

1301 S Kaufman St, Ennis, TX



10,286 SF Flex Space Available for Lease
Option to Sub-Divide | Min. 5,000 SF
Fully HVAC Warehouse | Zoned for LI
Over 75,000 VPD in Surrounding Area
Located Less Than 1 Mile from I-45

Main Contact

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Property Overview

M&D CRE presents a 10,286 SF flex space in Ennis, TX, zoned for light industrial and conveniently located near major highways—ideal for businesses growing in North Texas.



Listed By:
Shane Hendrix | 214.460.8926



Property Overview

M&D CRE is pleased to offer this 10,286 SF flex space, now available for lease in the thriving industrial corridor of Ennis, TX. The property is zoned for light industrial use and offers flexibility with an option to subdivide, with a minimum divisible space of 5,000 SF — ideal for a variety of industrial, warehouse, or flex-space users.

The property features a fully built-out warehouse previously utilized as a skating rink, offering a unique adaptive reuse opportunity. The building features a 14-foot clear height at center, is fully climate-controlled with five HVAC units, and includes two kitchens, four restrooms, extensive storage and office areas, as well as an upstairs apartment. The site is improved with 29 dedicated parking spaces, providing ample convenience for both customers and staff.

Positioned less than one mile from I-45 and TX-34, and under 2.5 miles from US-287, the property offers excellent regional connectivity and features over 75,000 vehicles per day in the surrounding area, providing exceptional visibility and accessibility. With a pro-business local environment and growing demand for industrial space in North Texas, this location presents a prime opportunity for companies seeking a scalable, well-located facility.

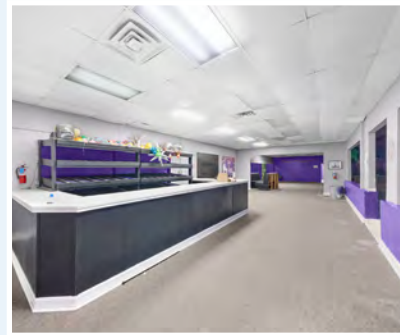
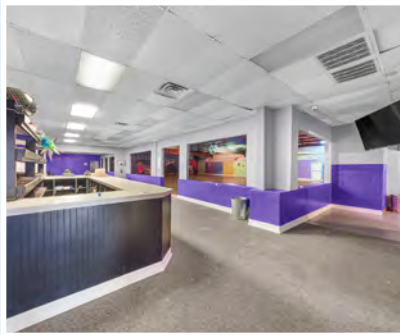
For more information, please contact Shane Hendrix.

Size	10,286 SF
Year Built	1965
Zoning	L-IM
Parking	29 Spaces
HVAC	100%
Restrooms	Four Restrooms
Clear Height	14' Center
Traffic Counts	+75,000 VPD



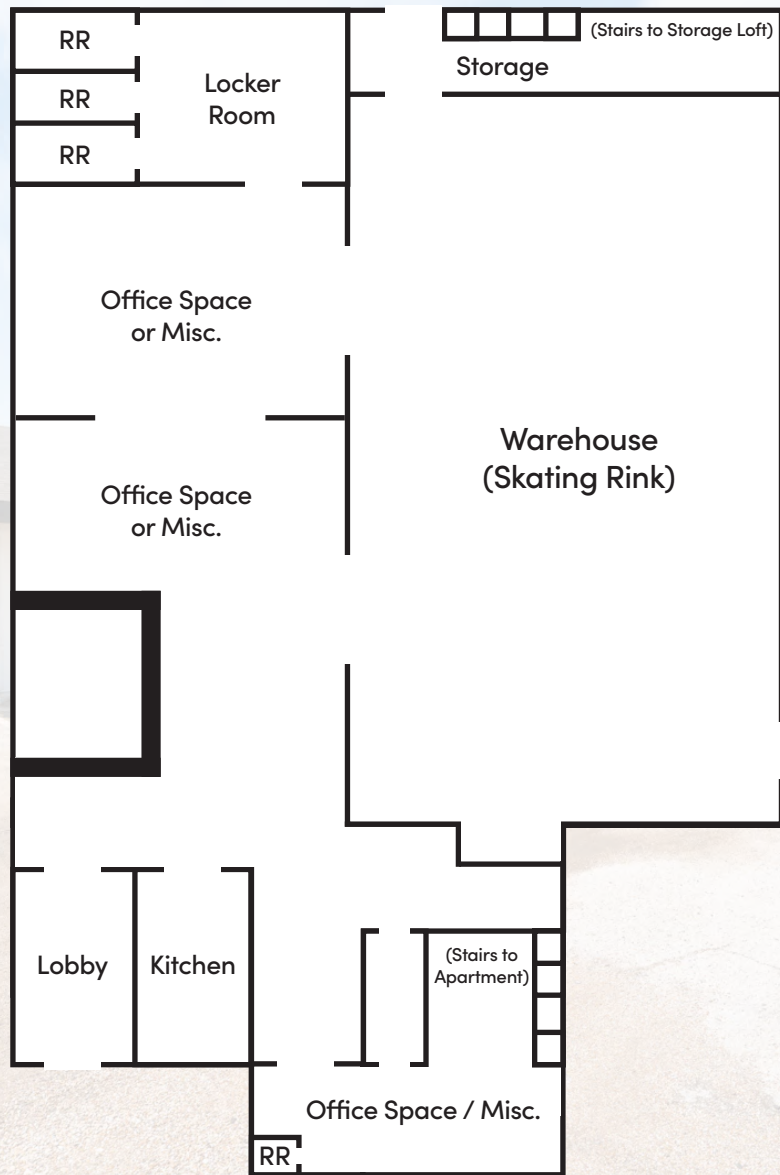
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Floor Plan

10,286 SF Flex

Option to Subdivide

Fully HVAC (5 Units)

Fully Insulated

Four Restrooms

Lobby Area

Kitchen

Warehouse (14' Clear Height)

Apartment / Shower

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Location Overview

Ennis, TX provides direct access to key regional and national markets, a dependable industrial workforce, and a pro-growth business climate that supports long-term investment.

