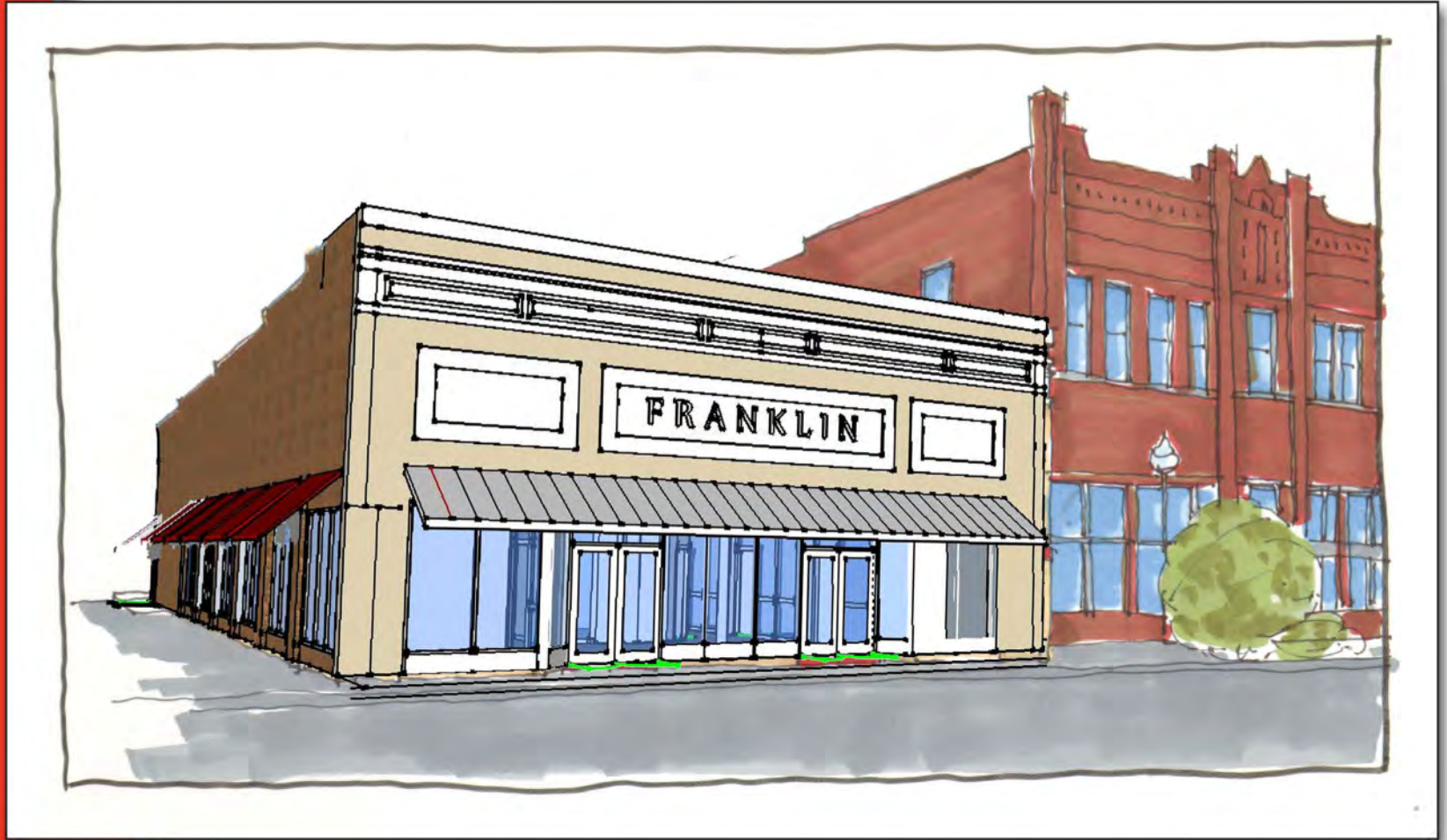


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