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213 W. Ennis Avenue, Ennis, Texas

**The Livery Marketplace**

**CENTRAL CITY**  
PROPERTIES, INC.

This historic building constructed in 1920 is coming back to life as.....

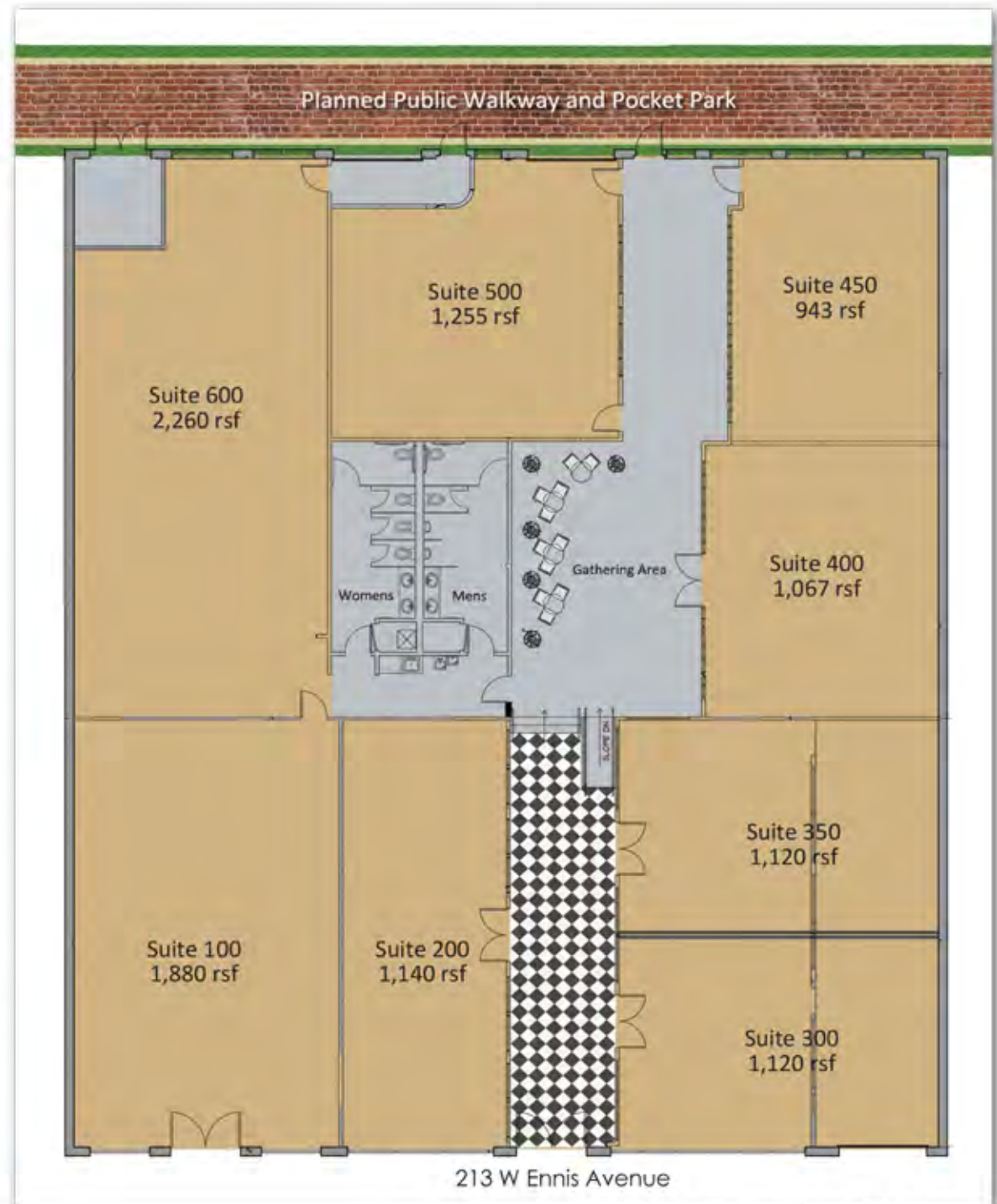
## The Livery Marketplace

Envisioned to be a vibrant collection of retail, office, personal services and restaurant spaces, this property is poised to become a shopping and entertainment destination for Ennis and the surrounding area.

Spaces facing West Ennis Avenue have direct street access. Visitors to the spaces on the future park side of the building are directed down the open access gallery to their front entrances from the gallery or the park. When furnished, the gallery will have the feeling of an outdoor sidewalk or European style alleyway with comfortable seating and art lining the walls.

Rents range from \$16.00 - \$18.00 per rentable square foot, plus \$4.20 NNN per rentable square foot for common area expenses.

Construction of common areas is complete and the building is ready for tenant finish out and occupancy.



Leasing Plan

**THE LIVERY BUILDING**  
213 W. Ennis Avenue, Ennis, Texas 75119

**Monthly Lease Rates**

<b>Suite No</b>	<b>Square Feet*</b>	<b>Rental Rate PSF</b>	<b>Monthly Rent</b>	<b>Monthly CAM**</b>	<b>Total Monthly Rent</b>
100	1,880	\$18.00	\$2,820.00	\$658.00	\$3,478.00
200	1,140	\$18.00	\$1,710.00	\$399.00	\$2,109.00
300	1,120	\$18.00	\$1,680.00	\$392.00	\$2,072.00
350	1,120	\$17.00	\$1,586.67	\$392.00	\$1,978.67
400	1,067	\$17.00	\$1,511.58	\$373.45	\$1,885.03
450	943	\$18.00	\$1,414.50	\$330.05	\$1,744.55
500	1,255	\$18.00	\$1,882.50	\$439.25	\$2,321.75
600	2,260	\$16.00	\$3,013.33	\$791.00	\$3,804.33

\*Square footages are correct on this sheet; leasing plan on brochure being revised.

