

NEW DEVELOPMENT COMING SOON

RETAIL & RESTAURANT SPACE + PAD SITES AVAILABLE



FOR LEASE

SITE INFORMATION

- LOCATION:** NEQ I-45 & E Ennis Ave
Ennis, TX 75119
- STRIP CENTER:** Approx. 8,000 SF Remaining
- PAD SITE SIZES:** From 1.0 - 2.0 Acres
- LAND SIZE:** Approx. 7.07 Acres

- **Hotel Anchor Opportunity** up to 3.5 Acres
- **Join Schlotzsky's** in the Strip Center space
- Walmart generating \$91+ Million in annual revenue
- Excellent highway access & visibility
- Located at prime intersection in Ennis, TX

PRICING

CONTACT BROKER

DEMOGRAPHICS

Area	Population	Employees	Avg HH Inc
5 mile	22,108	11,045	\$63,694
10 mile	34,356	12,990	\$67,156
15 mile	87,394	29,314	\$73,251

TRAFFIC COUNTS

(TXDOT 2015)

Interstate 45:	36,004 vpd
Hwy 34 (E Ennis Ave):	16,643 vpd

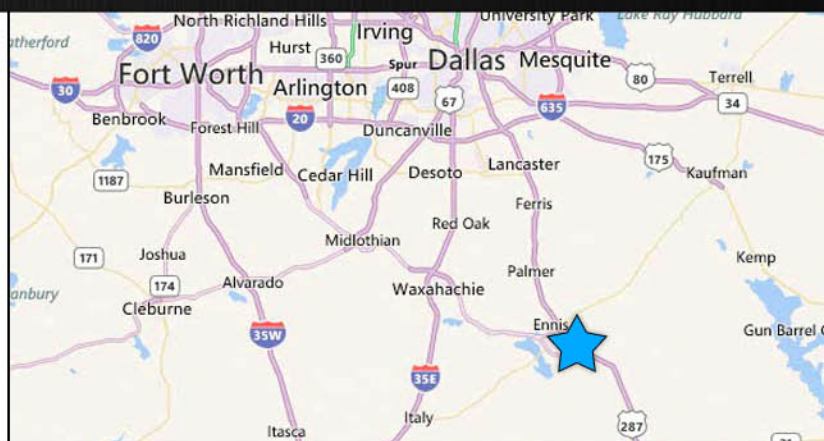
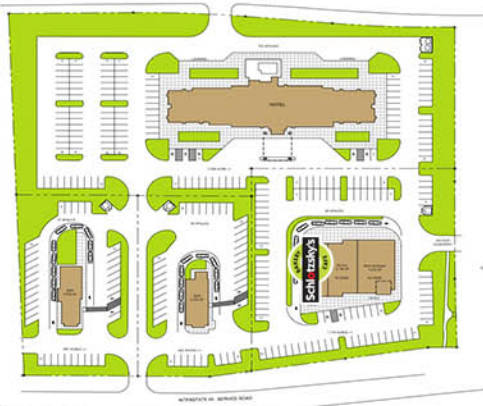
CONTACT:

CHAD DUBOSE

(214) 891-3215 [direct]
(214) 701-8455 [mobile]
chad@jtevans.com

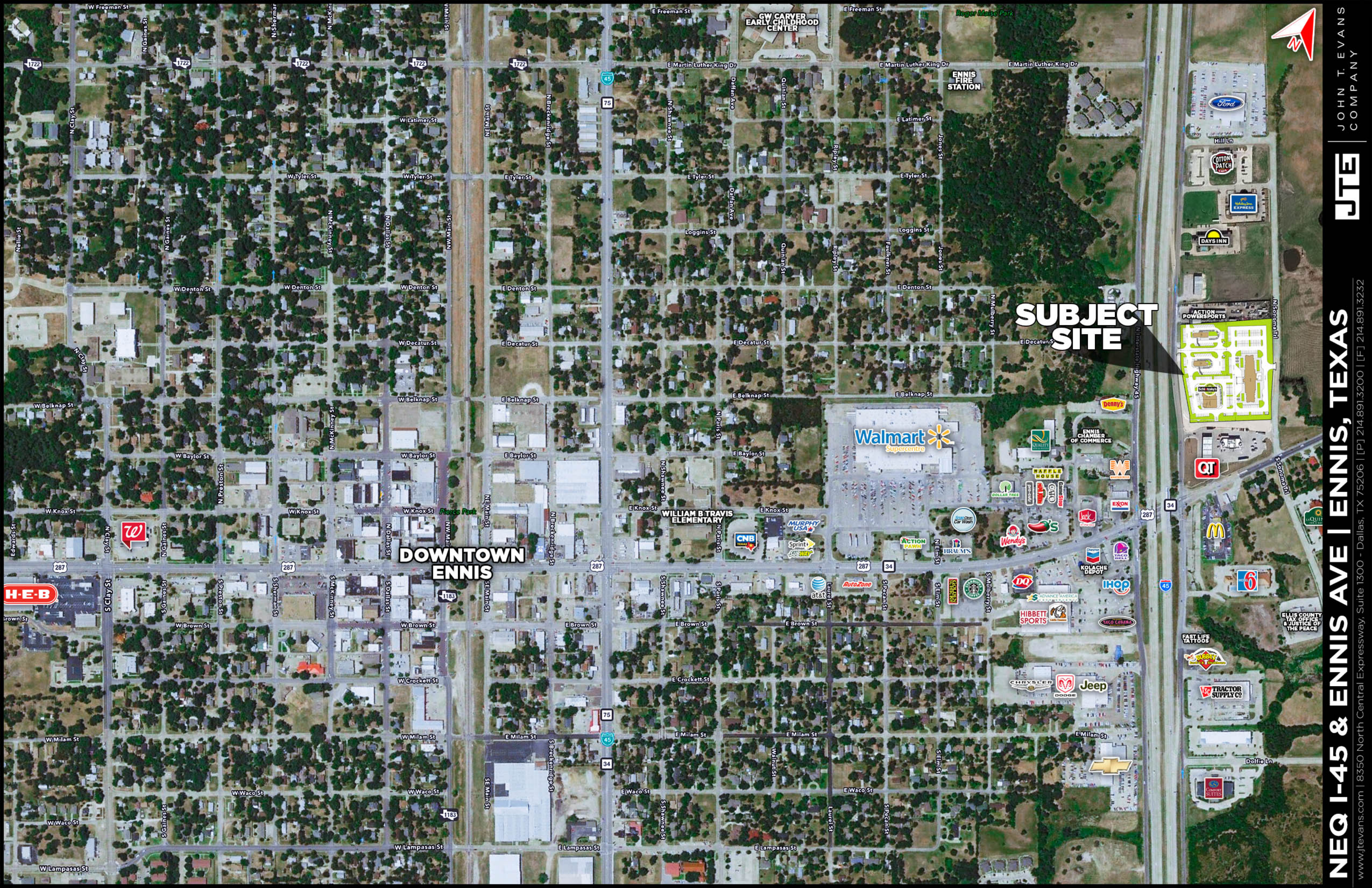
JIM JAMERSON

(214) 891-3209 [direct]
(214) 437-0025 [mobile]
jim@jtevans.com



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SUBJECT SITE

DOWNTOWN ENNIS

GW CARVER EARLY CHILDHOOD CENTER

ENNIS FIRE STATION

Walmart Supercentre

WILLIAM B TRAVIS ELEMENTARY



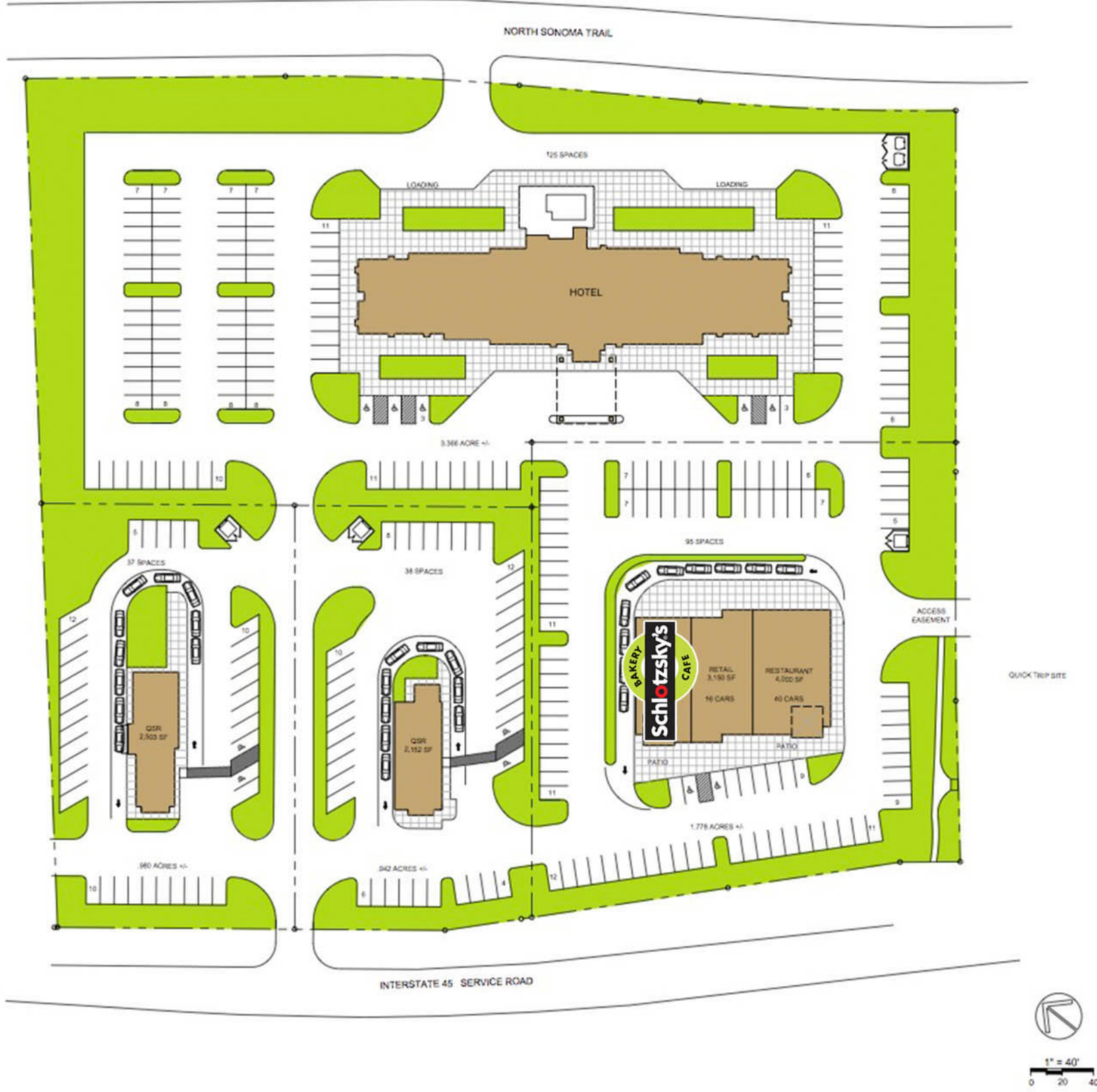
NEQ I-45 & ENNIS AVE | ENNIS, TEXAS

JOHN T. EVANS COMPANY

www.jtevans.com | 8350 North Central Expressway, Suite 1300 - Dallas, TX 75206 | [P] 214.891.3200 | [F] 214.891.3232

