OFFERING MEMORANDUM

Yorkstown

2405 Yorkstown Dr, Ennis, TX 75119

Marcus & Millichap

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Marcus & Millichap

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Marcus & Millichap

SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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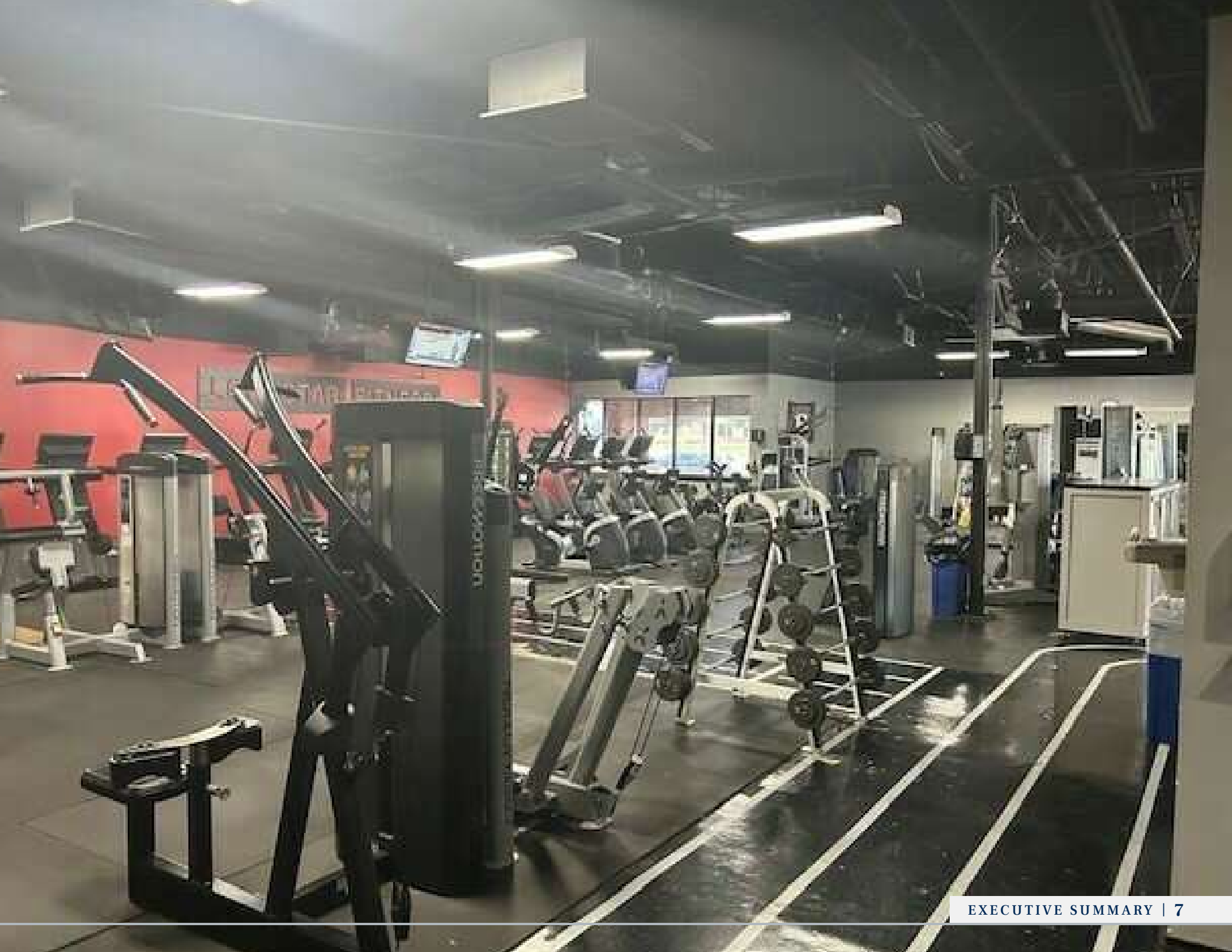

