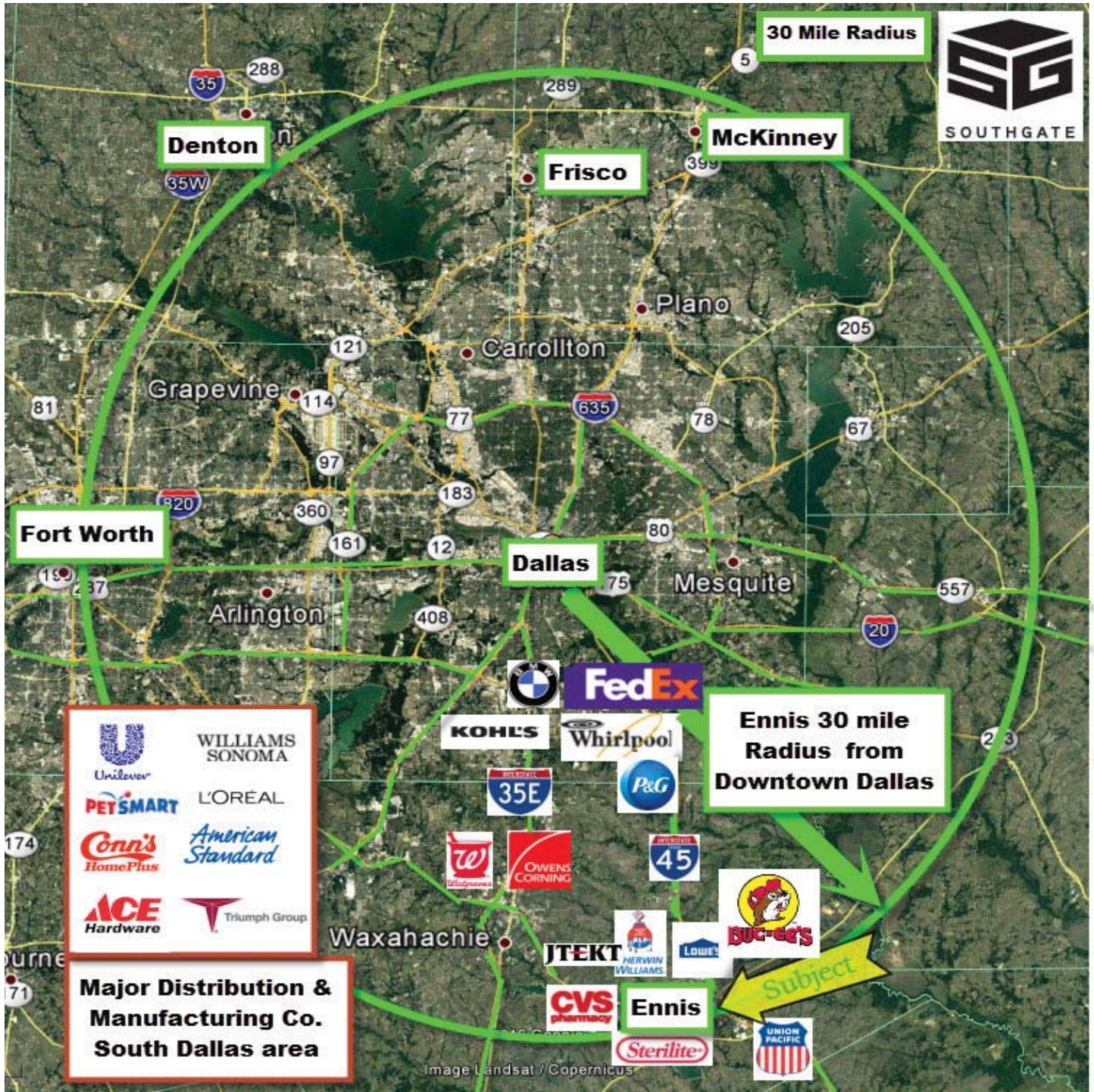


20.8 +/- acres Zoned MF-2 Multi-Family Apartment Land
Ennis Texas, Sterilite/Rudd Rd, South of Hwy 287
Sewer & Water approx. 1,200 ft to Site
Hwy 287, 23,000 +/- Cars Per Day
Price: \$1.95 SF



