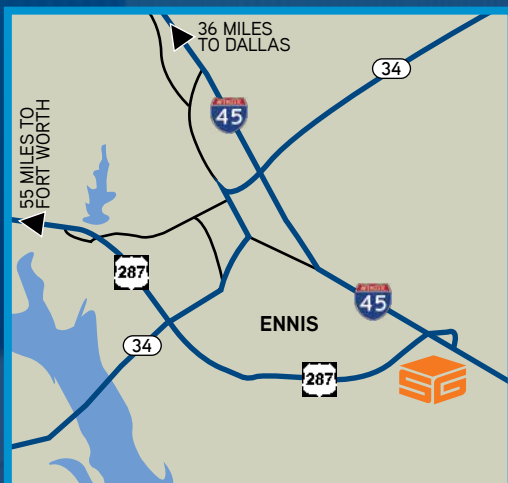


SOUTHGATE INDUSTRIAL PARK



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.

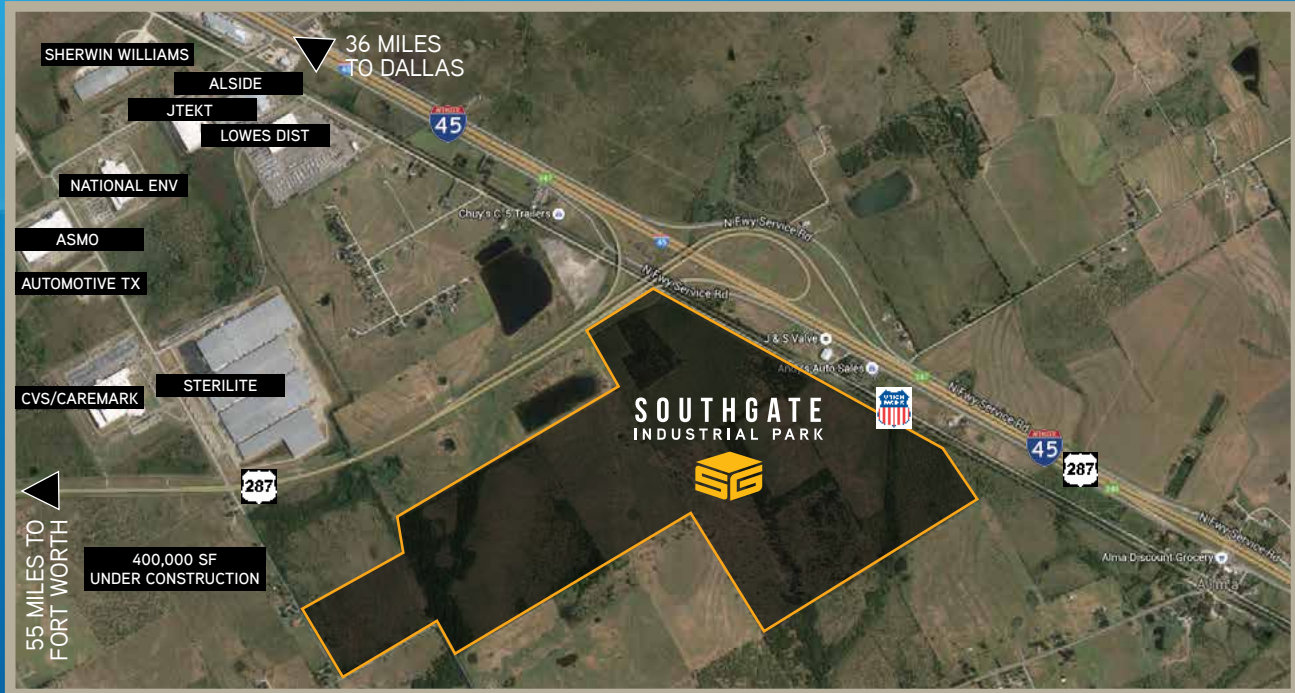


- 460 total acres for industrial use
- Sites ranging from 20 to 460 Acres
- SWQ of Hwy 287 and I-45 in Ennis, TX
- 4,500' of rail line frontage
- Economic incentive packages available
- Pricing starts at \$22,900 per acre
- Ennis: proven South Dallas industrial success - \$660,600,000 invested/ 4,000,000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