OFFERING SUMMARY

Listing Price	Cap Rate	Price/SF
$1,799,000	**0.00%**	**$124.93**

FINANCIAL	
Listing Price	$1,799,000

OPERATIONAL	
Net Rentable Area	14,400 SF
Lot Size	0.58 Acres (25,264 SF)
Year Built/Renovated	1986/-

OAKLEY

YORKSTOWN

2405 Yorkstown Dr, Ennis, TX 75119

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present the opportunity to acquire an attractive office property located at 2405 Yorkstown Drive in Ennis, Texas. This prime office/flex building was built in 1986 and offers 14,400 square feet of space. 13,000 square feet will be available August of 2025 as well as a long-term tenant occupying 1,100 square feet with a brand-new five-year lease. This propery is in a prominent retail section of Ennis and is well located just off West Ennis Avenue (287 Business).

This opportunity is great for a new owner/user who would like the added benefit of another stable long-term tenant in the building. This type of asset is appealing to banks and financial institutions, and debt quotes are available.

INVESTMENT HIGHLIGHTS

14,400 Square Foot Flex Space

13,000 Square Feet Available August 2025

Located just off Business 287

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

LOCAL MAP

Marcus & Millichap

SITE DESCRIPTION

Assessors Parcel Number	179793
Zoning	Commercial
Floors	1
Year Built/Renovated	1986/-
Net Rentable Area	14,400 SF
Parking	31 Spaces
Parking Ratio	3.14:1,000 SF
Guest Parking	No
Intersection/Cross Street	Yorkstown/W Ennis Ave

UTILITIES

Electric	City of Ennis
Water	City of Ennis

CONSTRUCTION

Foundation	Concrete
Exterior	Brick/Masonry
Roof	TPO

MECHANICAL

HVAC	Heating and Cooling 6 Units
Security	Badged Entrance for Gym
Fire Protection	Extinguishers
Restrooms/Lockerooms	1/Male and Female Lockers

REGIONAL MAP // Yorkstown

Yorkstown Dr
Yorkstown Dr
Yorkstown Dr
W Ennis Ave
W Ennis Ave
287
287
Google
Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

