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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.....

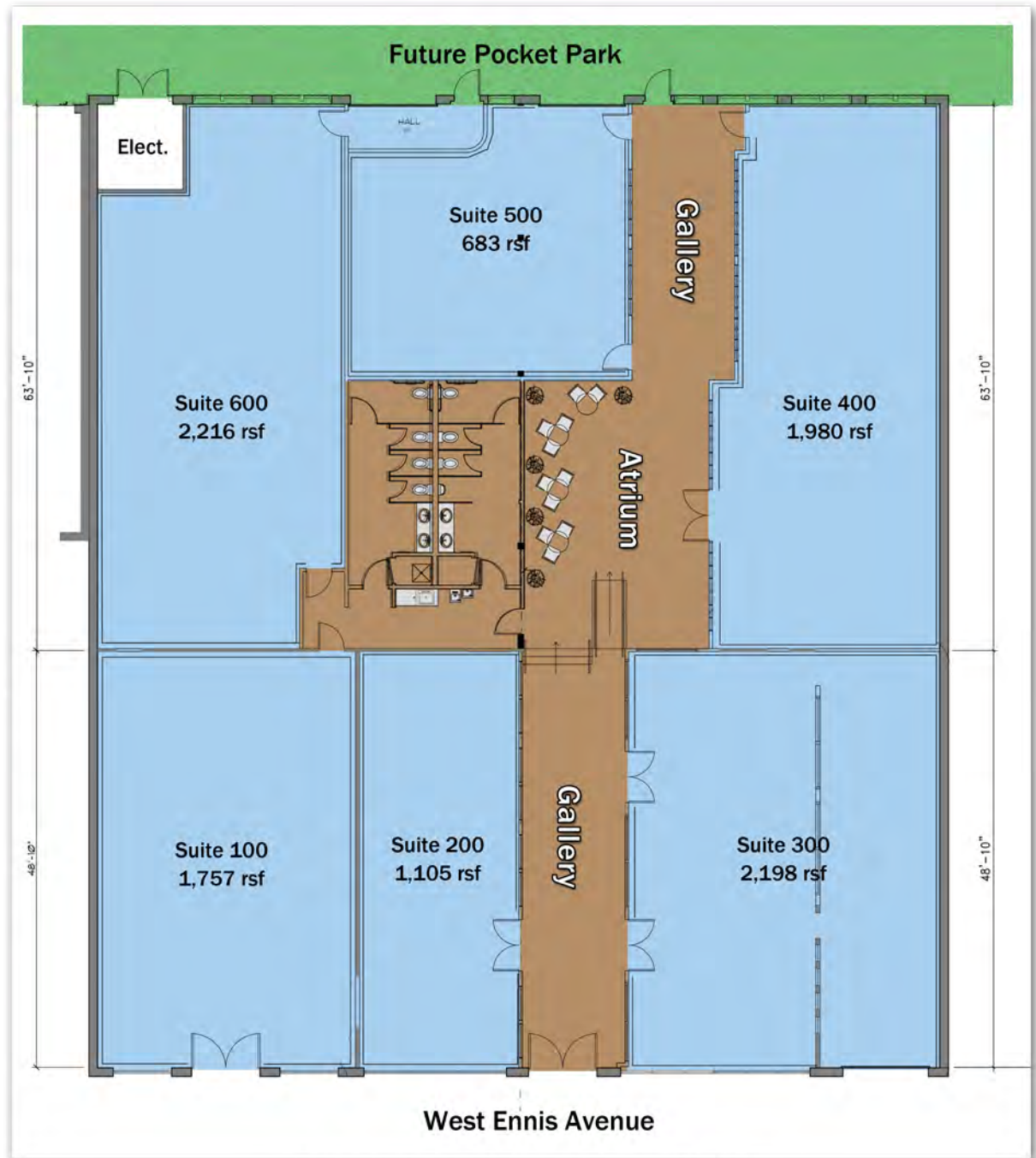
The Livery Marketplace

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

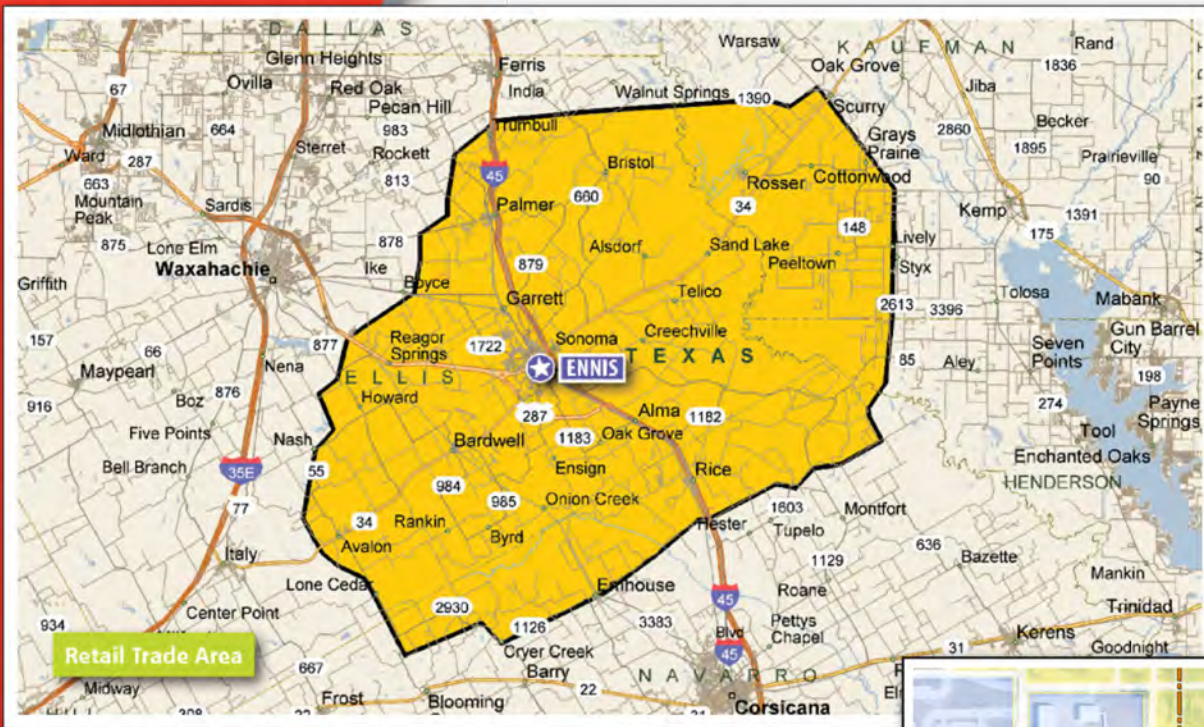
Spaces facing West Ennis Avenue will have direct street access. Visitors to the spaces on the park side of the building will be directed down the open access gallery to their front entrances from the gallery or the park. This gallery will have the feeling of an outdoor sidewalk or European style alleyway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