SITE DATA:
 TOTAL LAND AREA - 7.07 ACRES
 ZONING - HEAVY COMMERCIAL (HC)

PARKING REQUIREMENTS:
 HOTEL - 1 PER UNIT UP TO 100 UNITS
 .75 PER UNIT OVER 100 UNITS
 RETAIL / PERSONAL SERVICE -
 1 PER 200 SF
 RESTAURANT - 1 PER 100 SF
 RESTAURANT WITH DRIVE-THRU -
 1 PER 75 SF
 PLUS 6 STACKS MINIMUM





A TRACT OF LAND DESCRIBED IN A DEED TO WELLSVILLE, INC VOL. 248, PG. 155 P.R.E.C.T.

7.07 ACRES
A TRACT OF LAND DESCRIBED IN A DEED TO NED S. HOLMES CHILDREN'S TRUST FOR BENEFIT OF BERKELEY HOLMES DOWNE, ERIN ELIZABETH HOLMES & ALLISON SPRADLEY HOLMES INST. NO. 1205856 D.P.R.E.C.T.

A TRACT OF LAND DESCRIBED IN A DEED TO RAYMOND C. CALALA VOL. 886, PG. 917 D.P.R.E.C.T.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by First American Title Insurance Company of Texas with G.F. No. NEX170031 as listed below:

- 10 (f) Easement as recorded in Volume 497, Page 442, Volume 584, Page 923, Volume 544, Page 210, Volume 531, Page 824 & Volume 458, Page 357, D.R.E.C.T. (Blanket Easements) Affect this property by rights of ingress and egress.
- 10 (g) Easement as recorded in Volume 717, Page 661 D.R.E.C.T. Easement abandoned by plat of Lot 1, Lock A QT 989 Addition recorded in Cabinet I, Pages 583 & 584, P.R.E.C.T.
- 10 (h) Reciprocal Easement Agreement as recorded under County Clerk's File Number 1523287 affects this property as shown.

SURVEYOR NOTES

1. This survey is certified to First American Title Insurance Company of Texas, Pop Holdings, L.P., Ned S. Holmes Children's Trust for benefit of Berkeley Holmes Downe, Erin Elizabeth Holmes & Allison Spradley Holmes recorded and is only valid for GF # NEX170031.
2. There are no visible encroachments or overlapping of improvements except as shown on this survey.
3. The bearings shown on this survey were derived from Western Data Systems RTK Network and are referenced to the Texas Coordinate System of 1983, North Central Zone (4202) and are based on the American Datum of 1983, 2011 Adjustment.
4. This map is a true and correct representation of the exterior boundary of the lands surveyed and mapped to the best of my knowledge and belief.
5. Elevations are based on NAVD83, referenced to NAD83, 2011 adjustment and were derived from Western Data Systems RTK Network.

FLOOD NOTE

This property is located in "Non-shaded Zone X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 3, 2013 and is located in Community Number 480207 as shown on Map Number 48130C0380F. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA-MAP.

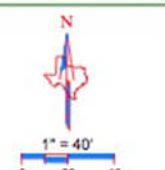
LEGAL DESCRIPTION

This document represents an accurate on the ground survey of 402 North Interstate 45 in the City of Ennis, Ellis County, Texas, on June 6, 2017. Being a part of a tract of land described in the deed to the Ned S. Holmes Children's Trust for benefit of Berkeley Holmes Downe, Erin Elizabeth Holmes & Allison Spradley Holmes recorded in Volume 2617, Page 1483 under Instrument Number 1205856 of the Official Public Records, Ennis County, Texas.

BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH
S 56° 07' 00" W	103.18'	N 22° 26' 52" W	146.07'		
S 56° 12' 14" W	378.42'	S 29° 41' 02" E	183.97'		
S 56° 07' 00" W	103.18'				
S 56° 12' 14" W	378.42'				

LEGEND

○ GUY WIRE	● LIGHT POLE
○ UTILITY POLE	● GAS METER
○ WATER METER	● WATER METER
○ IRON ROD FOUND	● ELECTRIC METER
○ CHAINLINK FENCE	● AT&T VAULT
○ METAL GATE	● TELEPHONE RISER
○ OVER-HEAD ELECTRIC	● GAS TEST STATION
○ ASPHALT	● FIRE HYDRANT
	● AIR CONDITIONER
	● BURIED CABLE SIGN
	● CLEAN OUT
	● SANITARY SEWER MAN HOLE
	● STORM SEWER MAN HOLE



JOB #: 17-05-46
DATE: 6/20/2017
DRAFTER: CF



EAGLE SURVEYING, LLC
210 SOUTH ELM STREET
SUITE: 104
DENTON, TX 76201
940.222.3009
www.eaglesurveying.com



Executive Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

	1 mile	3 miles	5 miles
Population			
2000 Population	4,102	17,024	18,909
2010 Population	4,343	19,440	21,731
2017 Population	4,309	19,685	22,108
2022 Population	4,321	19,954	22,514
2000-2010 Annual Rate	0.57%	1.34%	1.40%
2010-2017 Annual Rate	-0.11%	0.17%	0.24%
2017-2022 Annual Rate	0.06%	0.27%	0.36%
2017 Male Population	50.8%	49.3%	49.4%
2017 Female Population	49.2%	50.7%	50.6%
2017 Median Age	30.8	32.5	33.4