SECTION 3

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER SF CHART

SALE COMPS

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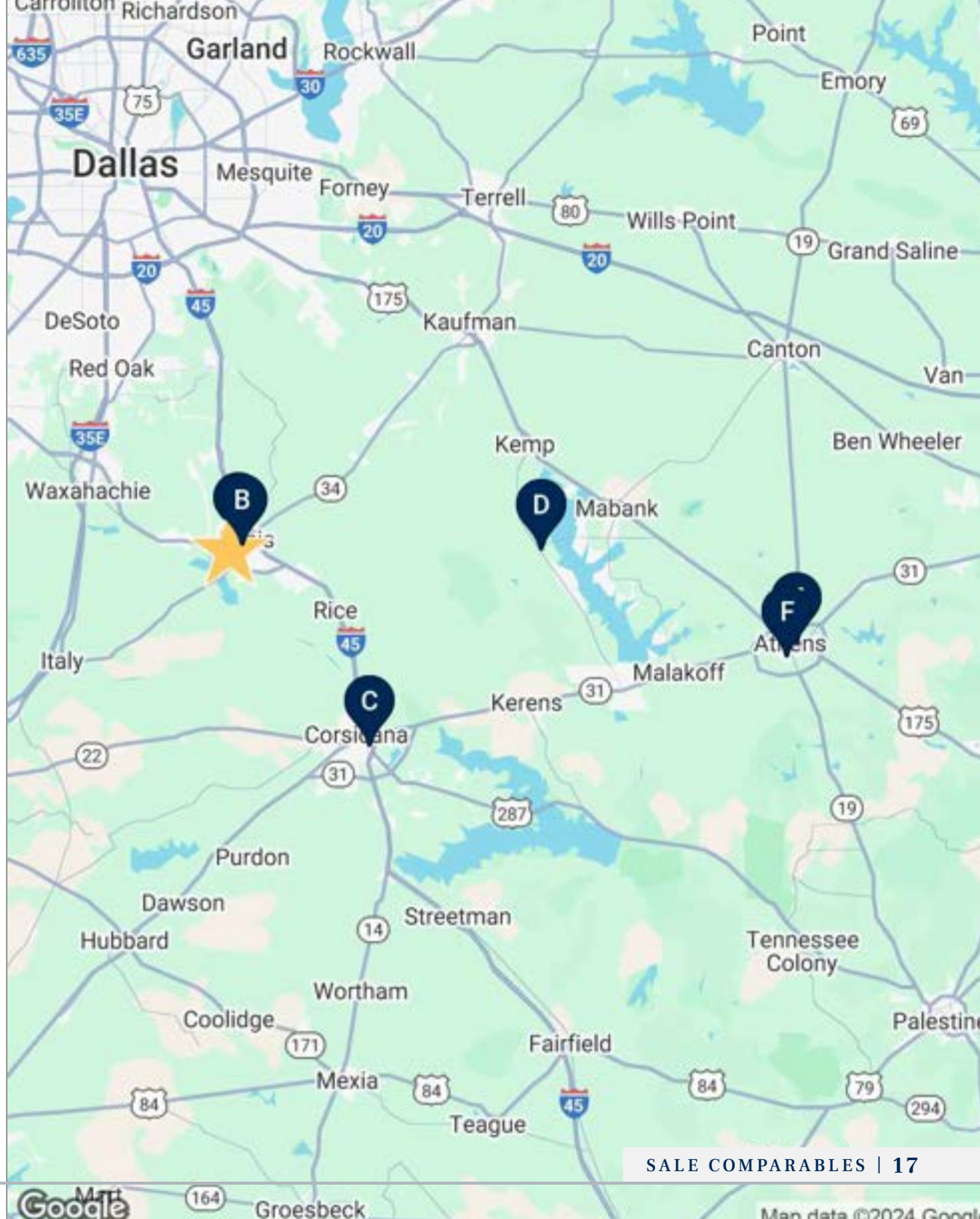
SALE COMPS MAP

