

# ENNIS, TEXAS

## ECONOMIC DEVELOPMENT

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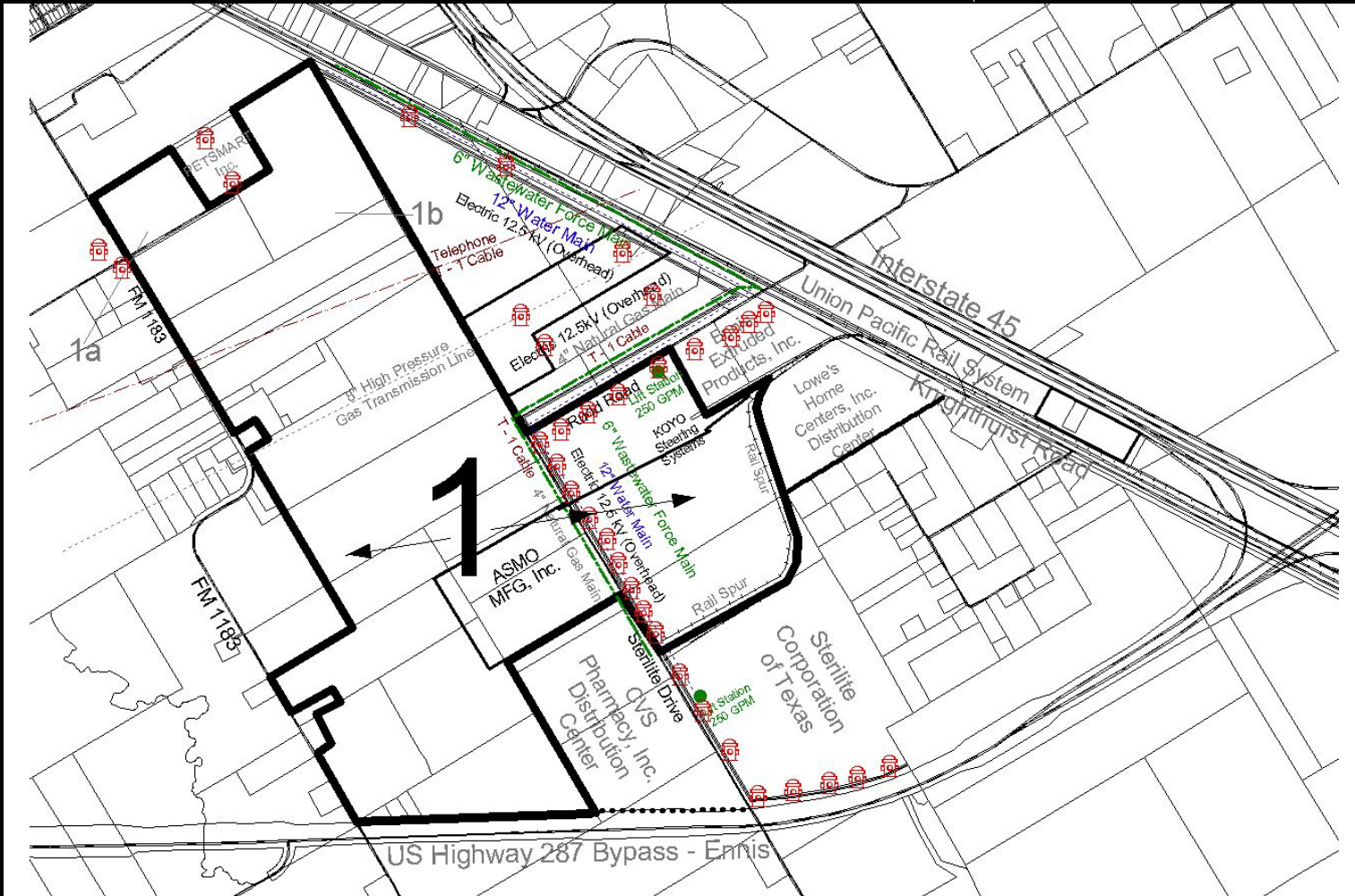
E-MAIL TO: ennisedd@ennis-texas.com

### SITE INFORMATION

**SITE NAME:** Ennis Industrial Rail Park

**ACREAGE:** 541.325 Acres

**SITE ID NUMBER:** 1



### SPECIFIC CHARACTERISTICS

<b>LOCATION:</b>	US HIGHWAY 287 BYPASS-ENNIS (55 seconds East of Interstate Highway 45)	<b>CAN BE SUBDIVIDED:</b> YES
<b>INSIDE CITY LIMITS:</b> YES	<b>ZONING:</b> (M-2) Heavy Manufacturing District	
<b>LEVEL:</b> YES	<b>SLOPING:</b> Less than 2% slope	<b>ROLLING:</b> NO
<b>ROAD ACCESSIBILITY:</b>	<b>PAVED:</b> Yes - Industrial Class, 44 foot wide and 37 foot wide , 8 inches thickness, concrete street connecting to the south directly into U.S. Highway 287 Bypass and to the north directly into the southbound service road of Interstate 45.	
<b>RAIL AVAILABLE AT SITE:</b> Yes	- The Union Pacific Railroad provides rail service to the Ennis Industrial Rail Park. The City of Ennis holds the right-of-way to a rail-switching yard [110 pound track] in the Park area including a 1,000 foot run-around side switching track.	

### UTILITIES

SERVICE	PROVIDER	AVAILABLE AT SITE	DISTANCE FROM SITE
NATURAL GAS	Provider of Choice	4" - 6" Main, 60 PSI	Adjacent to Site
WATER	City of Ennis	12" Water Main and 16" Main, 31 Fire Hydrants, 1237 - 1318 GPM, 44 - 52 Residual PSI	Adjacent to Site
WASTEWATER	City of Ennis	6" Wastewater Main, Lift Stations with 6" Force Mains	Adjacent to Site
ELECTRICITY	Provider of Choice	12.5 KVA, 138 kVA, 3 Phase, Electric Service 23 Megawatt Sub-station located in the Park	Adjacent to Site

**PRICE PER ACRE** \$40,000 Per Acre (imputed value)

**OTHER COMMENTS:** Excellent access to major interstate highway network (the Park is located 55 seconds drive time from I-45); direct access to Union Pacific Railroad; D/FW International Airport located only 55 minutes drive time; vast workforce availability with 2.9+ million workers found in the D/FW Metroplex.