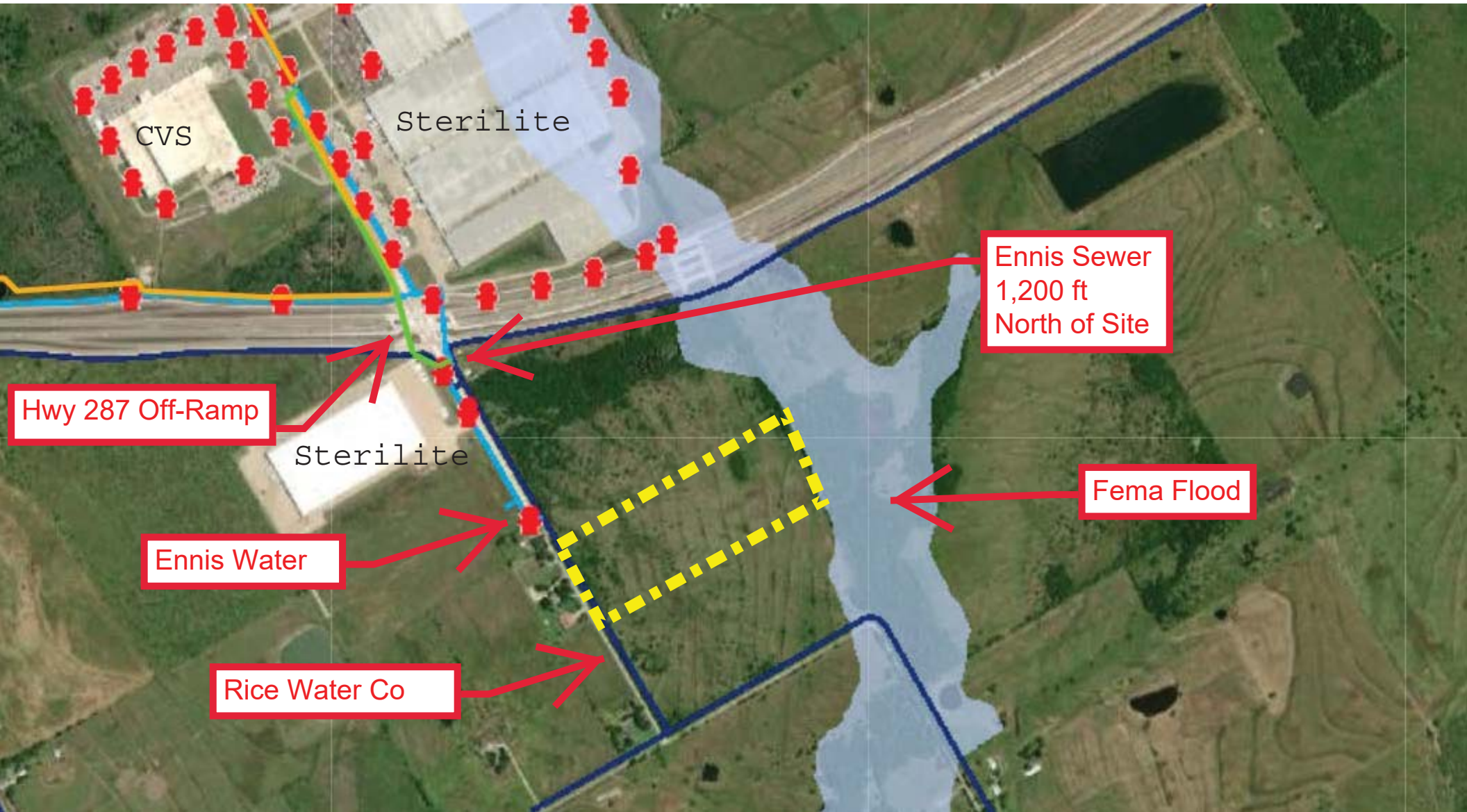
Call Landowner: Bill Olsen 602-430-7002
Bill@RealEstateAAA.com



- Zoned MF-2 Multi-Family Apartment Land (20 units per acre)
- \$1.95 SF, 20.8 +/- acres
- Adjacent to \$600 Million in Fortune 500 Co.
- Easy Access to Both N. & S. IH-45 & Hwy 287.
- Water, Sewer, and Gas Near Site

Landowner: Bill Olsen 602-430-7002 Bill@RealEstateAAA.com

The information contained herein was obtained from sources deemed reliable; however, seller and/or its agent shall not be held responsible for the errors or omissions. Subject to prior sale or withdrawal. Buyer to independently verify all pertinent information.



