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The **Ambrose** Group

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D
1901 Jack McKay Boulevard, Ennis, TX 75119

C
3.738 Acres (162,827 Sq. Ft.)

h
32.310795645027575, -96.6194539893862

H-IM, Heavy Industrial and Manufacturing

C CD
161936 (Ellis County)

C
2.17085%

Ennis ISD

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

308.90 FF: Jack McKay Boulevard



D

1 mile 3 miles 5 miles

Avg. Household Income \$64,848 \$77,776 \$83,682

Median Household Income \$53,693 \$61,264 \$66,402

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%

1 mile 3 miles 5 miles

Median Home Value \$153,424 \$195,599 \$216,420

Median Home Year Built 1988 1987 1989

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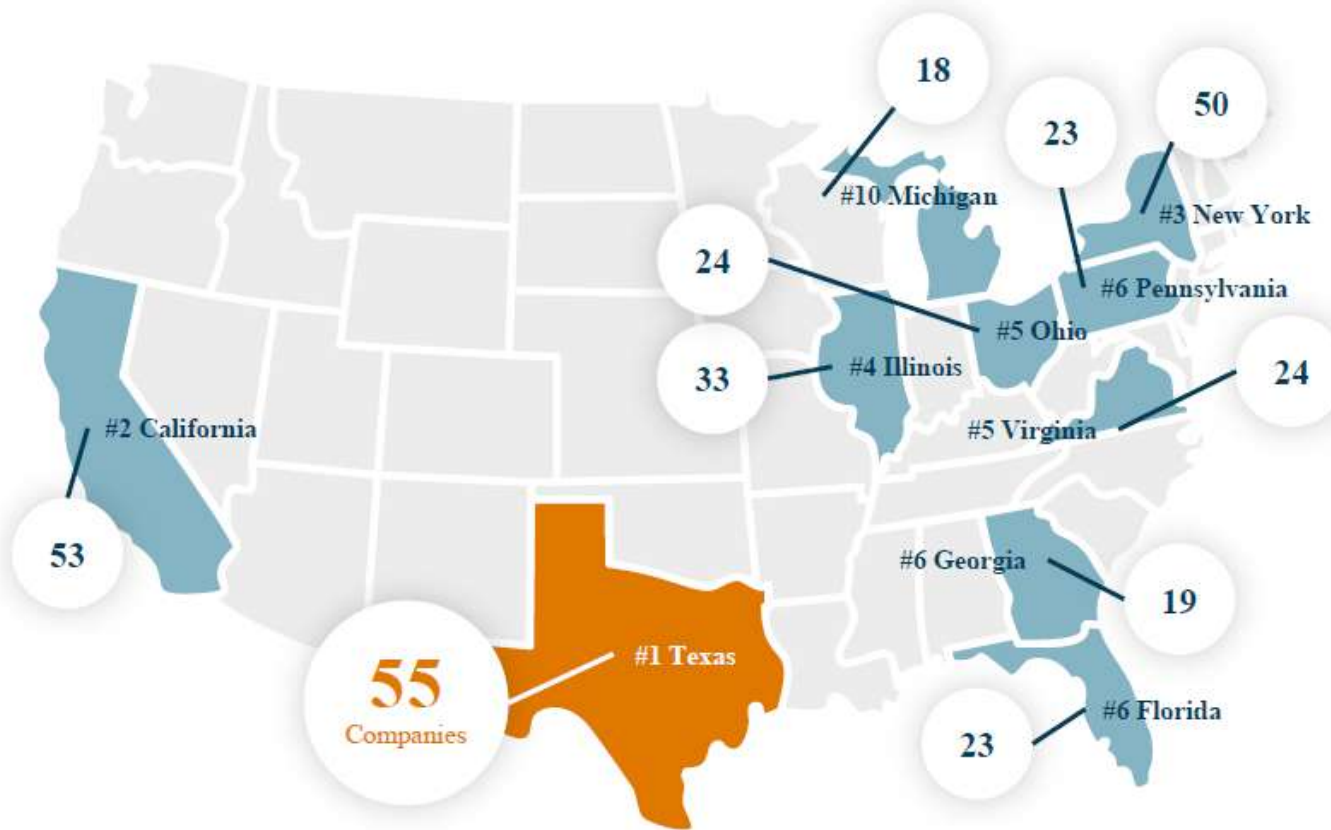
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TOP MARKETS FOR EMPLOYMENT GROWTH		
	MARKET	Y-O-Y GROWTH
1	DALLAS-FORT WORTH	165,700
2	New York	146,500
3	Houston	118,900
4	Los Angeles	111,800
5	Philadelphia	88,800
6	Boston	86,693
7	Chicago	83,000
8	Atlanta	79,400
9	Washington, D.C.	67,500
10	Tampa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