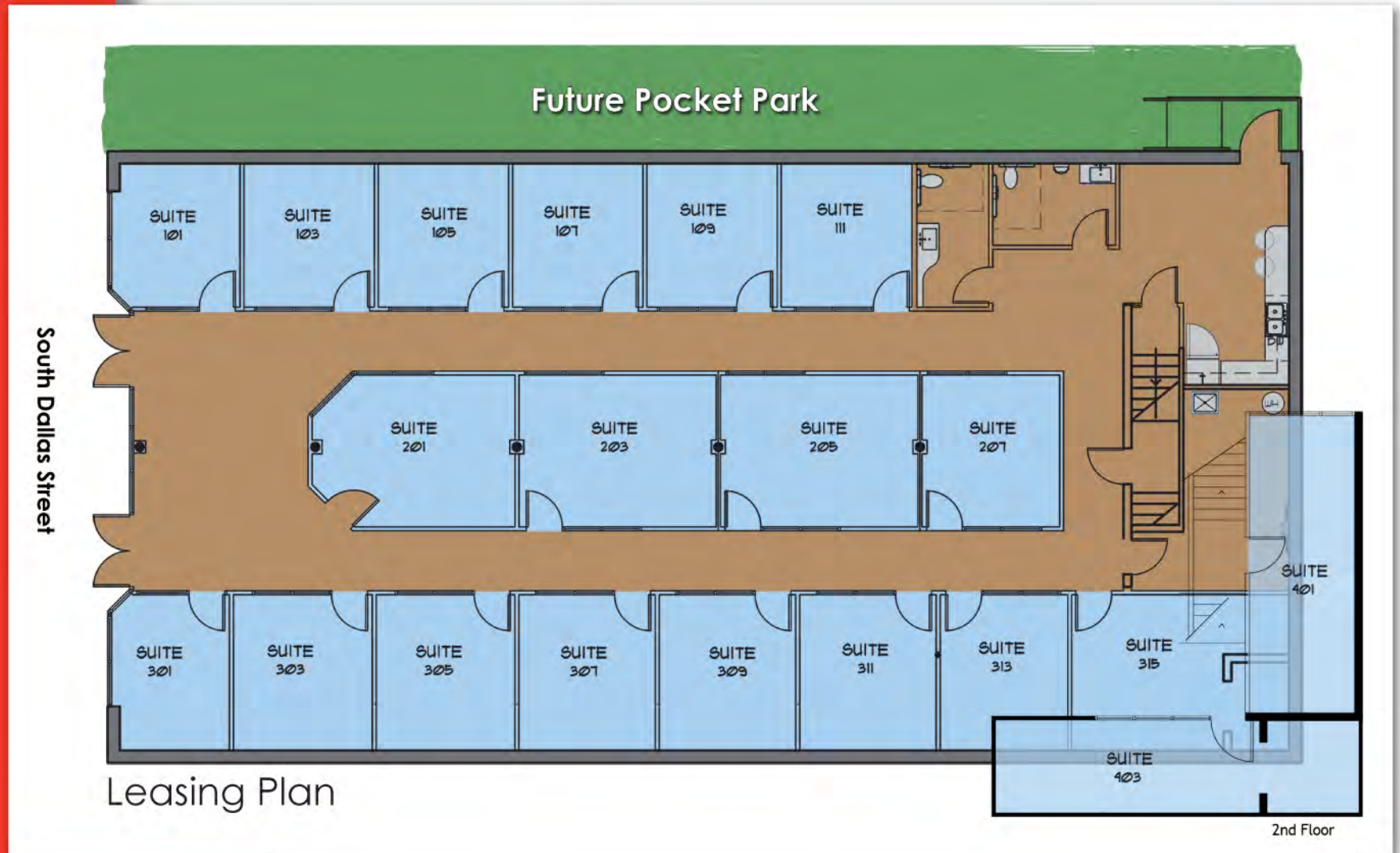