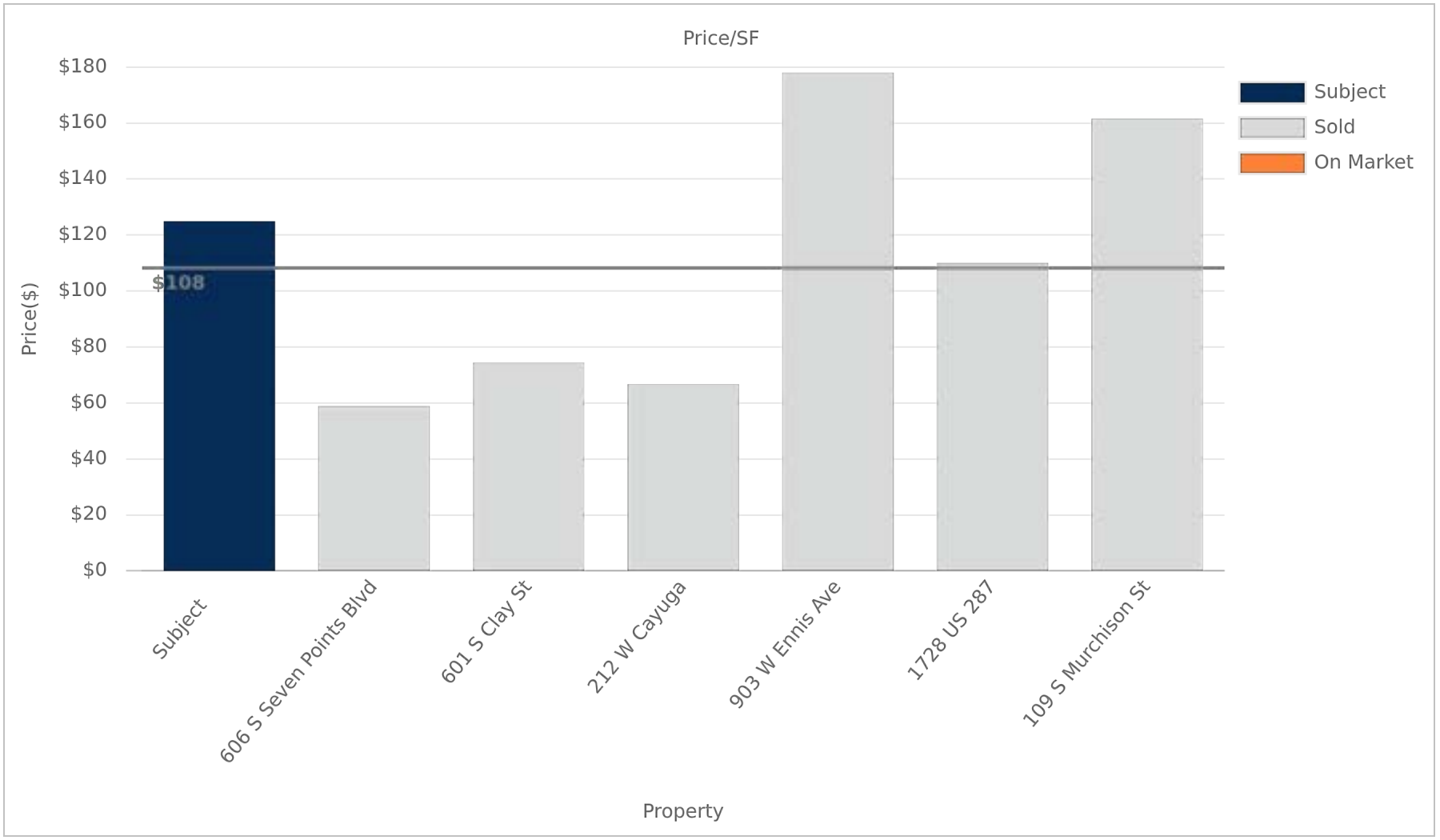
- Yorkstown
- A 903 W Ennis Ave
- B 601 S Clay St
- C 1728 US 287
- D 606 S Seven Points Blvd
- E 109 S Murchison St
- F 212 W Cayuga



SALE COMPS SUMMARY // Yorkstown

	SUBJECT PROPERTY	PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
★	**Yorkstown** 2405 Yorkstown Dr Ennis, TX 75119	Request for Offer	14,400 SF	$124.93	0.58 AC	On Market

	SALE COMPARABLES	PRICE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
A	**903 W Ennis Ave** 903 W Ennis Ave Ennis, TX 75119	$445,000	2,500 SF	$178.00	0.22 AC	12/05/2023
B	**601 S Clay St** 601 S Clay St Ennis, TX 75119	$1,150,000	15,473 SF	$74.32	1.17 AC	06/06/2021
C	**1728 US 287** 1728 US-287 BUS Corsicana, TX 75110	$1,100,000	10,000 SF	$110.00	0.67 AC	01/04/2024
D	**606 S Seven Points Blvd** 606 S Seven Pts Dr Seven Points, TX 75143	$660,000	11,214 SF	$58.86	0.79 AC	04/22/2021
E	**109 S Murchison St** 109 S Murchison St Athens, TX 75751	$850,000	5,263 SF	$161.50	0.18 AC	04/08/2024
F	**212 W Cayuga** 212 W Cayuga Dr Athens, TX 75751	$400,000	6,000 SF	$66.67	0.68 AC	01/13/2023
	AVERAGES	**$767,500**	**8,408 SF**	**$108.22**	**0.62 AC**	**-**


