

ENNIS, TEXAS

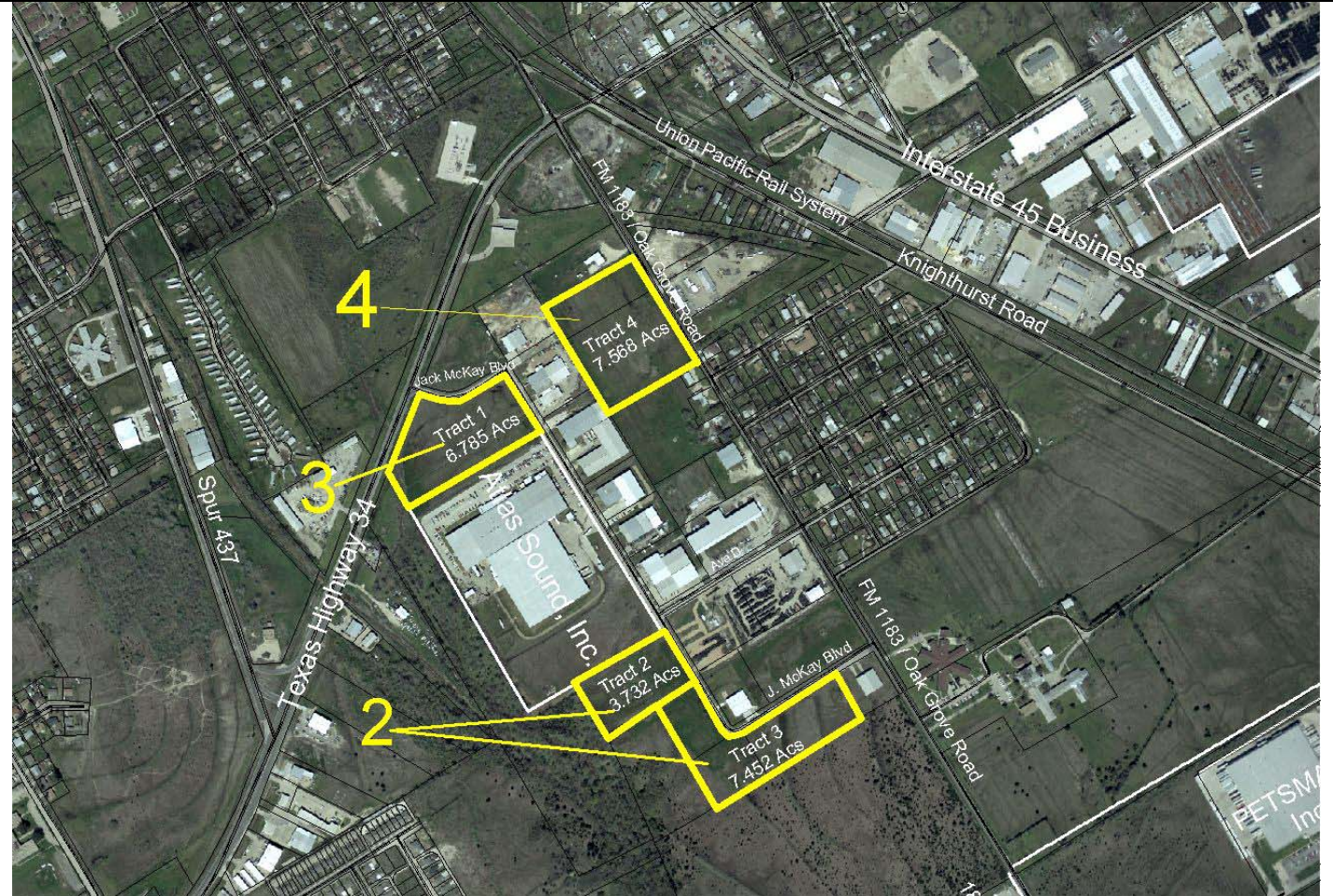
ECONOMIC DEVELOPMENT

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SITE INFORMATION

SITE NAME: Jack McKay Industrial Park | **ACREAGE:** 29.534 Acres | **SITE ID NUMBERS:** 2, 3 & 4



SPECIFIC CHARACTERISTICS

LOCATION: Texas Highway 34 & FM 1183 / Oak Grove Road | **CAN BE SUBDIVIDED:** Yes (1.0 Acre Minimum)

INSIDE CITY LIMITS: YES

ZONING: M-2/ Heavy Manufacturing District

LEVEL: YES

SLOPING: Less than 2% slope

ROLLING: NO

ROAD ACCESSIBILITY: **PAVED: YES** - Texas Highway 34 & Jack McKay Blvd. with indirect access to Interstate 45 via Texas Highway 34 and U.S. Highway 287 via FM 1183.

RAIL AVAILABLE AT SITE: Not Adjacent

UTILITIES

| SERVICE | PROVIDER | AVAILABLE AT SITE | DISTANCE FROM SITE |
|-------------|--------------------|---|--------------------|
| NATURAL GAS | Provider of Choice | 4" Gas Main | Adjacent to site |
| WATER | City of Ennis | 8" Water Main | Adjacent to site |
| WASTEWATER | City of Ennis | 8" Wastewater Main, 250 GPM Lift Station | Adjacent to site |
| ELECTRICITY | Provider of Choice | 12.5 KVA, 3 Phase | Adjacent to site |

PRICE PER ACRE
Tract # 1: \$40,000 per acre (or, \$1.50+ PSF depending on location, frontage and number of acres.)
Tracts # 2 & # 3: \$25,000 per acre (or, \$1.00+ PSF depending on location, frontage and number of acres.)

OTHER COMMENTS: Easy access to major transportation arteries via Texas Highway 34 and FM 1183.