In the identified area, the current year population is 22,108. In 2010, the Census count in the area was 21,731. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 22,514 representing a change of 0.36% annually from 2017 to 2022. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 30.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	52.4%	61.4%	63.8%
2017 Black Alone	17.9%	14.0%	12.9%
2017 American Indian/Alaska Native Alone	0.6%	0.8%	0.8%
2017 Asian Alone	0.4%	0.6%	0.5%
2017 Pacific Islander Alone	0.2%	0.2%	0.2%
2017 Other Race	25.9%	20.4%	19.4%
2017 Two or More Races	2.5%	2.6%	2.5%
2017 Hispanic Origin (Any Race)	52.6%	44.6%	42.5%

Persons of Hispanic origin represent 42.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,314	5,669	6,318
2010 Households	1,410	6,504	7,289
2017 Total Households	1,393	6,555	7,383
2022 Total Households	1,394	6,638	7,509
2000-2010 Annual Rate	0.71%	1.38%	1.44%
2010-2017 Annual Rate	-0.17%	0.11%	0.18%
2017-2022 Annual Rate	0.01%	0.25%	0.34%
2017 Average Household Size	3.09	2.96	2.96

The household count in this area has changed from 7,289 in 2010 to 7,383 in the current year, a change of 0.18% annually. The five-year projection of households is 7,509, a change of 0.34% annually from the current year total. Average household size is currently 2.96, compared to 2.95 in the year 2010. The number of families in the current year is 5,481 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$37,729	\$44,829	\$46,687
2022 Median Household Income	\$40,197	\$49,788	\$51,914
2017-2022 Annual Rate	1.28%	2.12%	2.15%
Average Household Income			
2017 Average Household Income	\$48,404	\$61,196	\$63,694
2022 Average Household Income	\$55,610	\$70,110	\$73,084
2017-2022 Annual Rate	2.81%	2.76%	2.79%
Per Capita Income			
2017 Per Capita Income	\$15,495	\$20,742	\$21,675
2022 Per Capita Income	\$17,756	\$23,642	\$24,754
2017-2022 Annual Rate	2.76%	2.65%	2.69%

Households by Income

Current median household income is \$46,687 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$51,914 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$63,694 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$73,084 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$21,675 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$24,754 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,405	5,964	6,657
2000 Owner Occupied Housing Units	783	3,557	4,095
2000 Renter Occupied Housing Units	531	2,112	2,223
2000 Vacant Housing Units	91	295	339
2010 Total Housing Units	1,514	6,981	7,860
2010 Owner Occupied Housing Units	769	3,774	4,435
2010 Renter Occupied Housing Units	641	2,730	2,854
2010 Vacant Housing Units	104	477	571
2017 Total Housing Units	1,519	7,088	8,017
2017 Owner Occupied Housing Units	707	3,582	4,262
2017 Renter Occupied Housing Units	686	2,973	3,121
2017 Vacant Housing Units	126	533	634
2022 Total Housing Units	1,525	7,154	8,116
2022 Owner Occupied Housing Units	695	3,574	4,284
2022 Renter Occupied Housing Units	699	3,064	3,225
2022 Vacant Housing Units	131	516	607

Currently, 53.2% of the 8,017 housing units in the area are owner occupied; 38.9%, renter occupied; and 7.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 7,860 housing units in the area - 56.4% owner occupied, 36.3% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 0.88%. Median home value in the area is \$123,630, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 4.90% annually to \$157,065.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 5, 10, 15 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

	5 miles	10 miles	15 miles
Population			
2000 Population	18,909	28,198	65,962
2010 Population	21,731	33,167	81,038
2017 Population	22,108	34,356	87,394
2022 Population	22,514	35,483	92,590
2000-2010 Annual Rate	1.40%	1.64%	2.08%
2010-2017 Annual Rate	0.24%	0.49%	1.05%
2017-2022 Annual Rate	0.36%	0.65%	1.16%
2017 Male Population	49.4%	49.9%	49.6%
2017 Female Population	50.6%	50.1%	50.4%
2017 Median Age	33.4	34.7	34.8

In the identified area, the current year population is 87,394. In 2010, the Census count in the area was 81,038. The rate of change since 2010 was 1.05% annually. The five-year projection for the population in the area is 92,590 representing a change of 1.16% annually from 2017 to 2022. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	63.8%	68.7%	71.8%
2017 Black Alone	12.9%	9.7%	10.4%
2017 American Indian/Alaska Native Alone	0.8%	0.8%	0.7%
2017 Asian Alone	0.5%	0.4%	0.5%
2017 Pacific Islander Alone	0.2%	0.2%	0.1%
2017 Other Race	19.4%	17.8%	13.8%
2017 Two or More Races	2.5%	2.5%	2.7%
2017 Hispanic Origin (Any Race)	42.5%	39.8%	33.6%

Persons of Hispanic origin represent 33.6% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	6,318	9,405	21,954
2010 Households	7,289	11,059	27,434
2017 Total Households	7,383	11,391	29,453
2022 Total Households	7,509	11,742	31,174
2000-2010 Annual Rate	1.44%	1.63%	2.25%
2010-2017 Annual Rate	0.18%	0.41%	0.98%
2017-2022 Annual Rate	0.34%	0.61%	1.14%
2017 Average Household Size	2.96	2.99	2.92