Price/SF
$180
$160
$140
$120
$100
$80
$60
$40
$20
$0
Price($)
$108
Subject
Sold
On Market
Subject
606 S Seven Points Blvd
601 S Clay St
212 W Cayuga
903 W Ennis Ave
1728 US 287
109 S Murchison St
Property

SALE COMPS // Yorkstown

Yorkstown
2405 Yorkstown Dr, Ennis, TX 75119

Listing Price:	Request for Offer	Net Rentable Area:	14,400 SF
Price/SF:	$124.93	Occupancy:	8%
Property Type:	Office	Year Built/Renovated:	1986/-
Lot Size:	0.58 Acres	COE:	On Market

A 903 W Ennis Ave
903 W Ennis Ave Ennis, TX 75119

Sale Price:	$445,000	Net Rentable Area:	2,500 SF
Price/SF:	$178.00	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	1994/-
Lot Size:	0.22 Acres	COE:	12/05/2023

*NOI $30,800

B **601 S Clay St**
601 S Clay St Ennis, TX 75119

Sale Price:	$1,150,000	Net Rentable Area:	15,473 SF
Price/SF:	$74.32	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	1987/2012
Lot Size:	1.17 Acres	COE:	06/06/2021

C **1728 US 287**
1728 US-287 BUS Corsicana, TX 75110

Sale Price:	$1,100,000	Net Rentable Area:	10,000 SF
Price/SF:	$110.00	Occupancy:	0%
Property Type:	Office	Year Built/Renovated:	1983/-
Lot Size:	0.67 Acres	COE:	01/04/2024

*Whisper
*Off Market

SALE COMPS // Yorkstown

D **606 S Seven Points Blvd**
606 S Seven Pts Dr Seven Points, TX 75143

Sale Price:	$660,000	Net Rentable Area:	11,214 SF
Price/SF:	$58.86	Occupancy:	-
Property Type:	Office	Year Built/Renovated:	2001/-
Lot Size:	0.79 Acres	COE:	04/22/2021

E **109 S Murchison St**
109 S Murchison St Athens, TX 75751

Sale Price:	$850,000	Net Rentable Area:	5,263 SF
Price/SF:	$161.50	Occupancy:	0%
Property Type:	Office	Year Built/Renovated:	1995/-
Lot Size:	0.18 Acres	COE:	04/08/2024

F **212 W Cayuga**
212 W Cayuga Dr Athens, TX 75751

Sale Price:	$400,000	Net Rentable Area:	6,000 SF
Price/SF:	$66.67	Occupancy:	0%
Property Type:	Office	Year Built/Renovated:	1972/-
Lot Size:	0.68 Acres	COE:	01/13/2023

SECTION 4

Market Overview

DEMOGRAPHICS

Marcus & Millichap

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	3,736	21,717	26,888
2023 Estimate			
Total Population	3,485	20,111	24,730
2020 Census			
Total Population	3,198	19,512	24,034
2010 Census			
Total Population	3,015	18,201	21,958
Daytime Population			
2023 Estimate	3,558	19,033	23,406
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2028 Projection			
Total Households	1,409	7,609	9,487
2023 Estimate			
Total Households	1,309	7,011	8,676
Average (Mean) Household Size	2.7	2.9	2.9
2020 Census			
Total Households	1,246	6,638	8,174
2010 Census			
Total Households	1,101	6,028	7,321
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2023 Estimate			
$200,000 or More	5.2%	3.2%	3.5%
$150,000-$199,999	9.5%	5.3%	5.7%
$100,000-$149,999	15.3%	14.1%	14.6%
$75,000-$99,999	13.3%	11.6%	11.7%
$50,000-$74,999	16.7%	16.2%	16.3%
$35,000-$49,999	13.5%	13.4%	13.2%
$25,000-$34,999	9.8%	15.4%	15.1%
$15,000-$24,999	9.1%	10.4%	10.1%
Under $15,000	7.7%	10.3%	10.0%
Average Household Income	$87,753	$72,448	$74,745
Median Household Income	$62,811	$50,579	$52,142
Per Capita Income	$33,212	$25,401	$26,342