\*\*Common area maintenance (CAM) is currently calculated at \$4.20 psf annually.

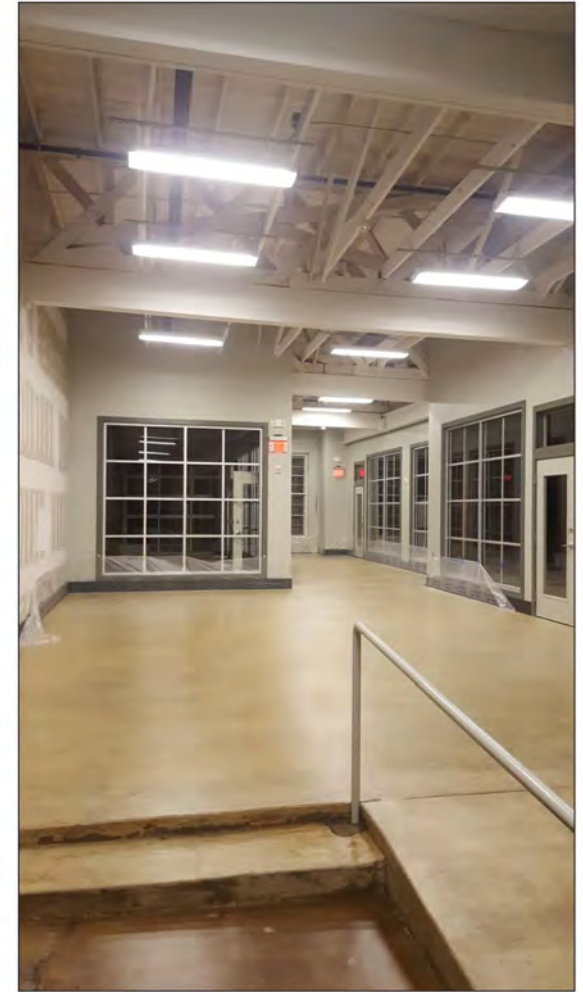
Phone and high speed internet available for \$50 each per month.



Womens restroom



View from front entry looking toward atrium



View from atrium looking toward rear entry

213 W. Ennis Avenue, Ennis, Texas

# The Livery Marketplace



**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

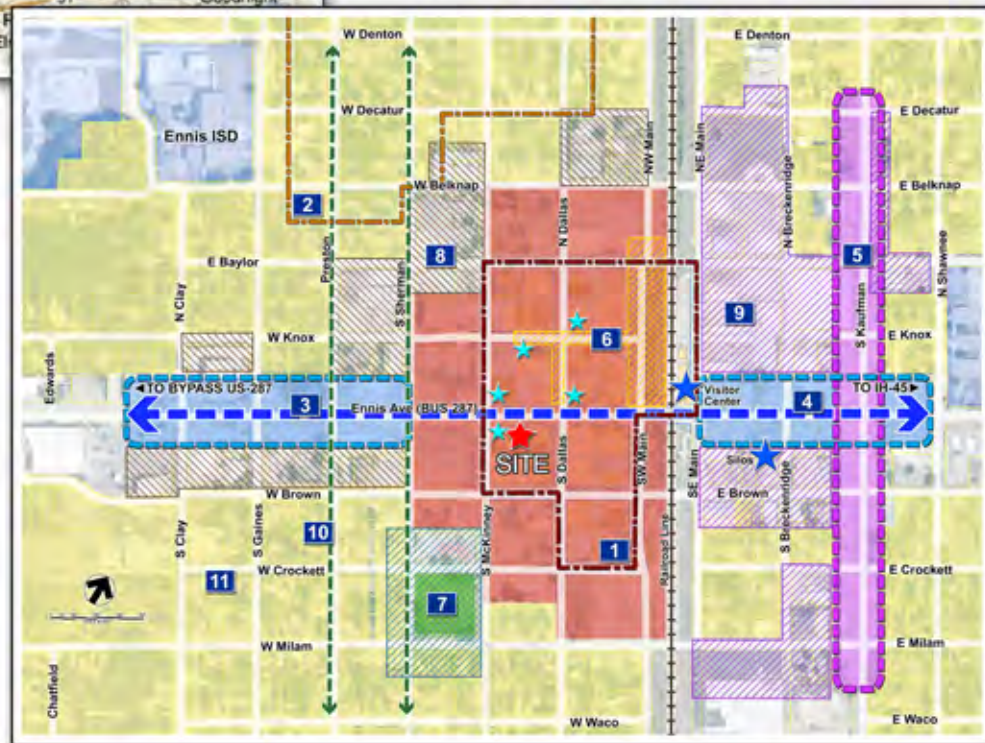
**Age**  
 Median Age                              33.2      35.5  
 Average Age                             35.8      37.0

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



**Downtown Ennis Master Plan**

2016 Ennis Comprehensive Plan - [www.ennistx.com/downtown-master-plan](http://www.ennistx.com/downtown-master-plan)



Architects renderings of downtown Ennis Main Street Redevelopment Project currently under construction.

For Leasing Information

# 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



Architects rendering of public walkway and pocket park to be located directly behind the Livery Marketplace

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.



## 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)