



## **N INTERSTATE 45**

N INTERSTATE 45, Ennis, TX 75119



**Chris Ludwig**

City Real Estate

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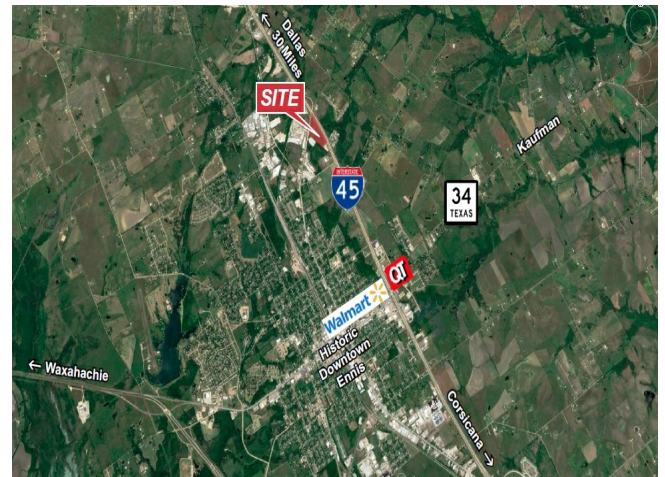


# N INTERSTATE 45

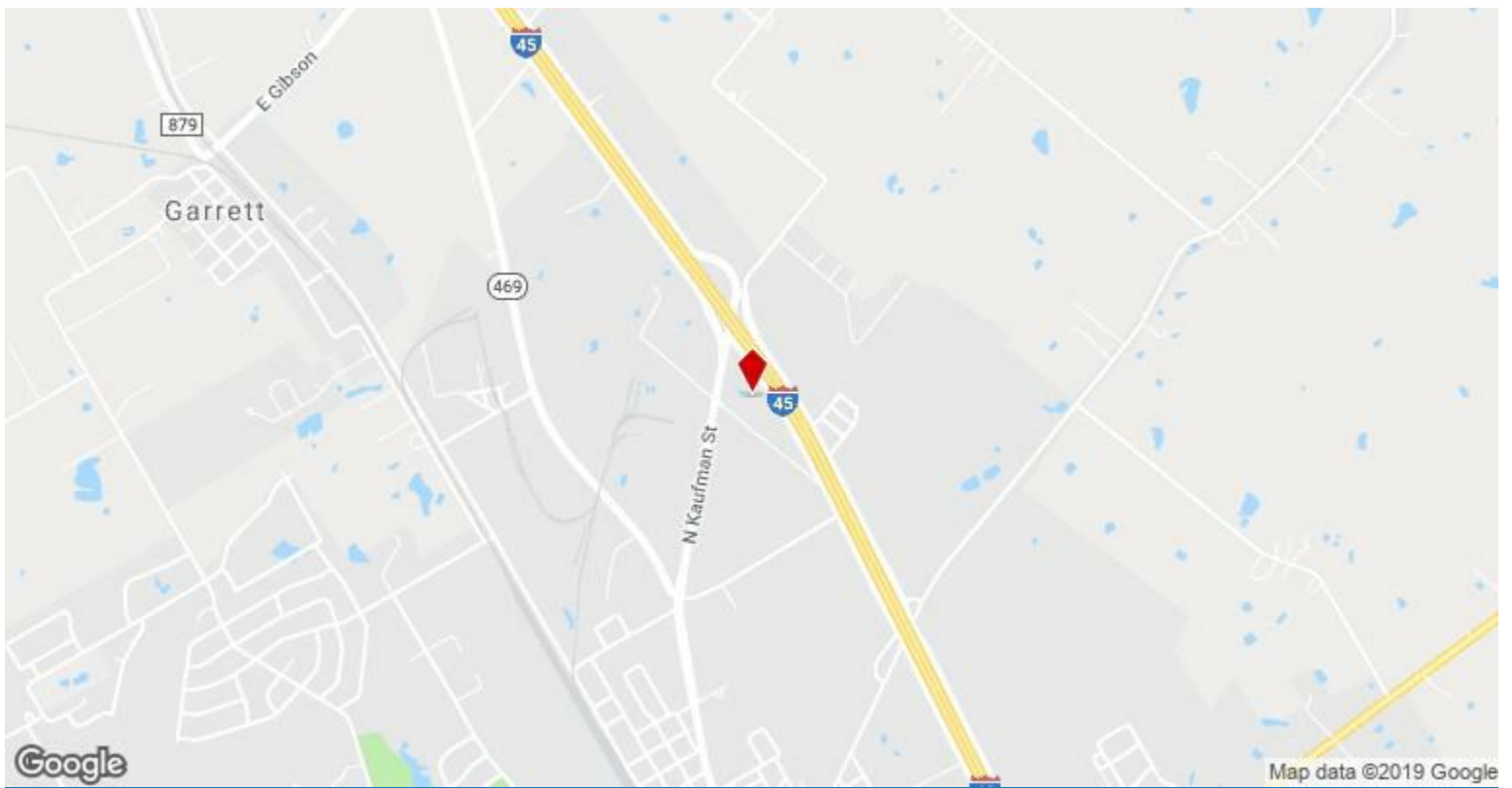
\$1,466,034

Prime Corner with Intersection Location for Light Industrial Development! Great Access & Visibility! Thousands of vehicle traffic daily! 1250 + or - Ft. of Rd Frontage on I-45 Service Rd South. 940 + or - Ft. on Kaufman St to allow for multi-uses. Located minutes from downtown Ennis and 30 minutes from Dallas. Numerous manufacturing facilities including GAF Roofing, Tamko, Certain Teed Corporation, Ennis Flint, and the Cody Company Surround the Property creating a large amount of Semi-Truck traffic. Trucking companies McElroy Truck Lines and Cardinal Transportation within viewing distance. Brand new residential development going in across I 45. Commercial & Light Industrial Zoning! Water & Sewer Close.

- Hard Corner on an overpass on I 45.



Price:	\$1,466,034
Property Type:	Land
Property Sub-type:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	14.96 AC
No. Lots:	1
Zoning Description:	LI
APN / Parcel ID:	249501



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