1301 S Kaufman St

Ennis, TX 75119

Industrial For Sale/For Lease
Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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INVESTMENT HIGHLIGHTS

Contact Agent
Price

Property Highlights

- **Vacant industrial facility** offering immediate occupancy for an owner-user or value-add investor.
- **Ideal for manufacturing,** distribution, warehousing, logistics, or service industrial operations.
- **Excellent access to Interstate 45**, providing efficient connectivity to Dallas, Corsicana, and the greater DFW Metroplex.
- **Located within the rapidly expanding Ennis** industrial corridor, benefiting from continued commercial and industrial growth.
- **Functional warehouse layout** with flexibility to accommodate a variety of industrial users.
- **Value-add opportunity** through lease-up, repositioning, or owner-user occupancy.
- **Strong regional labor pool** supported by sustained residential and employment growth throughout Ellis County.
- **Excellent truck accessibility** with convenient connections to major regional transportation corridors.
- **Rare opportunity to acquire a vacant industrial** asset in a market with limited available inventory.

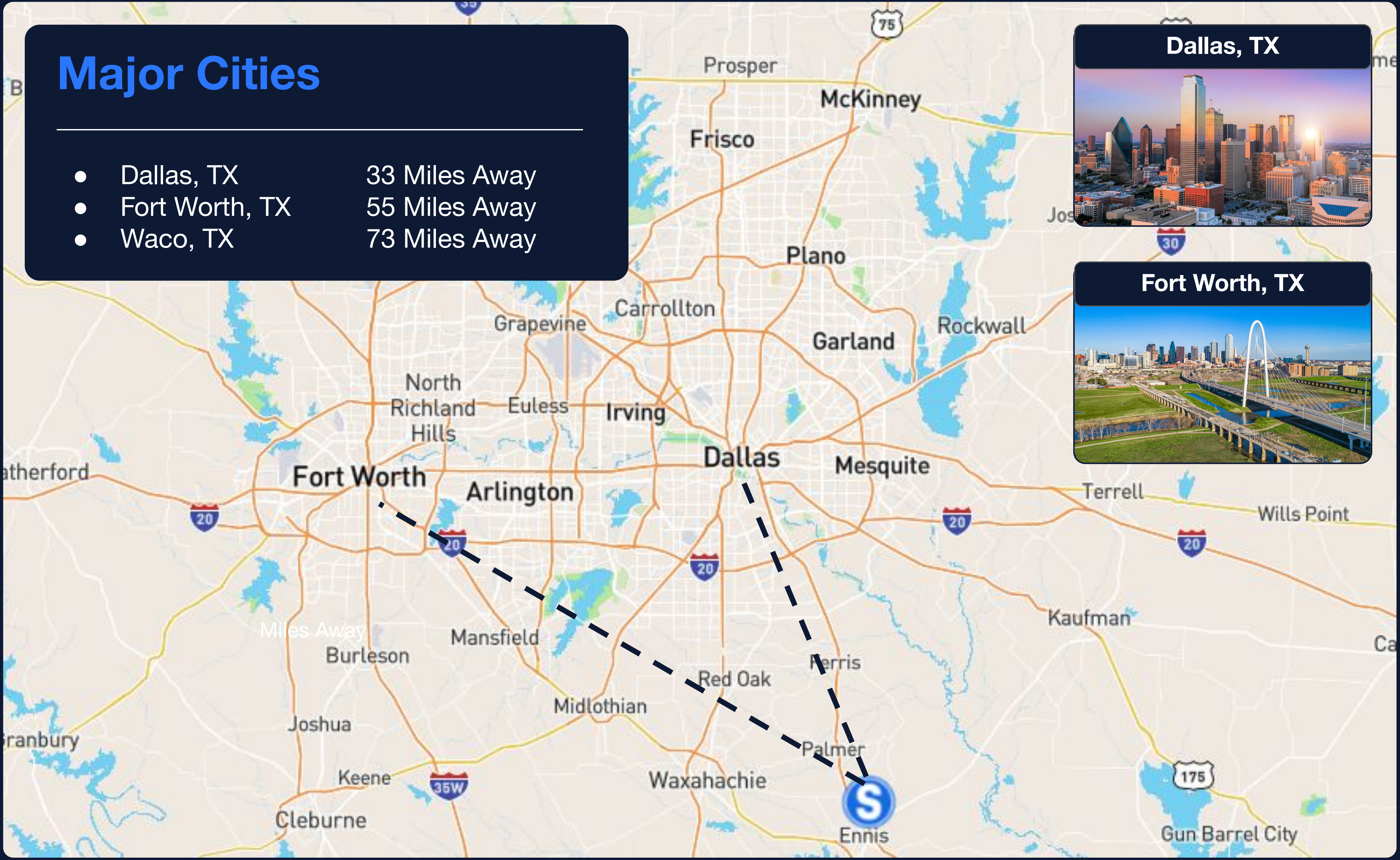
N
Walmart Supercenter
bw
Warehouse
±35 Employees
Union Pacific Railroad
25-30 Freight trains per day
Direct Access to DFW, Houston & National Rail Network
Buc-ee's
Large travel center and convenience store located along Interstate 45. It is one of the primary highway travel stop between Dallas and Houston.
±350 Employees
Subject Property
45
±41,000 VPD
Hunter
syngenta
Chemical Plant
±200 Employees
SCHIRM USA
FAITH • FAMILY • FORMULATION
Warehouse
±500 Employees
Ennis Regional
MEDICAL CENTER
Ennis Regional Medical Center
±60 Beds | ±300 Employees
Lowe's
Distribution Center
±457 Employees
McDonald's
287
Atlas Sound
Electronics Manufacturer
±350 Employees
PetSmart
Distribution Center
±1,000 Employees
±14,770 VPD
Sherwin Williams
Manufacturing Plant
±350 Employees
freshpet
Food Manufacturer
±1,000 Employees