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ExxonMobil

Sysco

American Airlines

AT&T

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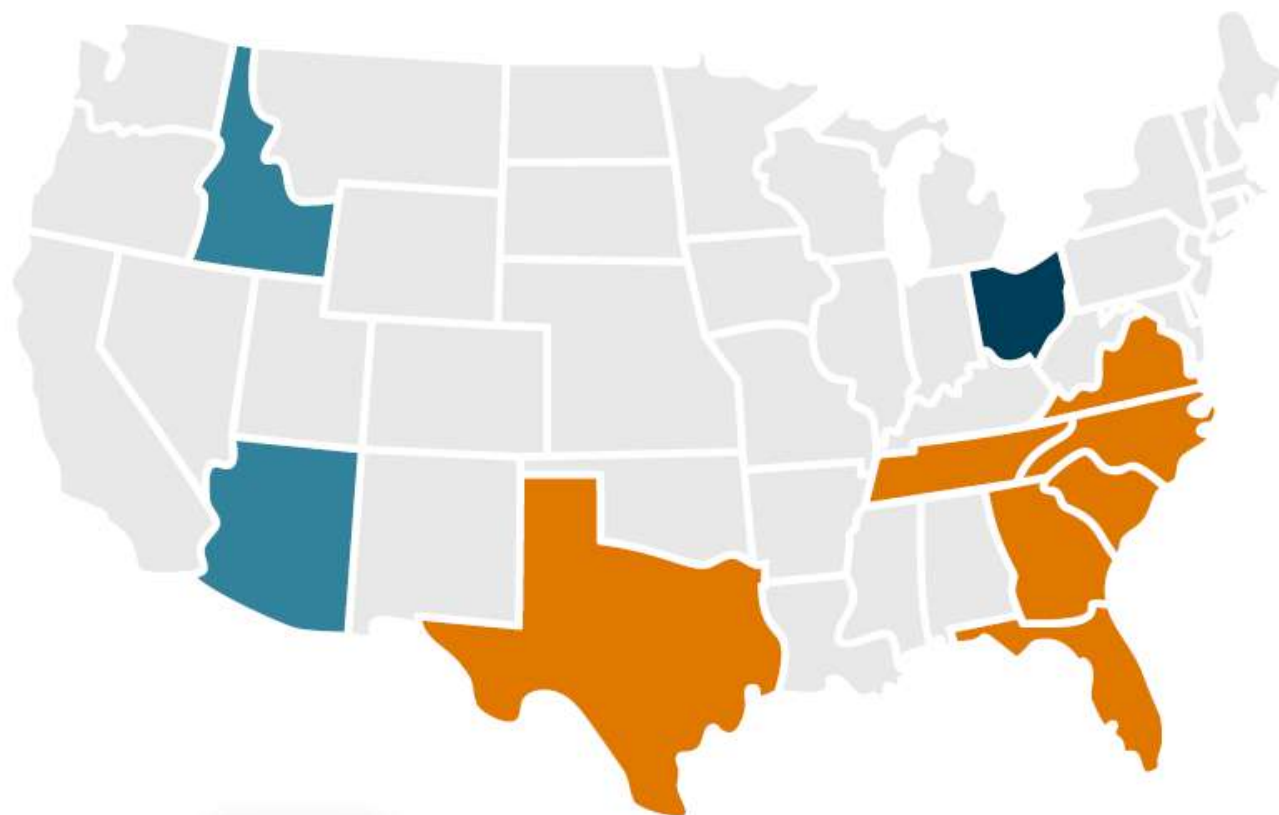
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WHERE ALL THE U-HAULS ARE HEADED