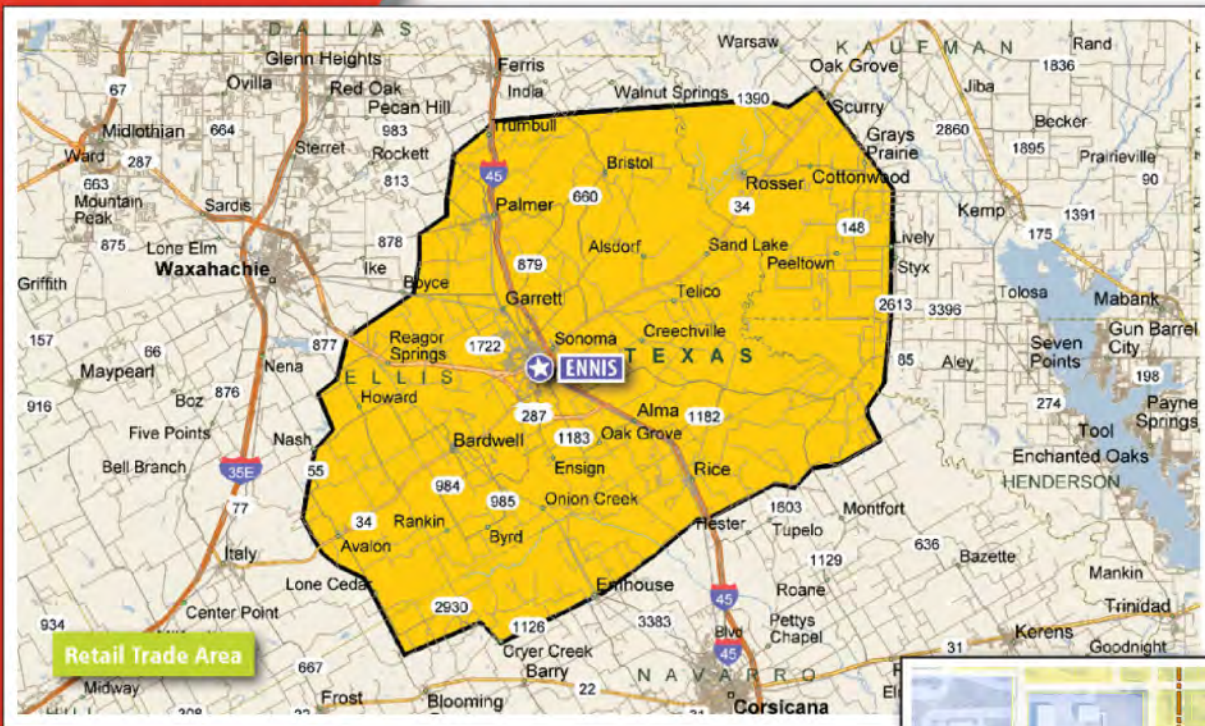
107 S. Dallas Street, Ennis, Texas

## The Franklin Building

## The Franklin Building

The former Ben Franklin retail store is being redeveloped into office, retail and gallery suites, perfect for the small business owner or professional. Construction is underway and the building will be ready for the first tenants in late Summer 2017. Rental rates for the suites range from \$550 to \$850 per month (includes electricity).





**Demographics**      **Ennis**      **RTA\***

**Population**

2016 Estimate	19,485	41,330
Proj. Growth (5 yrs)	3.57%	4.72%

**Households**

2016 Estimate	6,533	13,985
Proj. Growth (5 yrs)	4.0%	5.14%

**Income**

Avg. HH Income	\$57,996	\$62,980
Med. HH Income	\$43,162	\$46,486

**Age**

Median Age	33.2	35.5
Average Age	35.8	37.0

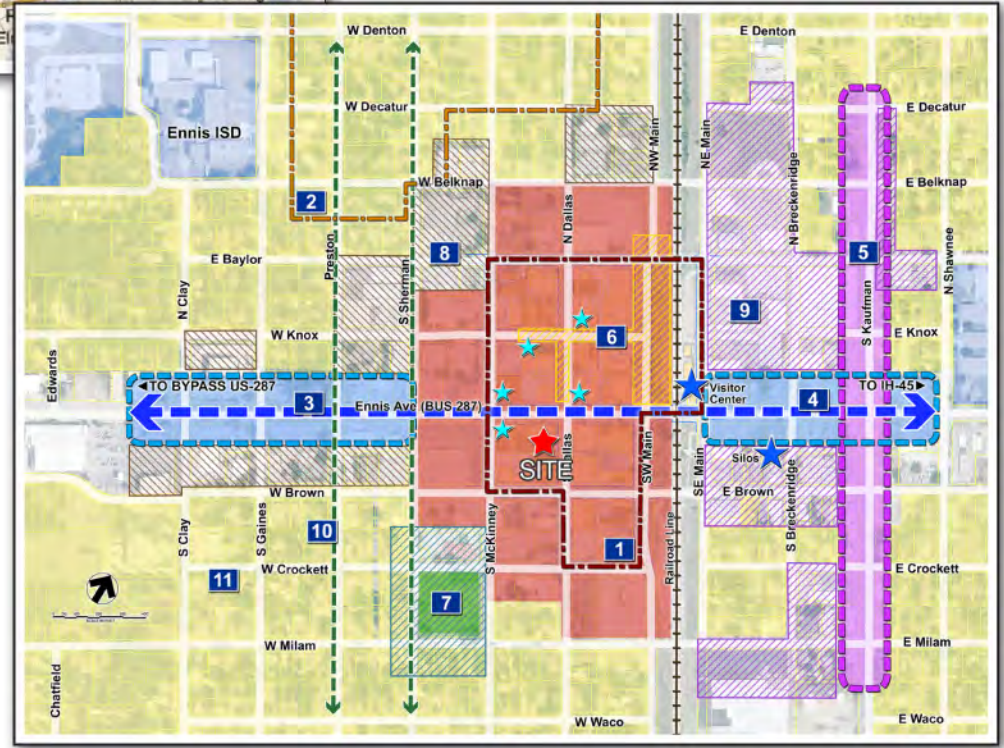
2016 - Source: Ennis Economic Development information prepared by The Retail Coach, LLC  
 \*RTA - Retail Trade Area shown on map