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Ennis, TX: Positioned for Growth, Built for Business

Ennis, TX Overview

Strategically located just 35 miles south of Dallas along the I-45 corridor, Ennis, Texas offers an exceptional logistical advantage for commercial and industrial operations. This pro-business community is part of the rapidly growing southern DFW Metroplex and provides direct access to major transportation routes, including rail service via Union Pacific's intermodal network. Ennis boasts a well-established infrastructure, a skilled local workforce, and a supportive municipal environment that encourages business expansion and investment. With competitive operating costs, proximity to major markets, and a strong industrial base, Ennis continues to attract regional and national businesses seeking growth in North Texas.

24,364

Current
Population
(Ennis EDC)

76,866

Retail Trade
Area Population
(Ennis EDC)

2,005,195

Workforce Within
40 Miles
(Ennis EDC)

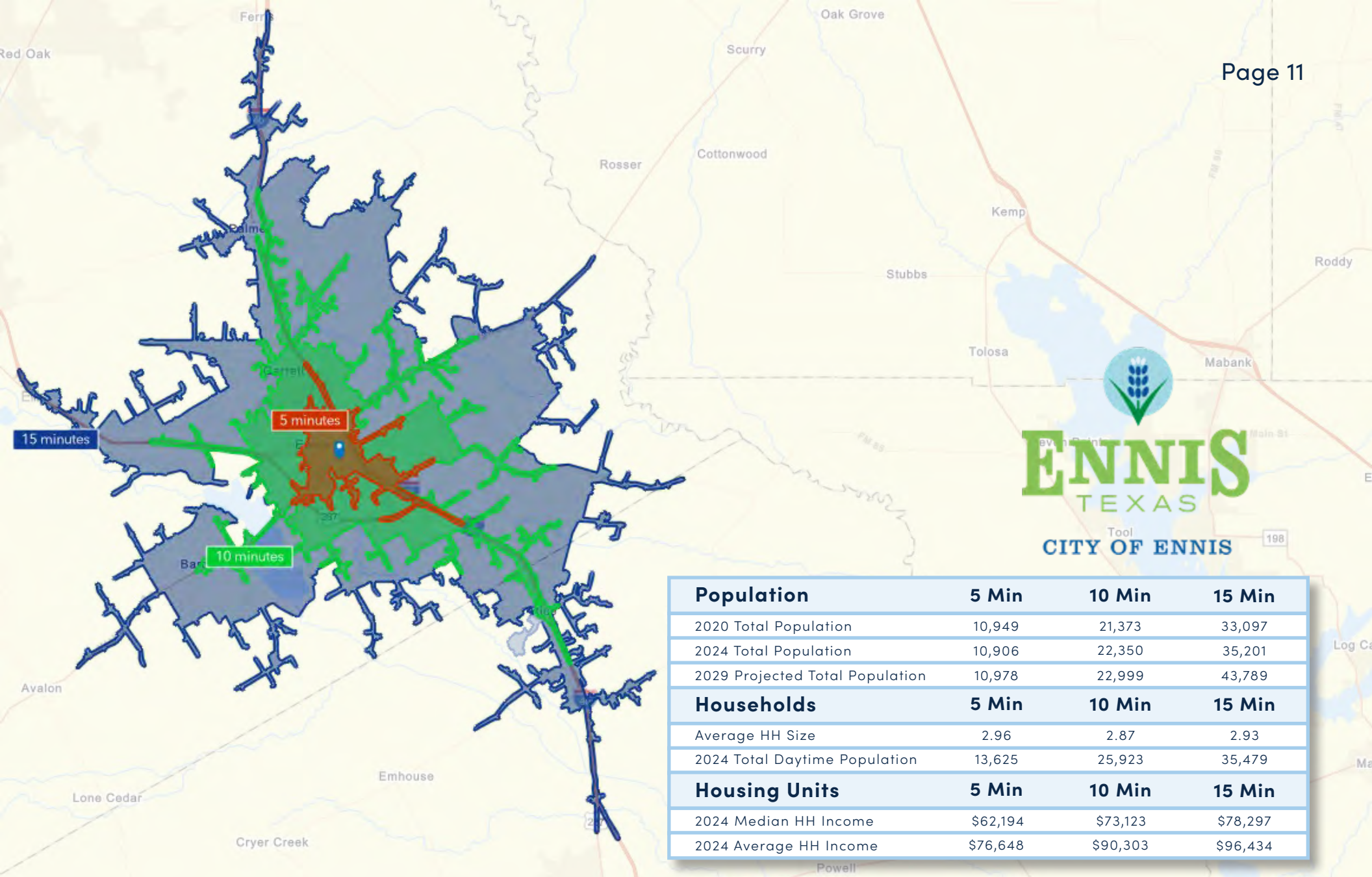
43,789

2029 Projected
Population
(15 Min.)



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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		
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