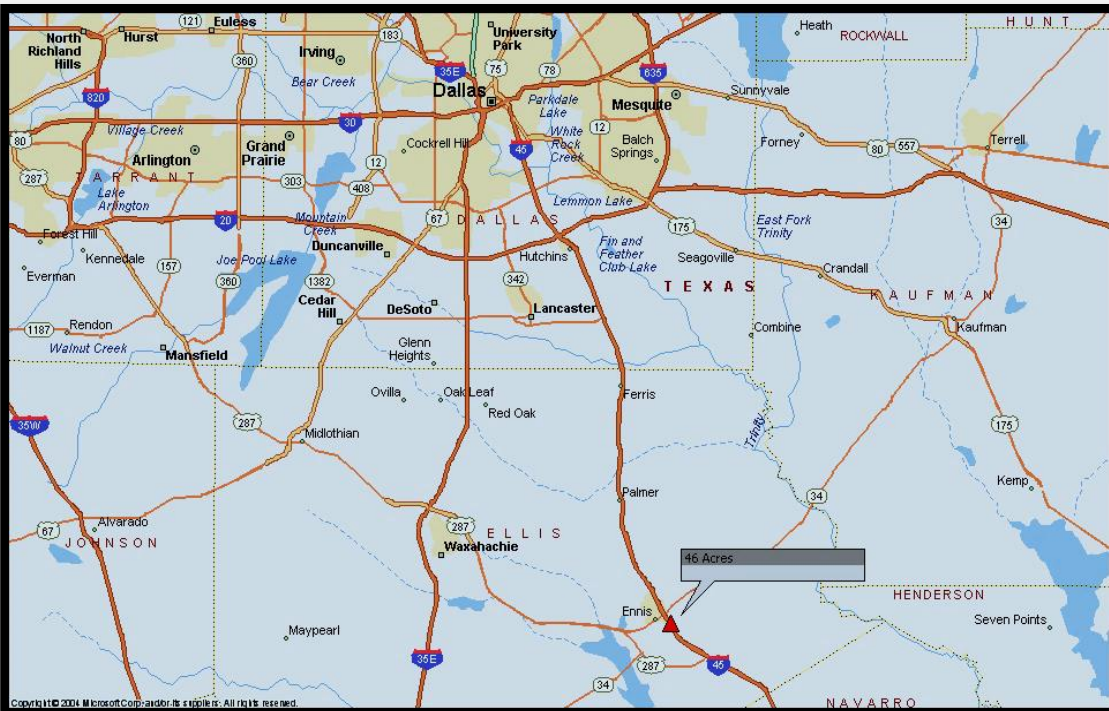


# Available For Sale

**46.6 Acres – Mixed Use Development**  
**NEC Creechville Rd and IH-45, Ennis, TX 75119**

Russ A. Gressett, Broker  
 6121 FM 1960 West, Suite 220  
 Houston, TX 77069  
 281.444.2044  
 www.tgcr.com



**46.6 Acres Mixed-Use Development Tract - Ennis, TX**

<b>Land Area (Acres):</b>	~46.6 Acres	<b>Area Demographics</b>
<b>Zoning:</b>	TBD - PD and Re-Plat	<b>1 Mile - HH Income</b> \$71,049
<b>* Retail/Commercial/Hotel/QS</b>	32.6 acres	<b>3 Mile - HH Income</b> \$81,618
<b>* Multi-Family &amp; LI</b>	14 Acres	<b>5 Mile - HH Income</b> \$84,828
<b>Utilities</b>	available - City of Ennis	<b>1 Mile - 2024 Pop.</b> 4,187
<b>Traffic Count - IH-45:</b>	44,118 CPD	<b>3 Mile - 2024 Pop.</b> 24,203
<b>Pricing:</b>	Call for Pricing	<b>3 Mile - 2024 Pop.</b> 27,591

**This is property represents a prime mixed-use development tract in Ennis at Creechville Road and IH-45 next door to Buc-ee's. The property will undergo re-plat to PD with the City of Ennis. Exceptional visibility and new roof tops all around it. Sonoma Trail will bi-sect the tract creating more corners and good interior access.**

