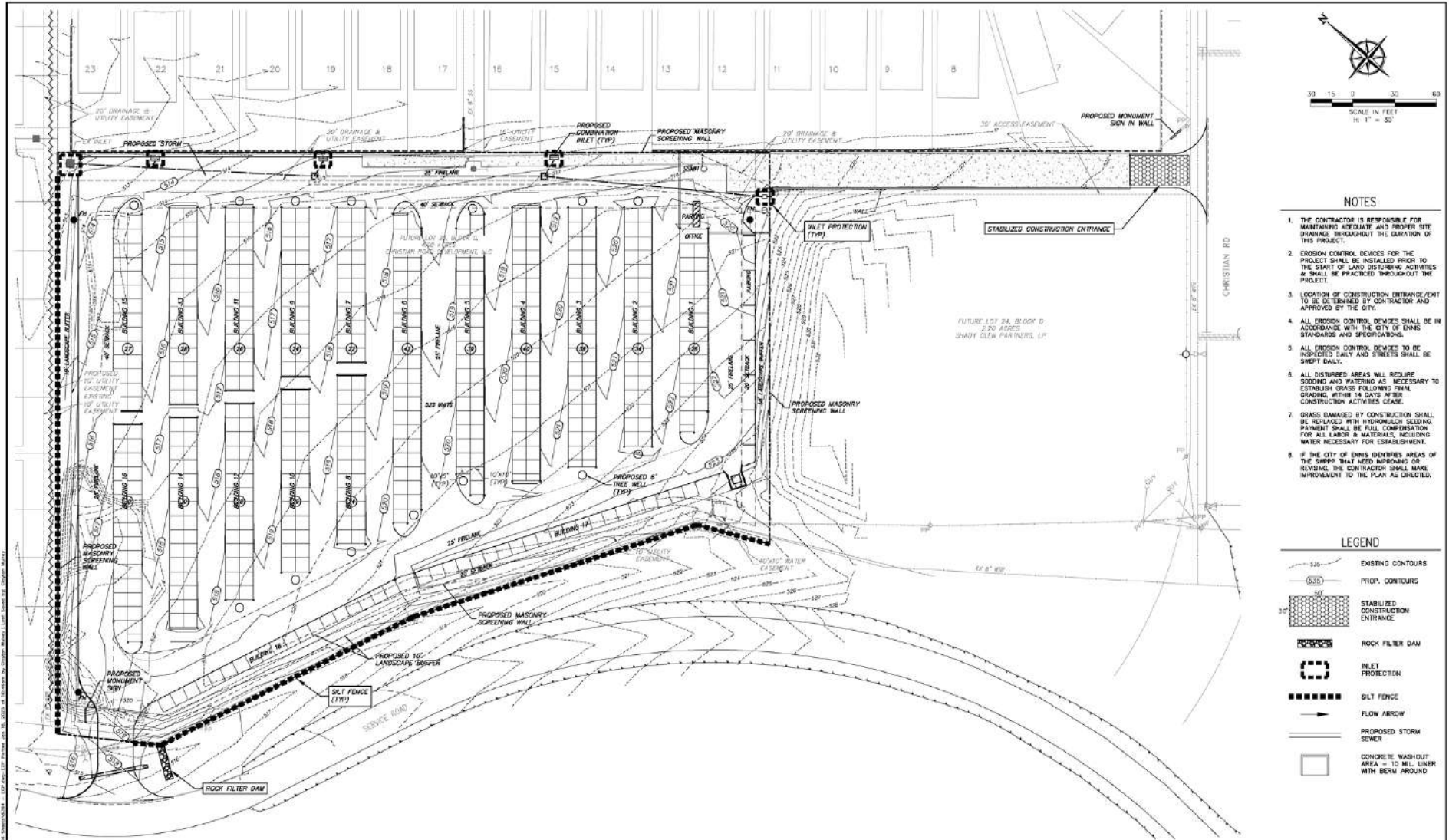
R





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.





NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE AND PROPER SITE DRAINAGE THROUGHOUT THE DURATION OF THIS PROJECT.
2. EROSION CONTROL DEVICES FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES & SHALL BE PRACTICED THROUGHOUT THE PROJECT.
3. LOCATION OF CONSTRUCTION ENTRANCE/EXIT TO BE DETERMINED BY CONTRACTOR AND APPROVED BY THE CITY.
4. ALL EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE CITY OF ENNIS STANDARDS AND SPECIFICATIONS.
5. ALL EROSION CONTROL DEVICES TO BE INSPECTED DAILY AND SILENTS SHALL BE SHEET DAILY.
6. ALL DISTURBED AREAS WILL REQUIRE SEEDING AND WATERING AS NECESSARY TO ESTABLISH GRASS FOLLOWING FINAL GRADING WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITIES CEASE.
7. GRASS DAMAGED BY CONSTRUCTION SHALL BE REPLACED WITH HYDRONULCH SEEDING. PAYMENT SHALL BE FULL COMPENSATION FOR ALL LABOR & MATERIALS, INCLUDING WATER NECESSARY FOR ESTABLISHMENT.
8. IF THE CITY OF ENNIS IDENTIFIES AREAS OF THE SURVEY THAT NEED IMPROVING OR REVERSING, THE CONTRACTOR SHALL MAKE IMPROVEMENTS TO THE PLAN AS DIRECTED.

LEGEND

- EXISTING CONTOURS
- PROP. CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK FILTER DAM
- PILE PROTECTION
- SILT FENCE
- FLOW ARROW
- PROPOSED STORM SEWER
- CONCRETE WASHOUT AREA - 10 MIL. LINER WITH BERM AROUND

BENCHMARKS:
PK NAIL FOUND NEAR THE INTERSECTION OF CARDINAL DRIVE AND SWALLOW DRIVE "CP-100" ELEV 500.00
PK NAIL FOUND AT THE INTERSECTION OF CARDINAL DRIVE AND ORIOLE DRIVE ELEV 517.74

CAUTION

THE UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AS NEARLY AS POSSIBLE IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF ANY UTILITIES ARE LOCATED WITHIN THE PROPOSED FOOTPRINTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON COMPLETION OF ANY EXISTING UTILITIES AND DISCOVERIES.

ENGINEERINGCONCEPTS & DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINDCO CIR. STE 200, WYLLIE, TX 75098
972-941-8500 FAX: 972-941-8501 WWW.ECDP.COM

DATE: January 16, 2003
PROJECT NO.: 06364
TWO PAGES: 06364 - ECDP.DWG

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF CONSTRUCTION



EROSION CONTROL PLAN
CHRISTIAN ROAD STORAGE
CITY OF ENNIS
ELLIS COUNTY, TEXAS

C8

SHEET



o b

brandon@theambrosegroupp.com
(817) 253-8362



L

swilder@theambrosegroupp.com
(817) 676-3422



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



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