The household count in this area has changed from 27,434 in 2010 to 29,453 in the current year, a change of 0.98% annually. The five-year projection of households is 31,174, a change of 1.14% annually from the current year total. Average household size is currently 2.92, compared to 2.91 in the year 2010. The number of families in the current year is 22,216 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 5, 10, 15 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

	5 miles	10 miles	15 miles
Median Household Income			
2017 Median Household Income	\$46,687	\$50,163	\$55,407
2022 Median Household Income	\$51,914	\$55,575	\$61,645
2017-2022 Annual Rate	2.15%	2.07%	2.16%
Average Household Income			
2017 Average Household Income	\$63,694	\$67,156	\$73,251
2022 Average Household Income	\$73,084	\$77,410	\$83,907
2017-2022 Annual Rate	2.79%	2.88%	2.75%
Per Capita Income			
2017 Per Capita Income	\$21,675	\$22,505	\$25,324
2022 Per Capita Income	\$24,754	\$25,824	\$28,852
2017-2022 Annual Rate	2.69%	2.79%	2.64%

Current median household income is \$55,407 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$61,645 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$73,251 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$83,907 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$25,324 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$28,852 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	6,657	10,006	23,412
2000 Owner Occupied Housing Units	4,095	6,678	15,808
2000 Renter Occupied Housing Units	2,223	2,727	6,145
2000 Vacant Housing Units	339	601	1,459
2010 Total Housing Units	7,860	12,104	29,935
2010 Owner Occupied Housing Units	4,435	7,541	18,763
2010 Renter Occupied Housing Units	2,854	3,518	8,671
2010 Vacant Housing Units	571	1,045	2,501
2017 Total Housing Units	8,017	12,528	32,007
2017 Owner Occupied Housing Units	4,262	7,468	19,334
2017 Renter Occupied Housing Units	3,121	3,923	10,119
2017 Vacant Housing Units	634	1,137	2,554
2022 Total Housing Units	8,116	12,849	33,699
2022 Owner Occupied Housing Units	4,284	7,654	20,312
2022 Renter Occupied Housing Units	3,225	4,088	10,861
2022 Vacant Housing Units	607	1,107	2,525

Currently, 60.4% of the 32,007 housing units in the area are owner occupied; 31.6%, renter occupied; and 8.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 29,935 housing units in the area - 62.7% owner occupied, 29.0% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 3.02%. Median home value in the area is \$142,259, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.27% annually to \$183,877.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Business Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	343		787		832							
Total Employees:	4,269		10,498		11,045							
Total Residential Population:	4,309		19,685		22,108							
Employee/Residential Population Ratio (per 100 Residents)	99		53		50							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	0.9%	15	0.4%	9	1.1%	50	0.5%	11	1.3%	55	0.5%
Construction	19	5.5%	142	3.3%	51	6.5%	372	3.5%	57	6.9%	409	3.7%
Manufacturing	17	5.0%	820	19.2%	45	5.7%	2,467	23.5%	49	5.9%	2,624	23.8%
Transportation	9	2.6%	129	3.0%	28	3.6%	290	2.8%	31	3.7%	305	2.8%
Communication	4	1.2%	18	0.4%	8	1.0%	50	0.5%	8	1.0%	51	0.5%
Utility	3	0.9%	15	0.4%	5	0.6%	27	0.3%	6	0.7%	37	0.3%
Wholesale Trade	18	5.2%	425	10.0%	43	5.5%	795	7.6%	46	5.5%	844	7.6%
Retail Trade Summary	98	28.6%	1,326	31.1%	178	22.6%	2,250	21.4%	182	21.9%	2,302	20.8%
Home Improvement	6	1.7%	82	1.9%	16	2.0%	298	2.8%	17	2.0%	331	3.0%
General Merchandise Stores	4	1.2%	377	8.8%	6	0.8%	390	3.7%	6	0.7%	391	3.5%
Food Stores	12	3.5%	59	1.4%	30	3.8%	309	2.9%	30	3.6%	315	2.9%
Auto Dealers, Gas Stations, Auto Aftermarket	18	5.2%	180	4.2%	32	4.1%	280	2.7%	33	4.0%	283	2.6%
Apparel & Accessory Stores	3	0.9%	8	0.2%	5	0.6%	15	0.1%	6	0.7%	16	0.1%
Furniture & Home Furnishings	4	1.2%	16	0.4%	9	1.1%	31	0.3%	9	1.1%	31	0.3%
Eating & Drinking Places	34	9.9%	531	12.4%	49	6.2%	758	7.2%	50	6.0%	762	6.9%
Miscellaneous Retail	17	5.0%	74	1.7%	31	3.9%	169	1.6%	32	3.8%	174	1.6%
Finance, Insurance, Real Estate Summary	37	10.8%	141	3.3%	76	9.7%	344	3.3%	78	9.4%	350	3.2%
Banks, Savings & Lending Institutions	12	3.5%	65	1.5%	20	2.5%	145	1.4%	20	2.4%	146	1.3%
Securities Brokers	2	0.6%	5	0.1%	9	1.1%	18	0.2%	9	1.1%	18	0.2%
Insurance Carriers & Agents	12	3.5%	33	0.8%	18	2.3%	51	0.5%	19	2.3%	52	0.5%
Real Estate, Holding, Other Investment Offices	11	3.2%	38	0.9%	29	3.7%	130	1.2%	30	3.6%	134	1.2%
Services Summary	120	35.0%	1,040	24.4%	300	38.1%	3,521	33.5%	318	38.2%	3,731	33.8%
Hotels & Lodging	4	1.2%	40	0.9%	10	1.3%	83	0.8%	11	1.3%	85	0.8%
Automotive Services	16	4.7%	76	1.8%	34	4.3%	172	1.6%	38	4.6%	189	1.7%
Motion Pictures & Amusements	6	1.7%	14	0.3%	13	1.7%	68	0.6%	14	1.7%	79	0.7%
Health Services	8	2.3%	77	1.8%	40	5.1%	651	6.2%	41	4.9%	658	6.0%
Legal Services	2	0.6%	9	0.2%	5	0.6%	17	0.2%	5	0.6%	17	0.2%
Education Institutions & Libraries	9	2.6%	287	6.7%	23	2.9%	878	8.4%	25	3.0%	953	8.6%
Other Services	76	22.2%	536	12.6%	174	22.1%	1,652	15.7%	183	22.0%	1,750	15.8%
Government	11	3.2%	200	4.7%	23	2.9%	331	3.2%	24	2.9%	337	3.1%
Unclassified Establishments	4	1.2%	0	0.0%	22	2.8%	0	0.0%	24	2.9%	0	0.0%
Totals	343	100.0%	4,269	100.0%	787	100.0%	10,498	100.0%	832	100.0%	11,045	100.0%