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	3,485	20,111	24,730
Under 20	29.1%	30.6%	30.4%
20 to 34 Years	19.6%	21.9%	21.4%
35 to 49 Years	17.6%	18.8%	18.9%
50 to 59 Years	11.7%	10.2%	10.5%
60 to 64 Years	5.8%	4.7%	4.9%
65 to 69 Years	4.6%	4.0%	4.0%
70 to 74 Years	3.5%	3.3%	3.5%
Age 75+	8.0%	6.6%	6.4%
Median Age	36.0	33.4	33.9
Population by Gender			
2023 Estimate Total Population	3,485	20,111	24,730
Male Population	48.3%	49.0%	49.2%
Female Population	51.7%	51.0%	50.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	28.0	26.0	27.0

POPULATION

In 2023, the population in your selected geography is 24,730. The population has changed by 12.62 since 2010. It is estimated that the population in your area will be 26,888 five years from now, which represents a change of 8.7 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 33.9, compared with the U.S. average, which is 38.7. The population density in your area is 315 people per square mile.

EMPLOYMENT

In 2023, 14,209 people in your selected area were employed. The 2010 Census revealed that 49.8 percent of employees are in white-collar occupations in this geography, and 34.8 percent are in blue-collar occupations. In 2023, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.

HOUSEHOLDS

There are currently 8,676 households in your selected geography. The number of households has changed by 18.51 since 2010. It is estimated that the number of households in your area will be 9,487 five years from now, which represents a change of 9.3 percent from the current year. The average household size in your area is 2.8 people.

HOUSING

The median housing value in your area was $186,299 in 2023, compared with the U.S. median of $268,796. In 2010, there were 4,433.00 owner-occupied housing units and 2,886.00 renter-occupied housing units in your area.

INCOME

In 2023, the median household income for your selected geography is $52,142, compared with the U.S. average, which is currently $68,480.The median household income for your area has changed by 21.47 since 2010. It is estimated that the median household income in your area will be $56,661 five years from now, which represents a change of 8.7 percent from the current year.

The current year per capita income in your area is $26,342, compared with the U.S. average, which is $39,249. The current year's average household income in your area is $74,745, compared with the U.S. average, which is $100,106.