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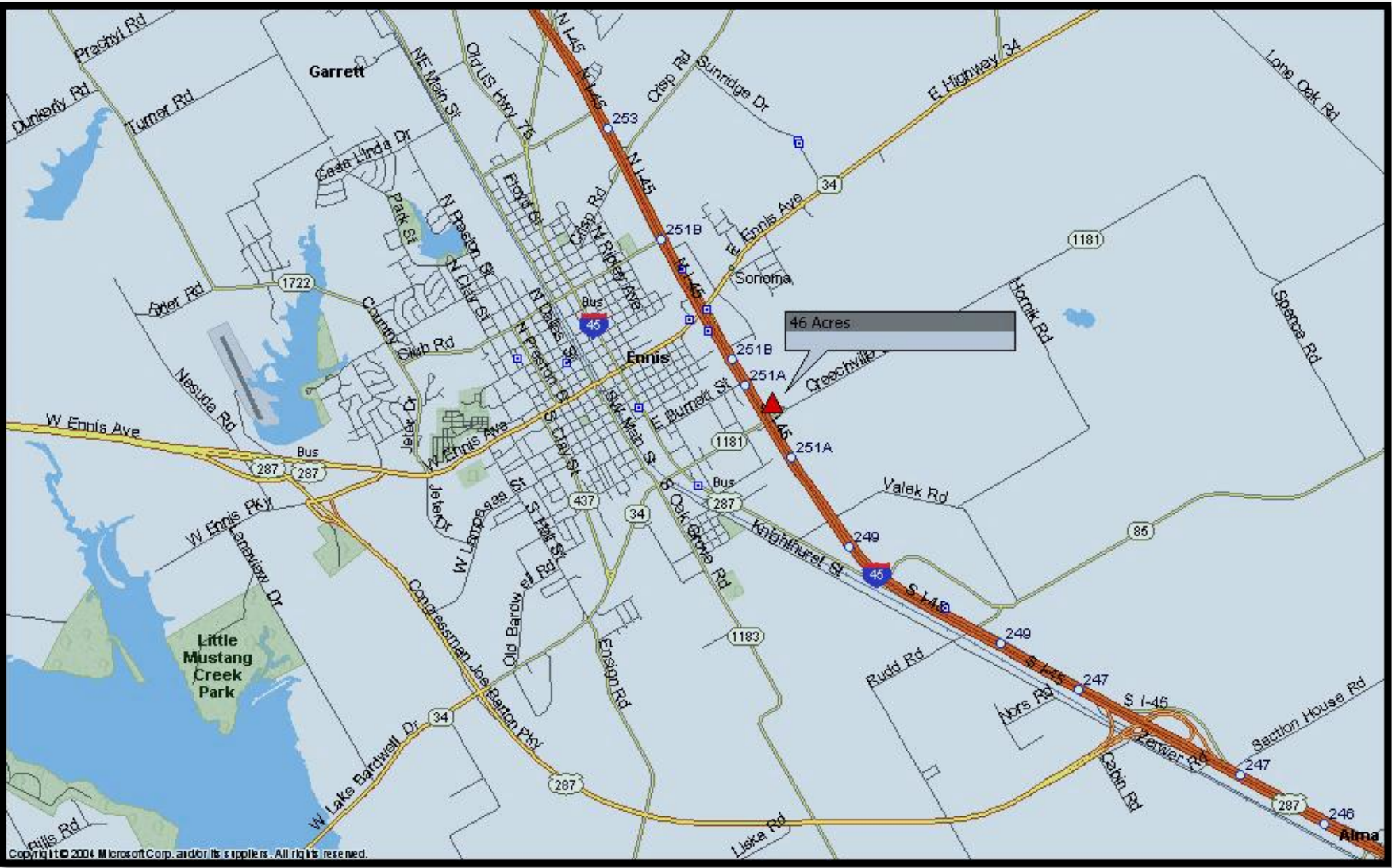
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## Potential Development Plan