MARKET OVERVIEW

1301 S Kaufman St
Ennis, TX 75119

Major Cities

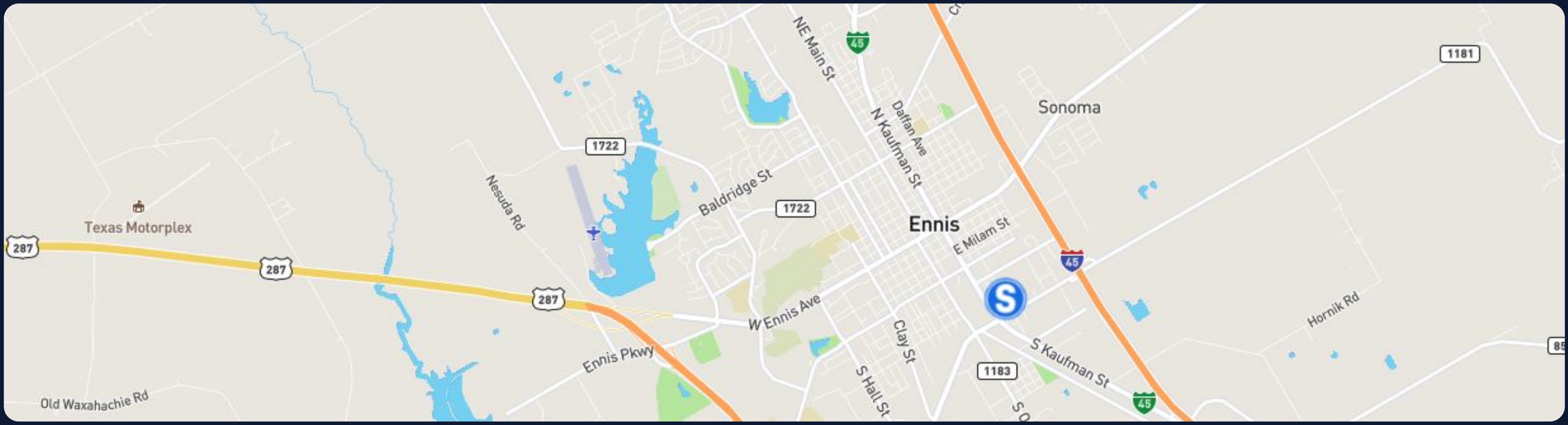
- Dallas, TX — 33 Miles Away
- Fort Worth, TX — 55 Miles Away
- Waco, TX — 73 Miles Away



Dallas, TX

Fort Worth, TX

Ennis, TX



Local Market Overview
Ennis, Texas, is a growing industrial and logistics market located approximately 35 miles south of Downtown Dallas. The city benefits from its location along Interstate 45, providing businesses with convenient access to the Dallas–Fort Worth Metroplex and major regional transportation routes. Ennis also offers access to rail infrastructure, making it an attractive location for manufacturing, distribution, and logistics companies.

The local economy has a strong industrial base, with established companies operating in manufacturing, food production, steel fabrication, building materials, and distribution. Ennis continues to attract new industrial investment due to its available land, transportation access, workforce, and proximity to the Dallas–Fort Worth market. These advantages have helped establish the city as an important industrial center within Ellis County and the southern DFW region.

Population	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,953	25,559	31,602
Current Year Estimate	5,786	22,161	27,432
2020 Census	4,873	19,398	23,602
Growth Current Year-Five-Year	20.17%	15.33%	15.20%
Growth 2020-Current Year	18.75%	14.25%	16.23%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	2,438	9,132	11,245
Current Year Estimate	1,980	7,754	9,558
2020 Census	1,599	6,630	8,067
Growth Current Year-Five-Year	23.16%	17.77%	17.64%
Growth 2020-Current Year	23.84%	16.95%	18.49%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$81,929	$99,317	$103,153

Dallas-Fort Worth, TX MSA

Dallas–Fort Worth ranks among the nation’s most dynamic industrial investment markets, supported by a pro-business environment, diversified economic base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This growth fuels demand for warehouse, distribution, manufacturing, and logistics space, reinforcing long-term industrial occupancy and investment fundamentals.

8.5M+
Total Population

Top 3 Metros
in the U.S. for Annual Population Growth

No State Income Tax
Pro-Business Environment

Tourism with $10.9B in Economic Impact
with 27M+ Visitors Annually Supporting 60K+ Jobs (2024- 2025)



Demographics & Demand Drivers

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

#1
U.S. Metro for Jobs Added

4M+
Total in Workforce

50K+
Jobs Added in 2025

>2%
Employment Growth vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW

American Airlines, McKesson, Texas Instruments, Sinclair, Southwest, Charles Schwab, Kimberly-Clark, AT&T, D.R. Horton America's Builder, Energy Transfer

Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | **2025 Dataset**

Workforce & Household Formation

22K+ New Households
Formed Annually Since 2019

180K+ Housing Units
Delivered Since 2020

Attainable Housing Supply
Supports Sustained In-Migration

Corporate Relocations & Expansions

New York Stock Exchange
Relocated Chicago Branch to Dallas

Nasdaq Texas
Dual-Listing Exchange Announced

Coinbase Headquarters
Relocated to Texas

AT&T Global Headquarters
Plano Campus in Development

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11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate license holders 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 confidential 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials | Date