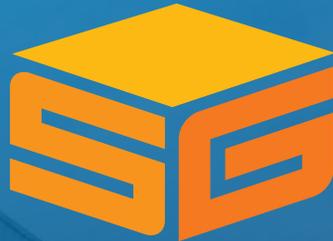


SOUTHGATE INDUSTRIAL PARK



Colliers International is pleased to introduce Southgate Industrial Park, 460 acres zoned for Heavy Industrial usage, with Rail Service from Union Pacific, freeway frontage along I-45 and just 25 miles south of the UP Intermodal facility. Located within the City of Ennis, the park offers tremendous flexibility for facilities desiring quick interstate access, proximity to labor, rail service, and large contiguous sites to accommodate large manufacturing/distribution operations that want accommodation for future growth and a large campus environment.

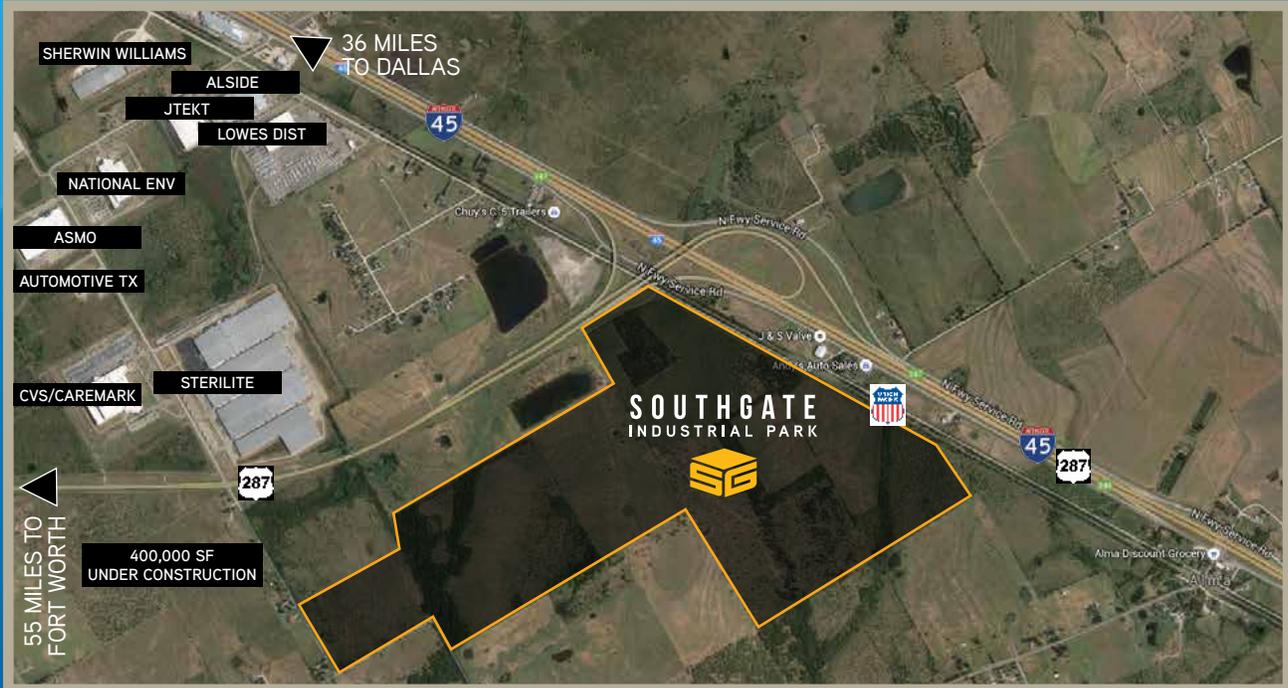


- 460 total acres for industrial use
- Sites ranging from 20 to 460 Acres
- SWQ of Hwy 287 and I-45 in Ennis, TX
- 4,500' of rail line frontage
- Economic incentive packages available
- Pricing starts at \$22,900 per acre
- Ennis: proven South Dallas industrial success - \$660,600,000 invested/4,000,000 SF

