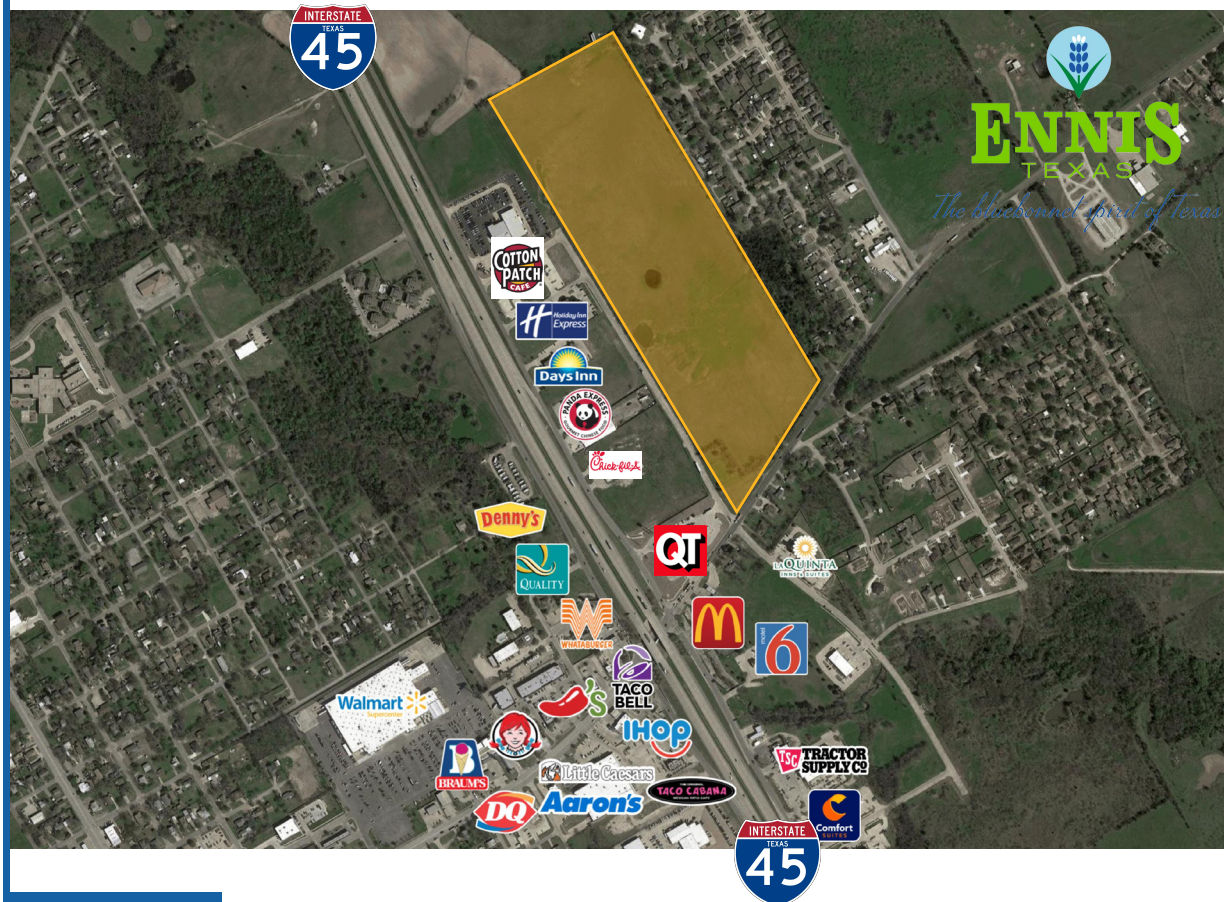




MIXED USE OPPORTUNITIES - MF, Anchor & Entertainment

State Highway 34 | Ennis, Texas 75119



AVAILABLE SPACE

50 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Interstate 45 – 38,861 AADT

Source: TXDOT 2013

PROPERTY INFORMATION

- Development opportunity
- Close proximity to national retailers and restaurants

DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	RTA
2019 Population	20,422	43,369
Average HH Income	\$72,864	\$74,642
Median Age	33.66	35.74