EDUCATION

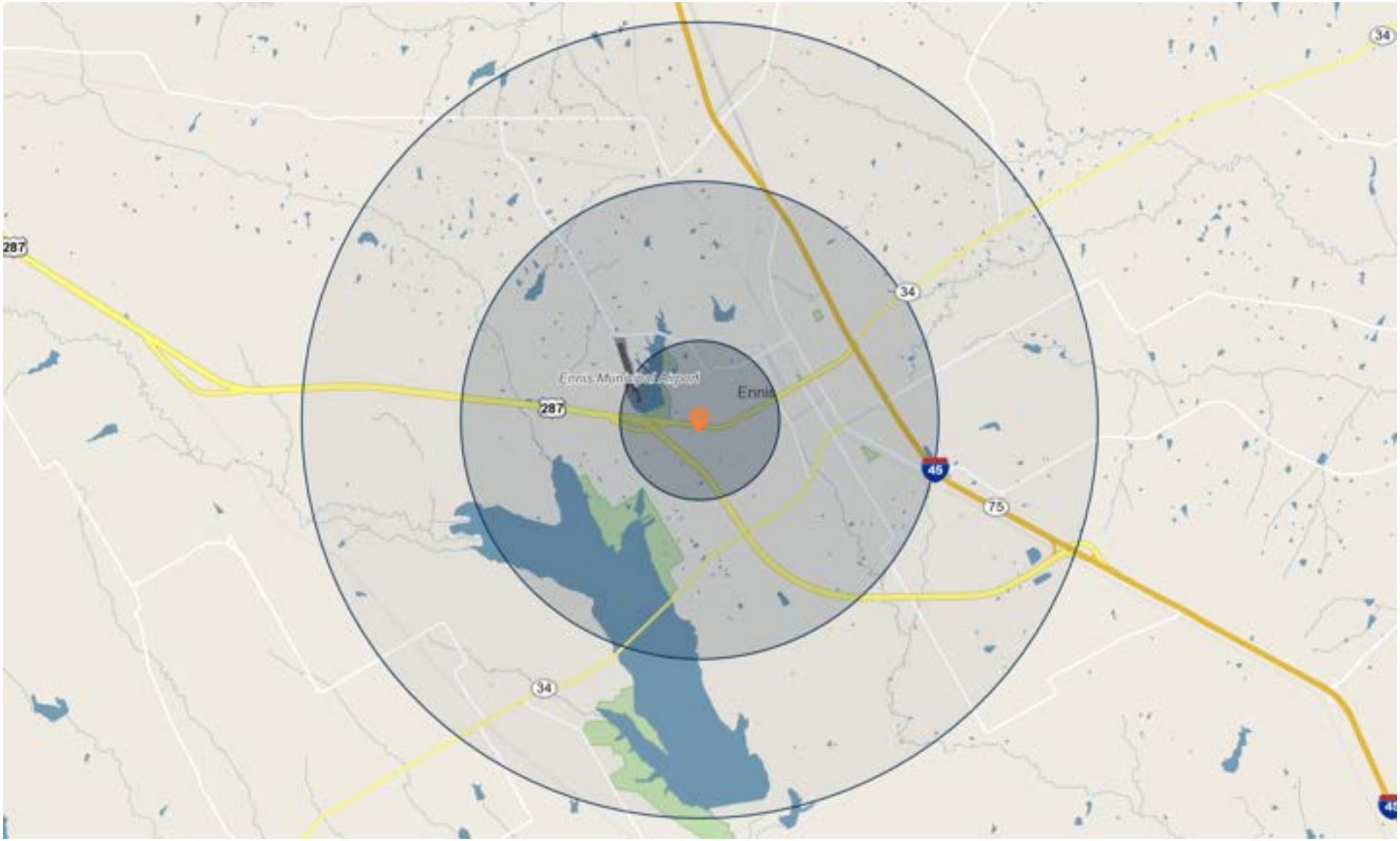
The selected area in 2023 had a lower level of educational attainment when compared with the U.S averages. Only 6.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 9.6 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 8.0 percent vs. 8.5 percent, respectively.

The area had more high-school graduates, 29.9 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 21.6 percent in the selected area compared with the 20.1 percent in the U.S.

	Major Employers	Employees
1	Sterilite Corporation	500
2	Leggett & Platt Incorporated-Leggett & Platt 0003	310
3	Andrews Distrg Co N Texas LLC	299
4	Lowes Home Centers LLC-Lowes	243
5	Prhc-Ennis LP-Ennis Regional Medical Center	219
6	Buc-Ees Ltd	181
7	Schirm USA Inc	180
8	Advanced Drainage Systems Inc	143
9	Elk Corporation of Texas	140
10	Ennis Independent School Dst-Dorie Miller Intermediate Schl	110
11	Ennis Independent School Dst-Ennis Junior High School	109
12	Mitek Corporation-Atlas Soundolier	100
13	Afc Solar LLC	100
14	Dakota Utility Contractors LLC	100
15	Cody Company LLC	100
16	Guardiar USA LLC	98
17	Polynt Composites USA Inc	92
18	Legacy Lifepoint Health LLC-Ennis Regional Medical Center	92
19	Ennis Independent School Dst-Jack Lummus Intermediate Schl	90
20	Ronald R Yen DDS Msd Inc	88
21	Walmart Inc-Walmart	88
22	Preferred Care Hlth Fclties TX-Ennis Care Center	84
23	Tropar Manufacturing Co Inc	84
24	Braums Inc-Braums Ice Cream & Dairy 158	82
25	Lone Star Railroad Contrs LLC	80

DEMOGRAPHICS // Yorkstown



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