

# ENNIS, TEXAS

## ECONOMIC DEVELOPMENT

TELEPHONE: 972.875.1234

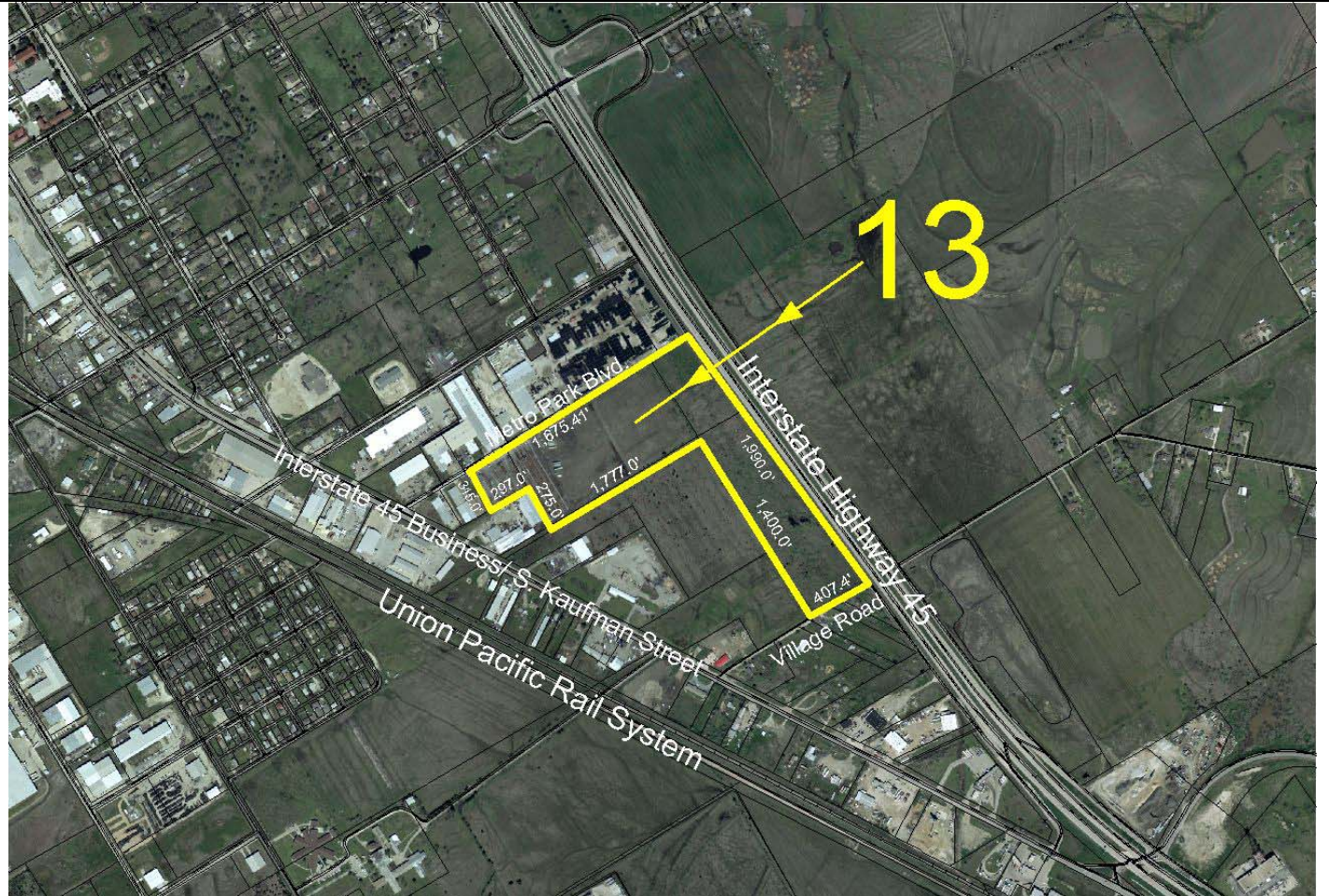
E-MAIL TO: ennisedd@ennis-texas.com

### SITE INFORMATION

**SITE NAME:** I - 45 / Bryce Anderson

**ACREAGE:** 34.458 Acres

**SITE ID NUMBER:** 13



### SPECIFIC CHARACTERISTICS

<b>LOCATION:</b>	West of I-45 and North of Village Road	<b>CAN BE SUBDIVIDED:</b> Yes
<b>INSIDE CITY LIMITS:</b> YES	<b>ZONING:</b> Light Industrial (L-I) Zoning	
<b>LEVEL:</b> YES	<b>SLOPING:</b> Less than 2% slope	<b>ROLLING:</b> NO
<b>ROAD ACCESSIBILITY:</b>	<b>PAVED:</b> YES - Indirect access to Interstate 45 via Interstate Highway 45 - Business	
<b>RAIL AVAILABLE AT SITE:</b> Not Available		

### UTILITIES

SERVICE	PROVIDER	AVAILABLE AT SITE	DISTANCE FROM SITE
NATURAL GAS	Provider of Choice	4" - 6" Gas Main	Adjacent to Site
WATER	City of Ennis	18" Water Main	Adjacent to Site
WASTEWATER	City of Ennis	8" Wastewater Main	Adjacent to Site
ELECTRICITY	Provider of Choice	12.5 KVA, 3 Phase	Adjacent to site

### PRICE PER ACRE

**OTHER COMMENTS:** Indirect access to major transportation arteries via Interstate Highway 45 - Business.