CVS

Sterilite

Hwy 287 Off-Ramp

Sterilite

Ennis Water

Rice Water Co

Ennis Sewer
1,200 ft
North of Site

Fema Flood



REFERENCE PLAT: ENNIS SENIOR ESTATES—PHASE ONE — BOOK H, PG.175—INST No.0615511—P.R.E.C.T.
 NOTE: 10' UTIL ESMT and 8' UTIL ESMT — AS SHOWN in THE ABOVE REFERENCED PLAT.

GF No. 2102006W	Sch B 10. (e) BUILDING LINES and/or EASMENTS AS SHOWN in THE ABOVE REFERENCED PLAT.
	Sch B 10. (g) EASEMENT DOES EFFECT — as shown
	Sch B 10. (o) (q) EASEMENT DO EFFECT — as shown
	Sch B 10. (j) (k) (r) MAY or MAY NOT AFFECT — not plottable or confirmed location.

Wm H. EWING
A-332

RACHEL BISHOP
CALLED 202.2486 Ac
"LESS & EXCEPT" 160.1195 Ac
NET TOTAL: 42.1291 Acres
VOL. 2619 PG. 1053
O.P.R.E.C.T.

6.80 Acres

THE FIRESTONE OTRP TRUST
TRACT TWO
CALLED 6.944 Ac
INST. No.1726239
O.P.R.E.C.T.

14.00 Acres

THE FIRESTONE OTRP TRUST
TRACT ONE
LOT 1—BLOCK 1—14.324 Ac
ENNIS SENIOR ESTATES PHASE
INST. No.1726239
O.P.R.E.C.T.

LEGEND KEY

- Tele. Pedestal
- Power Pole
-
-

LINE TABLE

L1	N58°23'44"E	69.80'
L2	S26°38'09"E	72.42'

Wm DIXON
A-308

CALLED 136.576 Ac
INST. No.1717308
O.P.R.E.C.T.

ENNIS ECONOMIC
DEVELOPMENT CORP.
CALLED 1.021 Ac
INST. No.1616403
O.P.R.E.C.T.

T. H. MCKINNY
A-687

PLAT OF SURVEY
SHOWING
LOT 1 - BLOCK 1
(14.00 Acre Tract)
ENNIS SENIOR ESTATES
PHASE ONE - FINAL PLAT
and
6.40 ACRE TRACT
PART of THE
Wm H EWING SURVEY, A-332
& Wm DIXON SURVEY, A-308
THE CITY of ENNIS
ELLIS COUNTY, TEXAS
SCALE: 1" = 200'

See field notes to accompany plat.
 I, Chris E. Griffith, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the ground under my supervision during the month of March, 2021. Corners are as shown on plat. There are no encroachments on said tract of land by buildings on the adjoining tracts. There are no visible highlines, pipelines, or other utility lines on said tract of land other than those serving same, and those shown on plat.

GIVEN UNDER MY HAND & SEAL, this the 11th day of March, 2021.