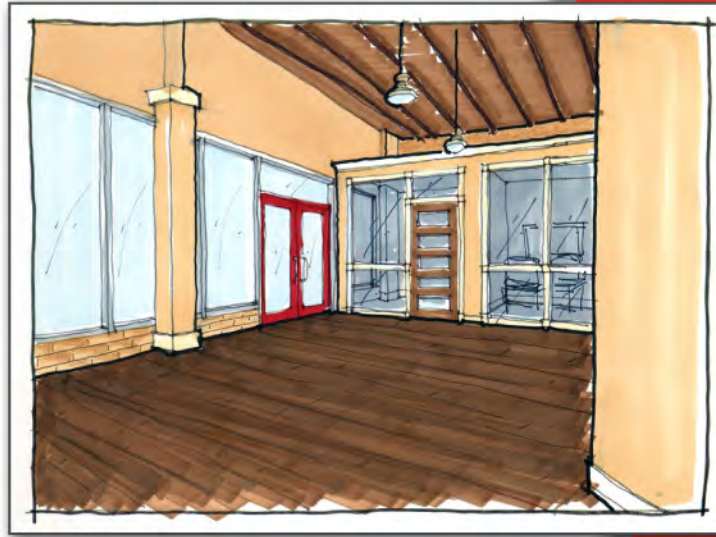
**Traffic Counts**      **2015 AADT\***

W. Ennis @ Preston      13,988 vpd  
 (2 blks west of site)

W. Ennis @ S. Kaufman      14,690 vpd  
 (3 blks east of site)

Source: TXDOT \*Annual Average Daily Traffic





Interior Elevations

For Leasing at the Franklin Building

## **CENTRAL CITY** **PROPERTIES, INC.**

1208 West Magnolia Avenue, Suite 212  
Fort Worth, Texas 76104

Fran McCarthy • 817.233.4040  
fran@franmccarthy.com

Kathryn McCarthy • 817.557.7055  
kfmccarthy@ccp-fw.com

All information provided herein is from sources deemed reliable and is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal.

**THE FRANKLIN BUILDING**  
107 S. Dallas Street, Ennis, Texas 75119

**Monthly Lease Rates**

<b>Suite No</b>	<b>Monthly Rent</b>	<b>Status</b>	<b>Suite No</b>	<b>Monthly Rent</b>	<b>Status</b>
101	\$750	Available	301	\$750	Available
103	\$700	Available	303	\$650	Available
105	\$650	Available	305	\$550	Available
107	\$650	Available	307	\$550	Available
109	\$650	Available	309	\$550	Available
111	\$650	Available	311	\$550	Available
			313	\$550	Available
201	\$850	Available	315	\$750	Available
203	\$700	Available			
205	\$700	Available	401	\$750	Available
207	\$500	Available	403	\$850	Available

Rent includes common area maintenance and electricity. Phone and high speed internet available for \$50 each per month.

**For Leasing Contact:**

Fran McCarthy - 817.233.4040 - fran@franmccarthy.com  
Kathryn McCarthy - 817.557.7055 - kfmccarthy@ccp-fw.com



## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Central City Properties, Inc.</b>	<b>9004074</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kathryn McCarthy</b>	<b>0604394</b>	<b>kfmccarthy@ccp-fw.com</b>	<b>(817)557-7055</b>
Designated Broker of Firm	License No.	Email	Phone
			<b>(817)557-7055</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)