REPRESENTED BY



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



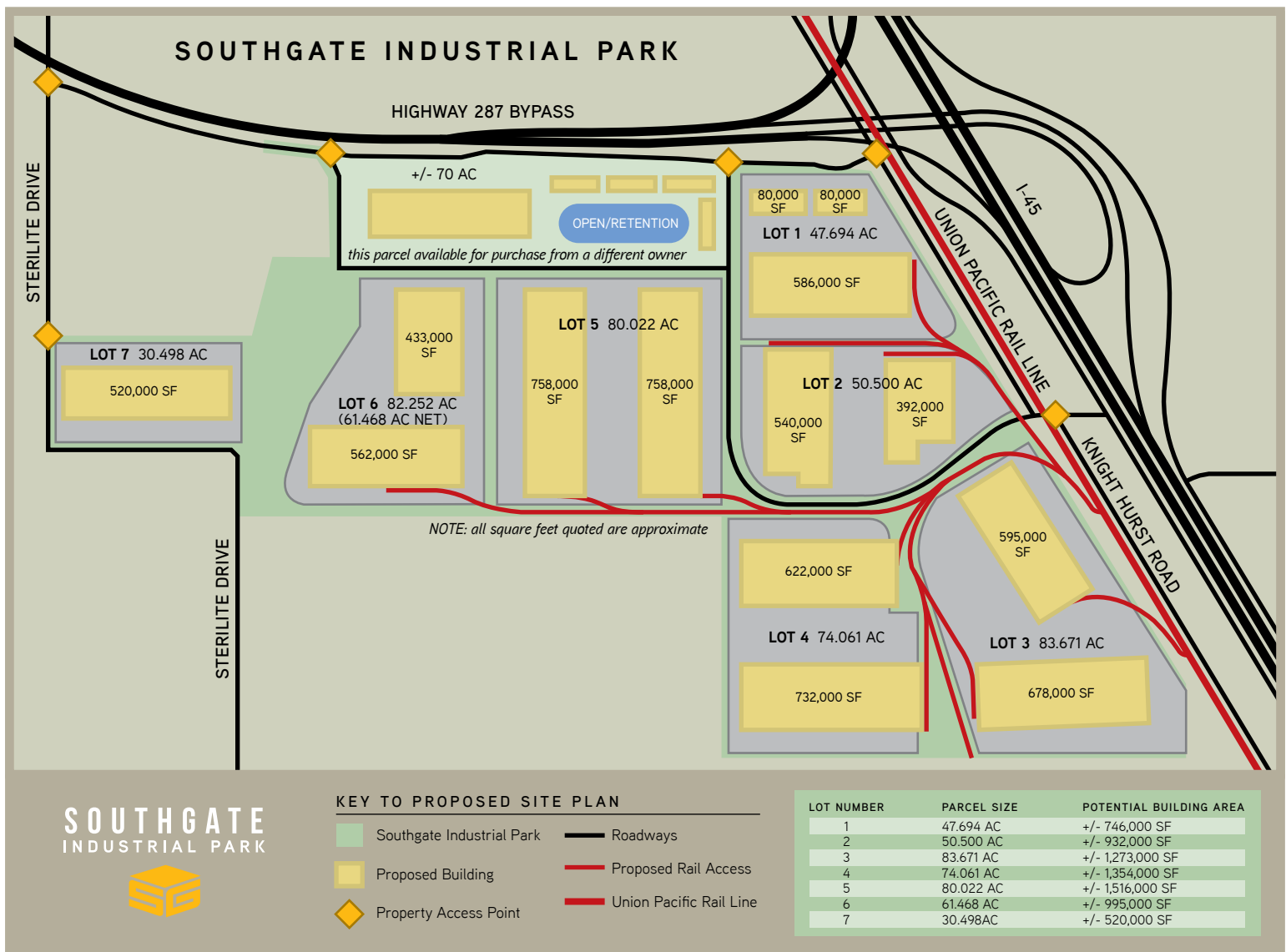
SITES AVAILABLE FROM 20 TO 460 ACRES

PRICING STARTS AT \$22,900 PER ACRE

COMPANIES WITH LOCATIONS IN ENNIS, TEXAS



3



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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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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Date

Regulated by the Texas Real Estate Commission

TAR 2501