Source: Copyright 2017 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2017.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.1%	1	0.0%	3	0.4%	6	0.1%
Mining	1	0.3%	5	0.1%	1	0.1%	6	0.1%	1	0.1%	6	0.1%
Utilities	1	0.3%	9	0.2%	2	0.3%	14	0.1%	2	0.2%	16	0.1%
Construction	19	5.5%	142	3.3%	51	6.5%	373	3.6%	57	6.9%	414	3.7%
Manufacturing	15	4.4%	781	18.3%	45	5.7%	2,432	23.2%	49	5.9%	2,593	23.5%
Wholesale Trade	18	5.2%	425	10.0%	43	5.5%	795	7.6%	46	5.5%	844	7.6%
Retail Trade	60	17.5%	782	18.3%	120	15.2%	1,467	14.0%	124	14.9%	1,515	13.7%
Motor Vehicle & Parts Dealers	15	4.4%	163	3.8%	21	2.7%	234	2.2%	21	2.5%	234	2.1%
Furniture & Home Furnishings Stores	2	0.6%	3	0.1%	4	0.5%	11	0.1%	4	0.5%	11	0.1%
Electronics & Appliance Stores	2	0.6%	11	0.3%	4	0.5%	17	0.2%	4	0.5%	17	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	6	1.7%	82	1.9%	16	2.0%	298	2.8%	17	2.0%	331	3.0%
Food & Beverage Stores	12	3.5%	59	1.4%	28	3.6%	307	2.9%	29	3.5%	313	2.8%
Health & Personal Care Stores	3	0.9%	23	0.5%	6	0.8%	49	0.5%	6	0.7%	50	0.5%
Gasoline Stations	4	1.2%	17	0.4%	11	1.4%	46	0.4%	12	1.4%	48	0.4%
Clothing & Clothing Accessories Stores	3	0.9%	11	0.3%	6	0.8%	18	0.2%	7	0.8%	19	0.2%
Sport Goods, Hobby, Book, & Music Stores	3	0.9%	14	0.3%	3	0.4%	16	0.2%	3	0.4%	16	0.1%
General Merchandise Stores	4	1.2%	377	8.8%	6	0.8%	390	3.7%	6	0.7%	391	3.5%
Miscellaneous Store Retailers	7	2.0%	22	0.5%	14	1.8%	76	0.7%	14	1.7%	80	0.7%
Nonstore Retailers	0	0.0%	2	0.0%	2	0.3%	4	0.0%	2	0.2%	4	0.0%
Transportation & Warehousing	5	1.5%	109	2.6%	17	2.2%	232	2.2%	20	2.4%	245	2.2%
Information	9	2.6%	71	1.7%	15	1.9%	116	1.1%	16	1.9%	123	1.1%
Finance & Insurance	28	8.2%	109	2.6%	50	6.4%	224	2.1%	51	6.1%	226	2.0%
Central Bank/Credit Intermediation & Related Activities	14	4.1%	71	1.7%	23	2.9%	155	1.5%	23	2.8%	156	1.4%
Securities, Commodity Contracts & Other Financial	2	0.6%	5	0.1%	9	1.1%	18	0.2%	9	1.1%	18	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	12	3.5%	33	0.8%	18	2.3%	51	0.5%	19	2.3%	52	0.5%
Real Estate, Rental & Leasing	19	5.5%	67	1.6%	45	5.7%	177	1.7%	49	5.9%	187	1.7%
Professional, Scientific & Tech Services	21	6.1%	280	6.6%	49	6.2%	677	6.4%	53	6.4%	712	6.4%
Legal Services	5	1.5%	19	0.4%	10	1.3%	36	0.3%	10	1.2%	36	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	4	0.0%	1	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation	5	1.5%	43	1.0%	13	1.7%	188	1.8%	14	1.7%	217	2.0%
Educational Services	11	3.2%	293	6.9%	25	3.2%	884	8.4%	27	3.2%	959	8.7%
Health Care & Social Assistance	15	4.4%	111	2.6%	61	7.8%	948	9.0%	62	7.5%	959	8.7%
Arts, Entertainment & Recreation	4	1.2%	10	0.2%	12	1.5%	66	0.6%	12	1.4%	72	0.7%
Accommodation & Food Services	39	11.4%	572	13.4%	62	7.9%	843	8.0%	63	7.6%	850	7.7%
Accommodation	4	1.2%	40	0.9%	10	1.3%	83	0.8%	11	1.3%	85	0.8%
Food Services & Drinking Places	35	10.2%	533	12.5%	51	6.5%	761	7.2%	52	6.2%	765	6.9%
Other Services (except Public Administration)	59	17.2%	261	6.1%	129	16.4%	718	6.8%	135	16.2%	760	6.9%
Automotive Repair & Maintenance	12	3.5%	58	1.4%	25	3.2%	141	1.3%	27	3.2%	153	1.4%
Public Administration	11	3.2%	200	4.7%	23	2.9%	331	3.2%	24	2.9%	337	3.1%
Unclassified Establishments	4	1.2%	0	0.0%	22	2.8%	0	0.0%	24	2.9%	0	0.0%
Total	343	100.0%	4,269	100.0%	787	100.0%	10,498	100.0%	832	100.0%	11,045	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 5, 10, 15 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