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

CONTACT

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662.231.0608

Marty Nelson
Economic Development
mnelson@ennistx.gov
972.921.4794

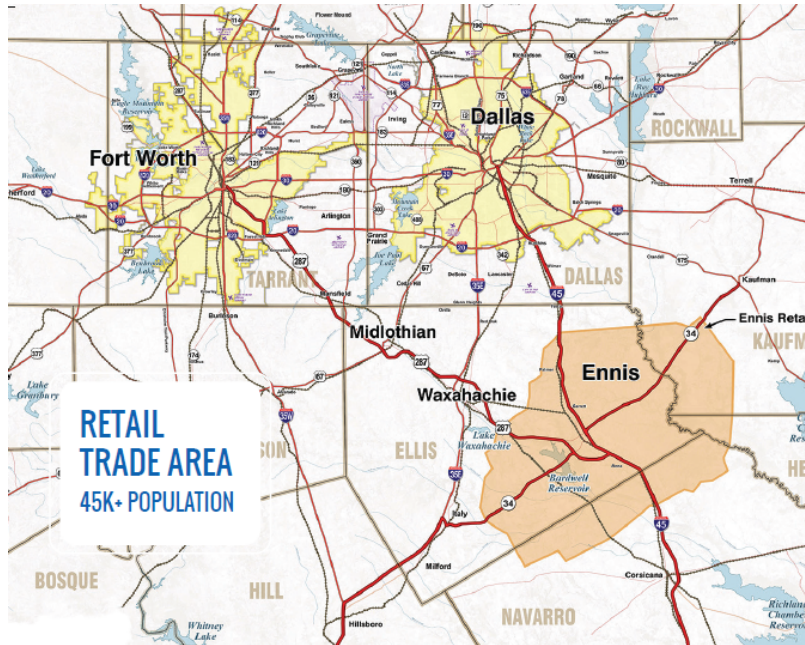
 **TheRetailCoach®** P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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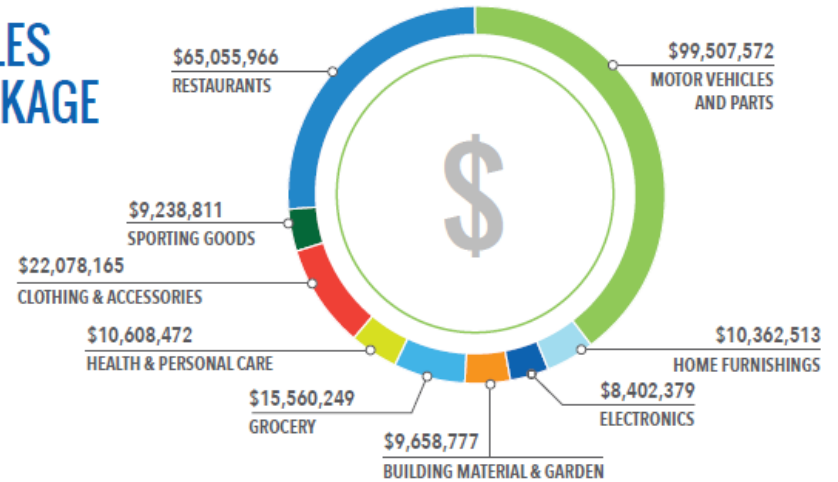


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SALES LEAKAGE



DEVELOPMENT ANALYSIS

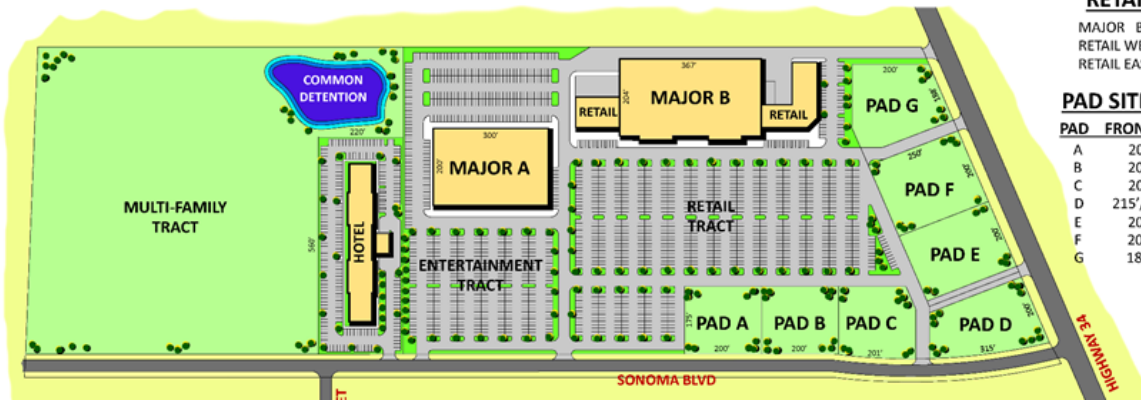
USE	AREA	ACRES	BUILDING	FRONTAGE
MULTI-FAMILY	646,884 SF	14.85 AC	260 UNITS	762'
HOTEL	123,804 SF	3.94 AC	TYPICAL	220'
ENTERTAINMENT	334,580 SF	7.68 AC	60,000 SF	420'
PAD SITES	307,248 SF	7.05 AC	TYPICAL	1,604'
RETAIL	573,320 SF	13.16 AC	99,700 SF	363'

RETAIL AREAS

MAJOR B	75,000 SF
RETAIL WEST	9,200 SF
RETAIL EAST	15,500 SF

PAD SITE ANALYSIS

PAD	FRONTAGE	AREA
A	200'	35,000 SF
B	200'	35,000 SF
C	201'	36,244 SF
D	215'/200'	47,844 SF
E	200'	49,822 SF
F	200'	49,958 SF
G	188'	53,380 SF



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