U-HAUL'S TOP GROWTH STATES

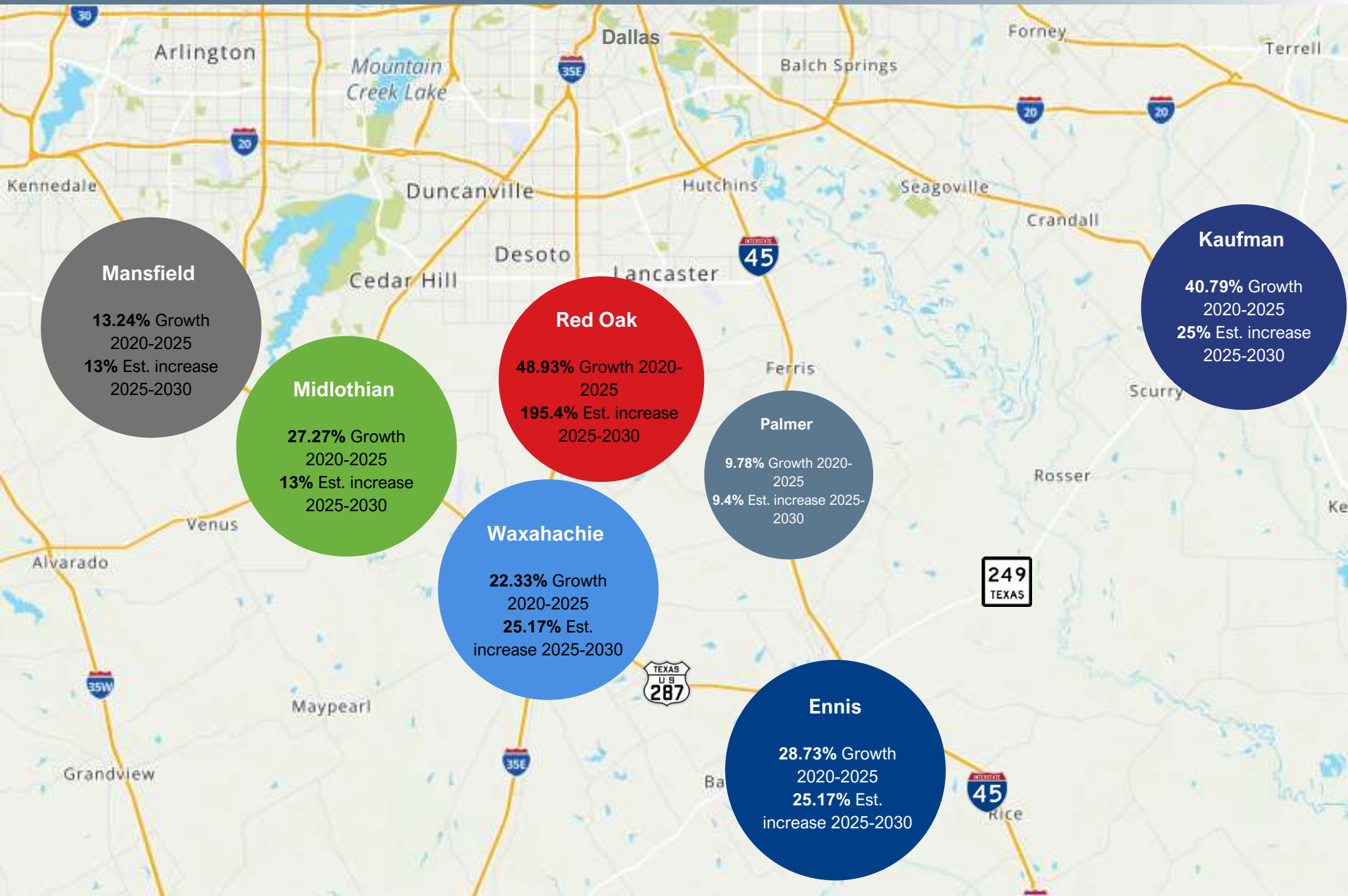
Rank	State	Rank
#1	Texas	#1
#2	Florida	#2
#3	South Carolina	#4
#4	North Carolina	#19
#5	Virginia	#31
#6	Tennessee	#3
#7	Arizona	#5
#8	Georgia	#23
#9	Ohio	#24
#10	Idaho	#9

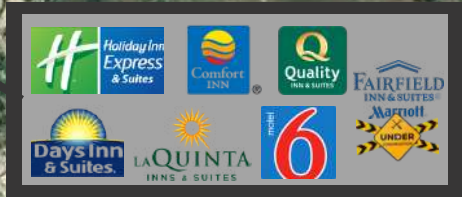
#1  Growth State for 2nd consecutive year, fifth time since 2016