REPRESENTED BY



FOR SALE >> COMMERCIAL LAND >> HWY 287 AT I-45 IN ENNIS, TX

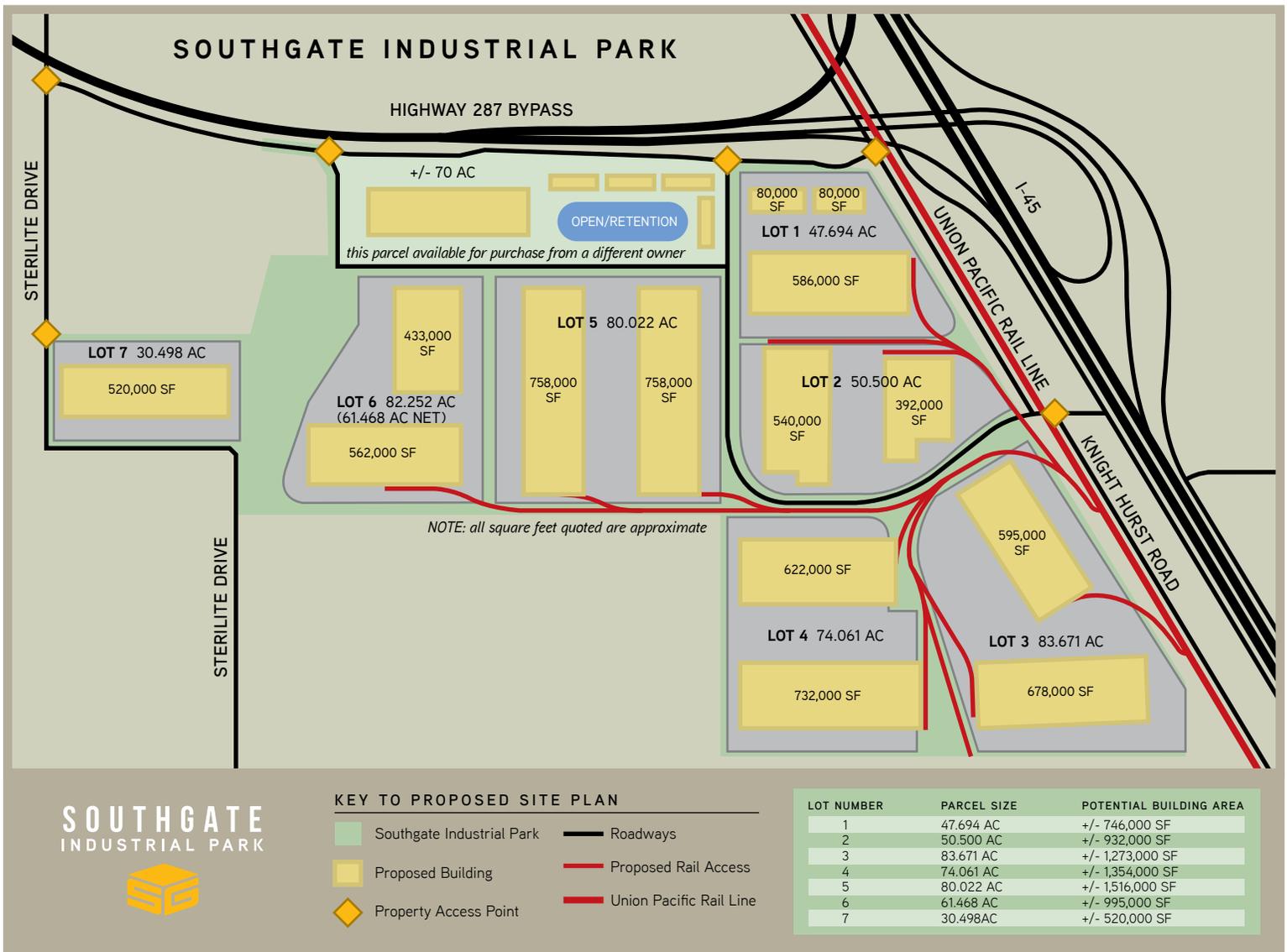


SITES AVAILABLE FROM 20 TO 460 ACRES

PRICING STARTS AT \$22,900 PER ACRE

COMPANIES WITH LOCATIONS IN ENNIS, TEXAS





PROPERTY OVERVIEW

- Planned industrial park
- Aggressive incentive package from the City of Ennis
- Strategically located at the SWQ of Highway 287 and Interstate-45
- 36 miles to Dallas CBD via I-45 and 55 miles to Fort Worth CBD via Hwy 287
- ±460 acres of zoned M-2 “Heavy Industrial” land (will divide or sell bulk)
- Sites available ranging in size from 20 acres to 460 acres
- ±4,500 feet of frontage on rail line; UP Rail access is approved and designed
- ±25 miles to UP Intermodal Facility
- Up to 7M SF potential build out
- Water available to site and sewer under construction
- Solid industrial base and Fortune 500 neighbors





OVERVIEW OF ENNIS, TEXAS

From its founding as a railroad hub in 1872, Ennis has grown from a small-town station into a center of business and trade. Ennis sits at the crossroads between Highway 45, which connects it to Dallas and Houston, and Highway 287, which connects it with Fort Worth and the gulf coast. The city's government is increasing investment in local infrastructure and incentives to bring businesses to the city to take advantage of its locations at the crossroads.

Over the last ten years, Ennis has increased its market valuation by more than \$535 million, and its tax base grew over 5% from 2014 to 2015. Ennis is part of the booming DFW Metroplex, and only 35 miles from downtown Dallas. Today, over 4,000 people work in over 40+ industries in the "Bluebonnet City". Automotive components, furniture, steel, electronics, paint, roofing materials, and other products are all produced in the city. The city also hosts state-of-the-art call and distribution centers. As industry continues to grow in the booming DFW Metroplex, Ennis an ideal location for manufacturing and distribution, with easy access to the labor force and multiple transportation options.

HIGHLIGHTS

- One of the lowest combined tax rates in North Texas
- One of the lowest commercial water rates in North Texas
- Population of 2 million within 30 miles
- Labor force of over 3 million people within 50 miles
- Ranked by Southern Business and Development as a leading city in the south for industrial job growth
- Dedicated sales tax funding of the Ennis Economic Development Corporation
- Heavy investment in city infrastructure, including \$6 million for street construction and \$10 million for street and utility projects over the next two years
- City of Ennis has a AA- Credit rating from Standard and Poors and general obligation bonds are rated A1 by Moody's Investors Service
- Ellis County unemployment rate was 3.9% in September 2015, 1.2% lower than national average

REPRESENTED BY

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Approved by the Texas Real Estate Commission for Voluntary Use

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

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real Estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records

Buyer, Seller, Tenant or Landlord

Date



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Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.