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## Utilities Map



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Tax Map





# Available For Sale

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## Demographics

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	5,219	30,414	34,801
2024 Estimate	4,187	24,203	27,691
2020 Census	3,989	21,532	24,606
Growth 2024 - 2029	24.65%	25.66%	25.68%
Growth 2020 - 2024	4.96%	12.40%	12.54%
<b>2024 Population by Hispanic Origin</b>	<b>2,102</b>	<b>10,802</b>	<b>11,937</b>
<b>2024 Population</b>	<b>4,187</b>	<b>24,203</b>	<b>27,691</b>
White	1,590 37.97%	11,728 48.46%	14,033 50.68%
Black	779 18.61%	3,314 13.69%	3,521 12.72%
Am. Indian & Alaskan	85 2.03%	378 1.56%	413 1.49%
Asian	16 0.38%	119 0.49%	135 0.49%
Hawaiian & Pacific Island	90 2.15%	192 0.79%	230 0.83%
Other	1,628 38.88%	8,472 35.00%	9,358 33.79%
U.S. Armed Forces	1	65	73
<b>Households</b>			
2029 Projection	1,774	10,411	11,922
2024 Estimate	1,422	8,267	9,466
2020 Census	1,371	7,359	8,414
Growth 2024 - 2029	24.75%	25.93%	25.95%
Growth 2020 - 2024	3.72%	12.34%	12.50%
Owner Occupied	755 53.09%	4,864 58.84%	5,828 61.57%
Renter Occupied	667 46.91%	3,404 41.18%	3,638 38.43%
<b>2024 Households by HH Income</b>	<b>1,421</b>	<b>8,268</b>	<b>9,467</b>
Income: <\$25,000	142 9.99%	1,060 12.82%	1,190 12.57%
Income: \$25,000 - \$50,000	531 37.37%	2,358 28.52%	2,581 27.26%
Income: \$50,000 - \$75,000	252 17.73%	1,224 14.80%	1,365 14.42%
Income: \$75,000 - \$100,000	98 6.90%	1,037 12.54%	1,196 12.63%
Income: \$100,000 - \$125,000	135 9.50%	867 10.49%	1,031 10.89%
Income: \$125,000 - \$150,000	216 15.20%	903 10.92%	1,032 10.90%
Income: \$150,000 - \$200,000	33 2.32%	494 5.97%	635 6.71%
Income: \$200,000+	14 0.99%	325 3.93%	437 4.62%
<b>2024 Avg Household Income</b>	<b>\$71,049</b>	<b>\$81,618</b>	<b>\$84,828</b>
<b>2024 Med Household Income</b>	<b>\$55,136</b>	<b>\$64,083</b>	<b>\$67,209</b>

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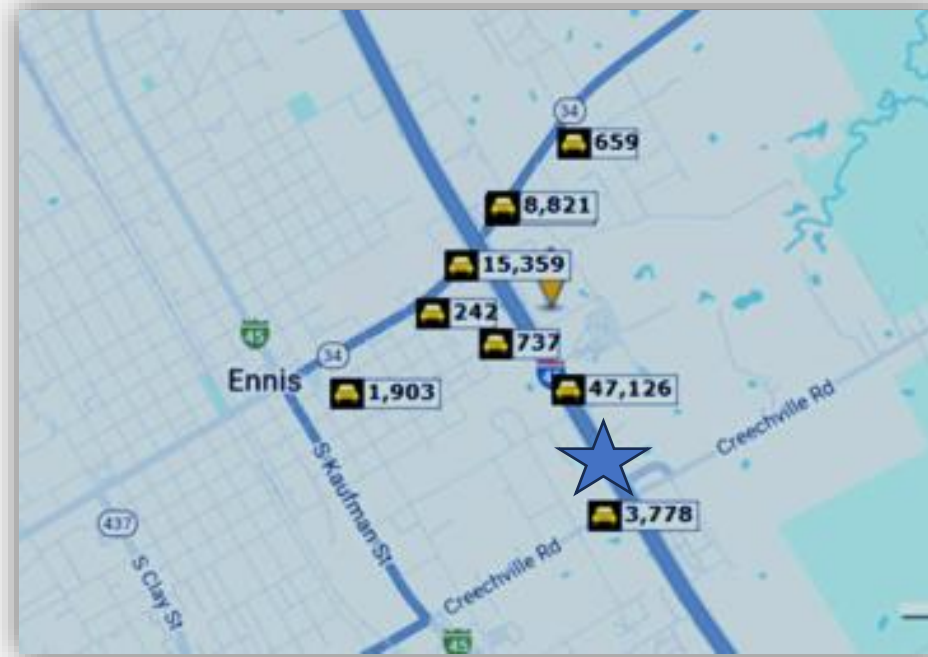
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## Traffic Counts



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Milam St	S Mulberry St	0.10 SW	2022	737	MPSI	.16
2	I- 45	Creechville Rd	0.33 SE	2022	47,126	MPSI	.20
3	E Ennis Ave	Chamber of Commerce Dr	0.03 SW	2022	15,359	MPSI	.27
4	E Ennis Ave	N Sonoma Trl	0.07 NE	2017	8,300	MPSI	.30
5	S Mulberry St	E Brown St	0.03 SE	2022	242	MPSI	.31
6	E Ennis Ave	N Sonoma Trl	0.06 NE	2022	8,355	MPSI	.31
7	East Ennis Avenue	N Sonoma Trl	0.06 NE	2020	8,821	AADT	.31
8	Old Telico Rd	Lumpkin Ave	0.07 NE	2022	659	MPSI	.45
9	Creechville Rd	S Mulberry St	0.08 SW	2022	3,778	MPSI	.55
10	S Paris St	E Crockett St	0.02 SE	2022	1,903	MPSI	.57



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## Information About Brokerage Services

### **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 counteroffer 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.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

**Russ A. Gressett, Broker**  
**License #9012838**



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