 South  West  Midwest

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Bardwell Lake



Distribution Center



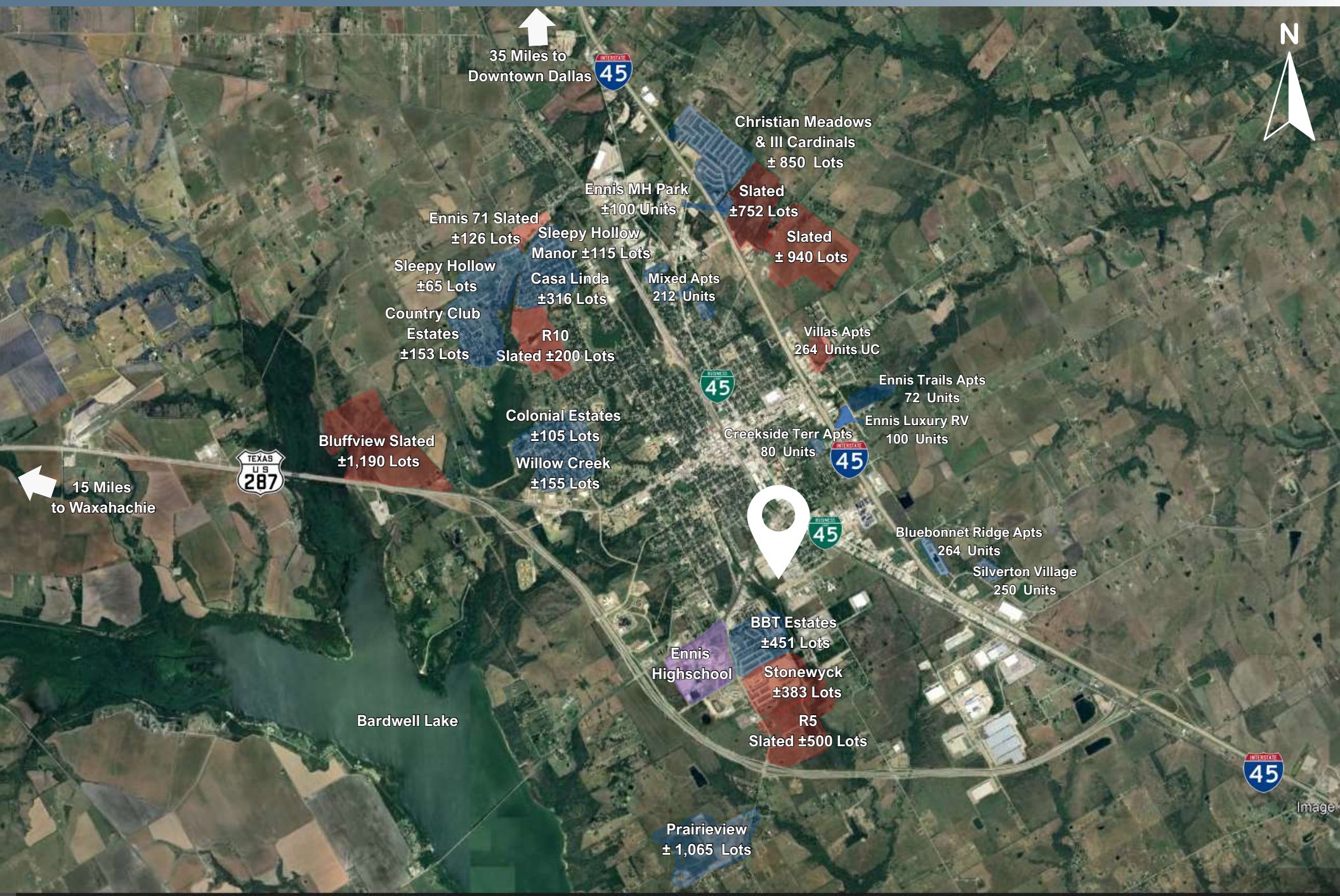
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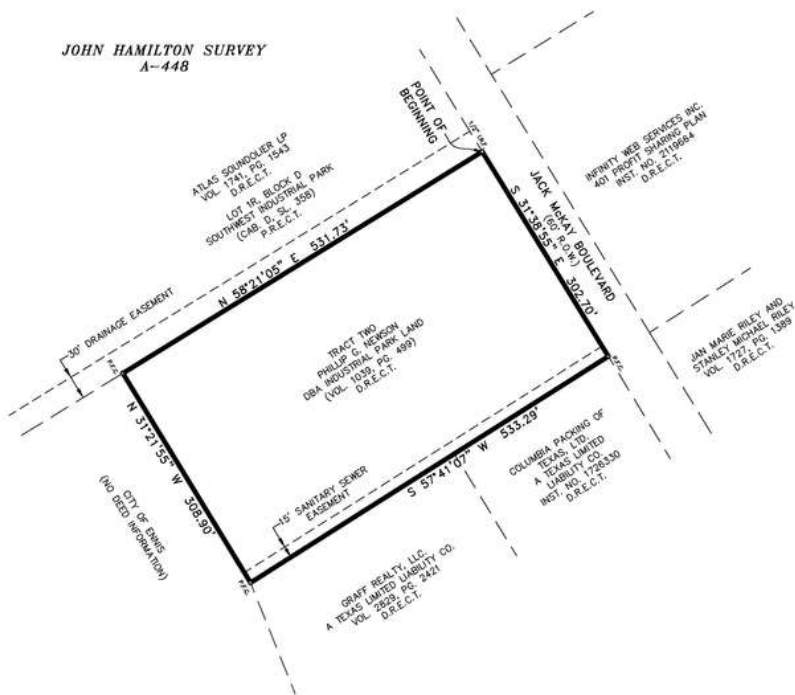
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JOHN HAMILTON SURVEY
A-448



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 75090
(972) 941-8400 (972) 941-8401 FAX



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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:
 - 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



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

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