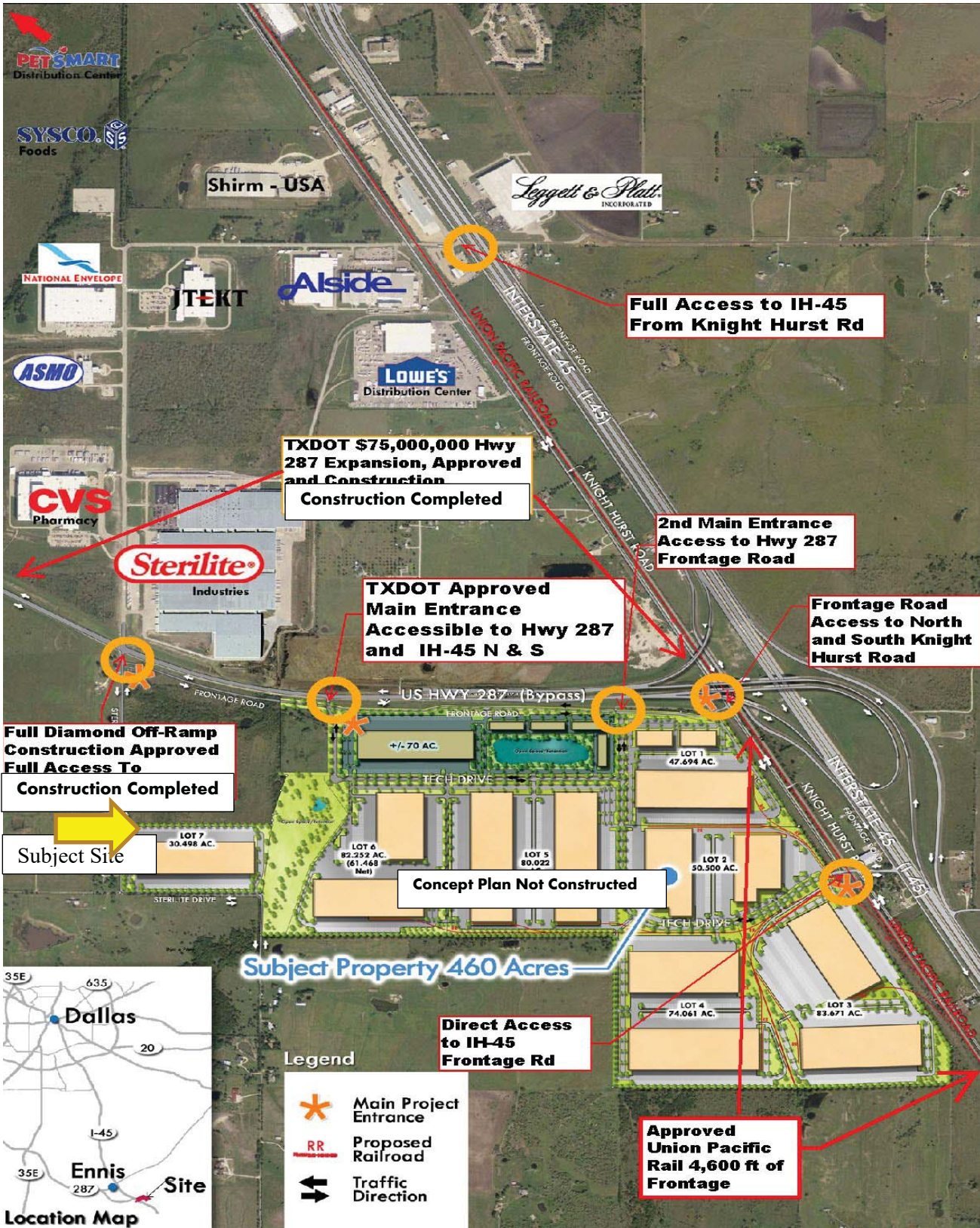
By 
 Chris E. Griffith
 Registered Professional Land Surveyor
 State of Texas No. 4846



PREPARED FOR:
EVAN SHAW & OLSEN ELLSWORTH
BROWN PROPERTIES, LLC

GRIFFITH SURVEYING CO., LLC
 605 AVENUE B - SUITE 115
 LONGVIEW, TEXAS 75604
 PH (903)295-1560 EMAIL: chris@gscorpls.com

FIRM No. 10083600
 JOB NO. ECD-0108



PET SMART
Distribution Center

SYSCO
Foods

Shirm - USA

Leggett & Platt
INCORPORATED

NATIONAL ENVELOPE

JTEKT

Alside

ASMO

LOWE'S
Distribution Center

**Full Access to IH-45
From Knight Hurst Rd**

**TXDOT \$75,000,000 Hwy
287 Expansion, Approved
and Construction
Construction Completed**

**2nd Main Entrance
Access to Hwy 287
Frontage Road**

CVS
Pharmacy

Sterilite
Industries

**TXDOT Approved
Main Entrance
Accessible to Hwy 287
and IH-45 N & S**

**Frontage Road
Access to North
and South Knight
Hurst Road**

**Full Diamond Off-Ramp
Construction Approved
Full Access To
Construction Completed**

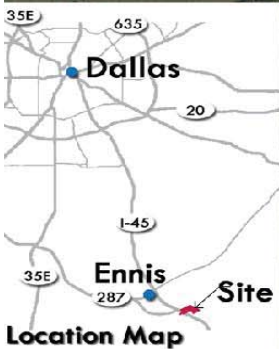
Subject Site

Concept Plan Not Constructed

Subject Property 460 Acres

**Direct Access
to IH-45
Frontage Rd**

**Approved
Union Pacific
Rail 4,600 ft of
Frontage**



- Legend**
- Main Project Entrance
 - Proposed Railroad
 - Traffic Direction

+/- 70 AC.

LOT 1
47.694 AC.

LOT 6
82.252 AC.
(61.468 Net)

LOT 5
80,922

LOT 2
50,500 AC.

LOT 7
30.498 AC.

LOT 4
74.061 AC.

LOT 3
83.671 AC.