

ENNIS INDUSTRIAL RAIL PARK

OVERVIEW & SUMMARY

ENNIS, TEXAS



1. LOCATION AND CHARACTERISTICS OF THE SITE

- A. **Location:** The Ennis Industrial Rail Park (the "Park") contains a total of 380.023 acres available for industrial expansion projects. The Park is located in the southeast quadrant of the City of Ennis (the "City"), Ellis County, Texas with direct access to the Union Pacific Rail Road.
- B. **Highway Accessibility:** Direct access to US Highway 287 Bypass is available to the south entrance of the Park via Sterilite Drive a 44 foot wide, 8 inch thickness, curb and gutter concrete industrial class roadway. The Park has access onto Interstate Highway 45 to the east via Rudd Road that connects with the southbound service road of Interstate Highway 45. Rudd Road is a 37 foot wide, 8 inch thickness, curb and gutter concrete industrial class roadway. The Park is located 55 seconds drive time from Interstate 45 via US Highway 287.
- C. **General Description:** The available acreage consists of vacant land covered with low to tall height grass and weeds with numerous mesquite trees. The site was used primarily as pastureland for cows. There are isolated barn structures located on the property. Several fence lines constructed by barbed wire with wood fence posts also bisect the property.
- D. **Price:** \$40,000.00 per acre/ \$0.9183 per square foot
(Ennis Economic Development Corporation [EEDC] conditional land grant/ loan)
- E. **Acreage:** 380.023 available acres

2. EXISTING STRUCTURES

There are isolated wooden barn structures located on the property. Several fence lines constructed of barbed wire with wood fence posts also bisect the property.



3. RAIL ROAD

The City of Ennis holds the right-of-way to a recently completed rail-switching yard (110 lb. track) in the Park area including a 1,000 foot run-around siding switch track. The Park is directly served by the Union Pacific Rail System.

4. ELECTRICAL POWER LINES & SUB-STATION

An existing 12.5 KVA , 3-phase, TXU Electric power line is located along Knighthurst Road. In addition, a 138 kV transmission line extends along the south side of Rudd Road and connects to the 23 Megawatt electric power sub-station located in the Park.

There is a 23 Megawatt electric power sub-station located within the Park, specifically to the northwest of the Sterilite Drive and Rudd Road intersection. This electric sub-station provides a looped, uninterrupted, electrical power system in the Park. The electrical power sub station is owned by TXU Electric Delivery.

5. PIPELINES

The following pipelines are located in the Park:

- A. Gas:** An existing 8" TXU Natural Gas Company (formerly Lone Star Gas Company) high pressure natural gas transmission line extends along the northern sector of the Park that connects directly into a 6" TXU distribution pipe located along Knighthurst Road with a connecting 4" line located along Sterilite Drive.
- B. Water:** An existing 12" City of Ennis water main located along Rudd Road connecting along Sterilite Drive has a potential flow of approximately 1,237 to 1,318 gallons per minute (gpm) at 44 - 52 residual per square inch (psi) pressure.

In addition, an existing 16" water main is located in the Park connecting along Sterilite Drive at the intersection of Sterilite Drive and the US Highway 287 Bypass. This 16" water main that provides a looped water system in the Park has a potential flow of approximately 1,444 gpm at a 66 residual psi pressure.
- C. Wastewater:** An existing 6" City of Ennis wastewater main is located along Rudd Road connecting along Sterilite Drive with gravity flow drainage lines directed to a low point with an existing 500,000 gallons per day (gpd) capacity lift station and force main discharge



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6. TELECOMMUNICATIONS

AT&T Communication Systems maintains an existing T-1 underground phone cable that is located along the South side of Rudd Road and a redundant fiber optics ring that serves Alliance Data.

7. LOCAL JURISDICTION AND ZONING

The City of Ennis exercises jurisdiction over the Park and controls the permitting and zoning.

8. ADVERSE CONDITIONS

There are no conditions that may be expected that would adversely affect or negatively impact the Park.

9. SEISMOLOGY

In a report issued by the Texas National Research Commission (September 2, 1987) for the Superconducting Supercollider (SSC), the findings of this report determined that the seismic activity for the Dallas/ Ft. Worth, Texas vicinity is rated at "zero, the lowest possible in the United States." Therefore, the earthquake hazard is "negligible" with no damage expected from seismic activity.

10. FIRE AND POLICE PROVIDER

The proposed site will be annexed to the City of Ennis and will receive city services. The City of Ennis will provide fire protection, police protection, and solid waste collection. The City employs 31 sworn peace officers and 28 paid firefighters. The City employs a total of 174 full-time equivalent employees.



CITY OF ENNIS, TEXAS

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