Rents will range from \$18.00 per rentable square foot, plus \$4.00 NNN per rentable square foot for common area expenses.

Construction is underway and the building will be ready for the first tenants in late Summer 2017.



Proposed Leasing Plan

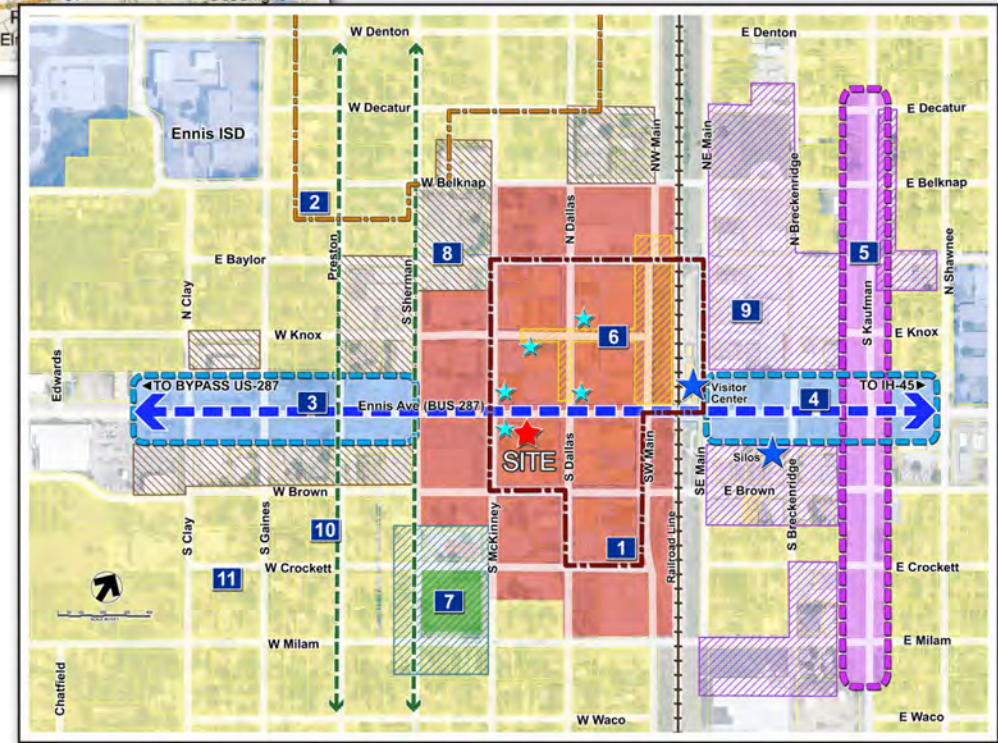


Demographics	Ennis	RTA*
Population		
2016 Estimate	19,485	41,330
Proj. Growth (5 yrs)	3.57%	4.72%
Households		
2016 Estimate	6,533	13,985
Proj. Growth (5 yrs)	4.0%	5.14%
Income		
Avg. HH Income	\$57,996	\$62,980
Med. HH Income	\$43,162	\$46,486
Age		
Median Age	33.2	35.5
Average Age	35.8	37.0

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





Front Elevation

For Leasing at The Livery Marketplace

CENTRAL CITY **PROPERTIES, INC.**

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

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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 LIVERY BUILDING
215 W. Ennis Avenue, Ennis, Texas 75119

Monthly Lease Rates

Suite No	Square Feet	Rental Rate PSF	Monthly Rent	Monthly CAM*	Total Monthly Rent
100	1,924	\$18.00	\$2,885.58	\$673.30	\$3,558.88
200	1,153	\$18.00	\$1,728.77	\$403.38	\$2,132.14
300	2,291	\$18.00	\$3,437.24	\$802.02	\$4,239.26
400	2,064	\$17.00	\$2,923.92	\$722.38	\$3,646.29
500	1,204	\$17.00	\$1,705.91	\$421.46	\$2,127.37
600	2,310	\$16.00	\$3,079.92	\$808.48	\$3,888.40

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

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

The rentable square footage includes a common area factor

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.

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