Data for all businesses in area	5 miles		10 miles		15 miles							
Total Businesses:	832		1,030		2,408							
Total Employees:	11,045		12,990		29,314							
Total Residential Population:	22,108		34,356		87,394							
Employee/Residential Population Ratio (per 100 Residents)	50		38		34							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	11	1.3%	55	0.5%	23	2.2%	111	0.9%	50	2.1%	237	0.8%
Construction	57	6.9%	409	3.7%	86	8.3%	546	4.2%	206	8.6%	1,283	4.4%
Manufacturing	49	5.9%	2,624	23.8%	58	5.6%	2,920	22.5%	100	4.2%	4,731	16.1%
Transportation	31	3.7%	305	2.8%	45	4.4%	436	3.4%	83	3.4%	613	2.1%
Communication	8	1.0%	51	0.5%	8	0.8%	55	0.4%	23	1.0%	149	0.5%
Utility	6	0.7%	37	0.3%	9	0.9%	62	0.5%	14	0.6%	115	0.4%
Wholesale Trade	46	5.5%	844	7.6%	60	5.8%	978	7.5%	108	4.5%	1,541	5.3%
Retail Trade Summary	182	21.9%	2,302	20.8%	212	20.6%	2,512	19.3%	521	21.6%	6,766	23.1%
Home Improvement	17	2.0%	331	3.0%	19	1.8%	401	3.1%	35	1.5%	788	2.7%
General Merchandise Stores	6	0.7%	391	3.5%	7	0.7%	395	3.0%	21	0.9%	1,261	4.3%
Food Stores	30	3.6%	315	2.9%	33	3.2%	330	2.5%	64	2.7%	693	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	33	4.0%	283	2.6%	45	4.4%	338	2.6%	89	3.7%	564	1.9%
Apparel & Accessory Stores	6	0.7%	16	0.1%	6	0.6%	17	0.1%	22	0.9%	106	0.4%
Furniture & Home Furnishings	9	1.1%	31	0.3%	10	1.0%	33	0.3%	33	1.4%	232	0.8%
Eating & Drinking Places	50	6.0%	762	6.9%	56	5.4%	818	6.3%	145	6.0%	2,378	8.1%
Miscellaneous Retail	32	3.8%	174	1.6%	35	3.4%	181	1.4%	111	4.6%	745	2.5%
Finance, Insurance, Real Estate Summary	78	9.4%	350	3.2%	90	8.7%	430	3.3%	233	9.7%	1,257	4.3%
Banks, Savings & Lending Institutions	20	2.4%	146	1.3%	22	2.1%	173	1.3%	55	2.3%	390	1.3%
Securities Brokers	9	1.1%	18	0.2%	9	0.9%	23	0.2%	23	1.0%	58	0.2%
Insurance Carriers & Agents	19	2.3%	52	0.5%	22	2.1%	62	0.5%	58	2.4%	206	0.7%
Real Estate, Holding, Other Investment Offices	30	3.6%	134	1.2%	37	3.6%	173	1.3%	97	4.0%	603	2.1%
Services Summary	318	38.2%	3,731	33.8%	380	36.9%	4,546	35.0%	906	37.6%	11,291	38.5%
Hotels & Lodging	11	1.3%	85	0.8%	12	1.2%	88	0.7%	19	0.8%	173	0.6%
Automotive Services	38	4.6%	189	1.7%	51	5.0%	243	1.9%	91	3.8%	384	1.3%
Motion Pictures & Amusements	14	1.7%	79	0.7%	16	1.6%	94	0.7%	43	1.8%	406	1.4%
Health Services	41	4.9%	658	6.0%	42	4.1%	662	5.1%	123	5.1%	1,711	5.8%
Legal Services	5	0.6%	17	0.2%	6	0.6%	23	0.2%	30	1.2%	111	0.4%
Education Institutions & Libraries	25	3.0%	953	8.6%	34	3.3%	1,402	10.8%	79	3.3%	4,818	16.4%
Other Services	183	22.0%	1,750	15.8%	219	21.3%	2,034	15.7%	522	21.7%	3,688	12.6%
Government	24	2.9%	337	3.1%	32	3.1%	393	3.0%	89	3.7%	1,327	4.5%
Unclassified Establishments	24	2.9%	0	0.0%	28	2.7%	0	0.0%	76	3.2%	4	0.0%
Totals	832	100.0%	11,045	100.0%	1,030	100.0%	12,990	100.0%	2,408	100.0%	29,314	100.0%

