

# ENNIS, TEXAS

## ECONOMIC DEVELOPMENT

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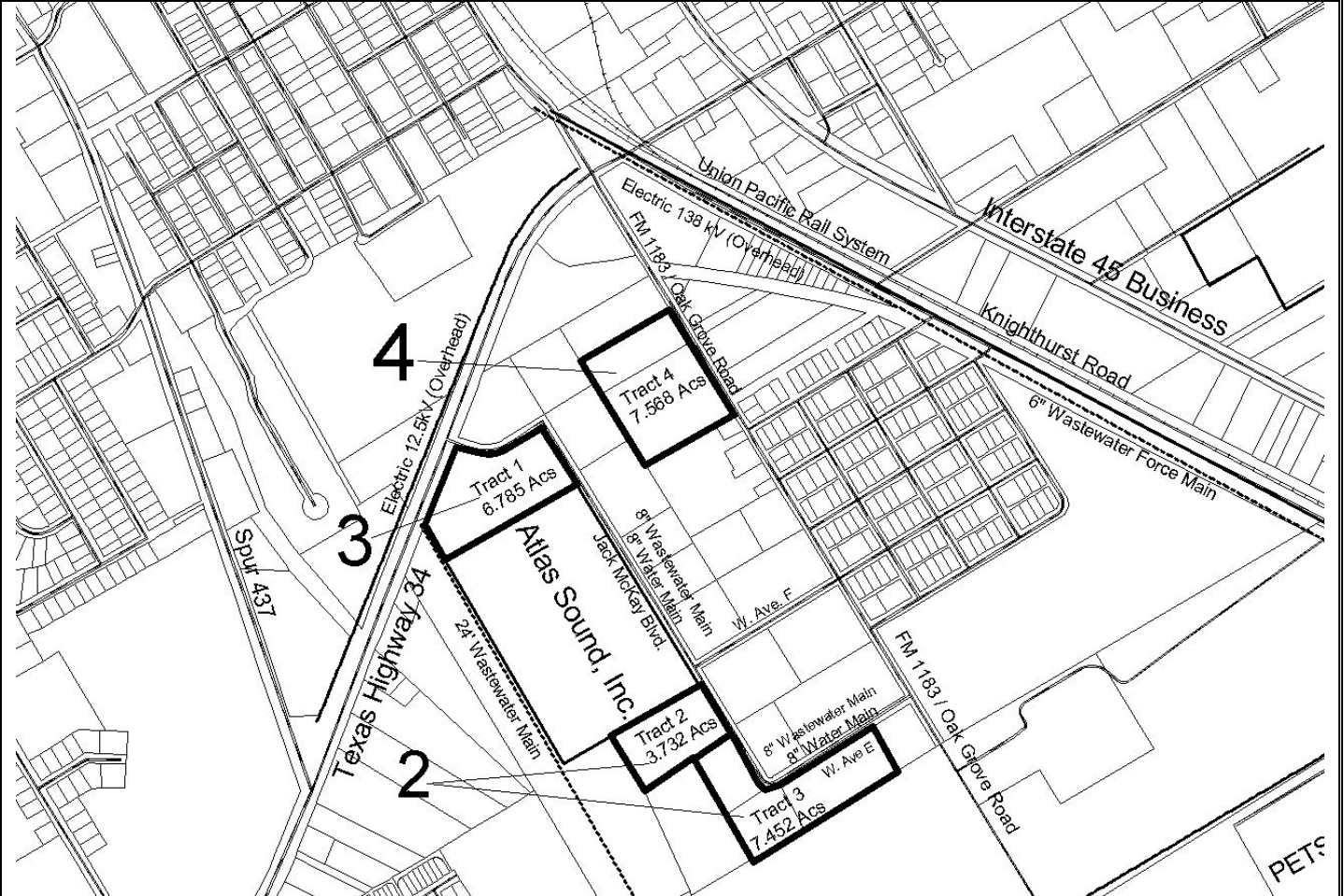
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### SITE INFORMATION

**SITE NAME:** Jack McKay Industrial Park

**ACREAGE:** 29.534 Acres

**SITE ID NUMBER:** 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**    **\$25,000 to \$45,000** (Depending on location, frontage and number of acres.)

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