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Business Summary

Ennis: I-45 and Hwy 34
 I-45 S, Ennis, Texas, 75119
 Rings: 5, 10, 15 mile radii

Prepared by Esri
 Latitude: 32.33433
 Longitude: -96.61579

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.4%	6	0.1%	13	1.3%	54	0.4%	24	1.0%	113	0.4%
Mining	1	0.1%	6	0.1%	1	0.1%	6	0.0%	4	0.2%	27	0.1%
Utilities	2	0.2%	16	0.1%	4	0.4%	25	0.2%	7	0.3%	53	0.2%
Construction	57	6.9%	414	3.7%	88	8.5%	556	4.3%	210	8.7%	1,336	4.6%
Manufacturing	49	5.9%	2,593	23.5%	59	5.7%	2,901	22.3%	101	4.2%	4,607	15.7%
Wholesale Trade	46	5.5%	844	7.6%	60	5.8%	978	7.5%	106	4.4%	1,536	5.2%
Retail Trade	124	14.9%	1,515	13.7%	146	14.2%	1,665	12.8%	357	14.8%	4,288	14.6%
Motor Vehicle & Parts Dealers	21	2.5%	234	2.1%	27	2.6%	250	1.9%	57	2.4%	410	1.4%
Furniture & Home Furnishings Stores	4	0.5%	11	0.1%	4	0.4%	11	0.1%	12	0.5%	63	0.2%
Electronics & Appliance Stores	4	0.5%	17	0.2%	4	0.4%	17	0.1%	13	0.5%	124	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	17	2.0%	331	3.0%	19	1.8%	399	3.1%	33	1.4%	714	2.4%
Food & Beverage Stores	29	3.5%	313	2.8%	32	3.1%	327	2.5%	56	2.3%	650	2.2%
Health & Personal Care Stores	6	0.7%	50	0.5%	6	0.6%	50	0.4%	25	1.0%	198	0.7%
Gasoline Stations	12	1.4%	48	0.4%	18	1.7%	87	0.7%	33	1.4%	154	0.5%
Clothing & Clothing Accessories Stores	7	0.8%	19	0.2%	7	0.7%	20	0.2%	25	1.0%	112	0.4%
Sport Goods, Hobby, Book, & Music Stores	3	0.4%	16	0.1%	3	0.3%	16	0.1%	16	0.7%	129	0.4%
General Merchandise Stores	6	0.7%	391	3.5%	7	0.7%	395	3.0%	21	0.9%	1,261	4.3%
Miscellaneous Store Retailers	14	1.7%	80	0.7%	17	1.7%	86	0.7%	59	2.5%	360	1.2%
Nonstore Retailers	2	0.2%	4	0.0%	3	0.3%	6	0.0%	7	0.3%	115	0.4%
Transportation & Warehousing	20	2.4%	245	2.2%	30	2.9%	371	2.9%	62	2.6%	548	1.9%
Information	16	1.9%	123	1.1%	17	1.7%	134	1.0%	52	2.2%	468	1.6%
Finance & Insurance	51	6.1%	226	2.0%	56	5.4%	267	2.1%	141	5.9%	671	2.3%
Central Bank/Credit Intermediation & Related Activities	23	2.8%	156	1.4%	25	2.4%	183	1.4%	60	2.5%	406	1.4%
Securities, Commodity Contracts & Other Financial	9	1.1%	18	0.2%	9	0.9%	23	0.2%	23	1.0%	58	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	19	2.3%	52	0.5%	22	2.1%	62	0.5%	58	2.4%	206	0.7%
Real Estate, Rental & Leasing	49	5.9%	187	1.7%	62	6.0%	220	1.7%	139	5.8%	640	2.2%
Professional, Scientific & Tech Services	53	6.4%	712	6.4%	61	5.9%	800	6.2%	153	6.4%	1,198	4.1%
Legal Services	10	1.2%	36	0.3%	11	1.1%	42	0.3%	39	1.6%	161	0.5%
Management of Companies & Enterprises	1	0.1%	4	0.0%	2	0.2%	31	0.2%	5	0.2%	62	0.2%
Administrative & Support & Waste Management & Remediation	14	1.7%	217	2.0%	21	2.0%	285	2.2%	58	2.4%	431	1.5%
Educational Services	27	3.2%	959	8.7%	36	3.5%	1,406	10.8%	83	3.4%	4,822	16.4%
Health Care & Social Assistance	62	7.5%	959	8.7%	64	6.2%	967	7.4%	176	7.3%	2,402	8.2%
Arts, Entertainment & Recreation	12	1.4%	72	0.7%	15	1.5%	85	0.7%	31	1.3%	364	1.2%
Accommodation & Food Services	63	7.6%	850	7.7%	71	6.9%	911	7.0%	171	7.1%	2,575	8.8%
Accommodation	11	1.3%	85	0.8%	12	1.2%	88	0.7%	19	0.8%	173	0.6%
Food Services & Drinking Places	52	6.2%	765	6.9%	59	5.7%	823	6.3%	152	6.3%	2,402	8.2%
Other Services (except Public Administration)	135	16.2%	760	6.9%	163	15.8%	935	7.2%	363	15.1%	1,842	6.3%
Automotive Repair & Maintenance	27	3.2%	153	1.4%	34	3.3%	188	1.4%	63	2.6%	295	1.0%
Public Administration	24	2.9%	337	3.1%	32	3.1%	393	3.0%	89	3.7%	1,327	4.5%
Unclassified Establishments	24	2.9%	0	0.0%	28	2.7%	0	0.0%	76	3.2%	4	0.0%
Total	832	100.0%	11,045	100.0%	1,030	100.0%	12,990	100.0%	2,408	100.0%	29,314	100.0%

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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.

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.

John T. Evans Company, Inc.	434590	john@jtevans.com	214-891-3200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Evans, II	183427	john@jtevans.com	214-891-3220
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chad DuBose	577406	chad@jtevans.com	214-891-3215
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date