

DEVELOPMENT & INVESTMENT
OPPORTUNITIES

BARDWELL LAKE

Seeking economic
development partners
with the vision to
realize the potential
and invest!



ENNIS
TEXAS

An aerial rendering of a town development. In the top left, a blue lake is bordered by a green shoreline with trees and a small pier. The text 'BARDWELL LAKE RECREATION AREA' is overlaid on this area. To the right, a large green area with trees and a small building is labeled 'PARK'. Below the park, a residential area with houses and streets is labeled 'RESIDENTIAL'. A road with a '34' shield sign is visible. In the bottom left, the text 'BDA-4N' is overlaid on a wooded area. A central white box contains text about Ennis.

**BARDWELL LAKE
RECREATION AREA**

PARK

RESIDENTIAL

34

BDA-4N

Ennis is positioned to be

"THE NEXT BIG THING"

and is making "South of Dallas" attractive
for investment and development.

Ennis and Bardwell Lake are located
close enough to the Metroplex to access
all the amenities and yet far enough
away to maintain a small town character.

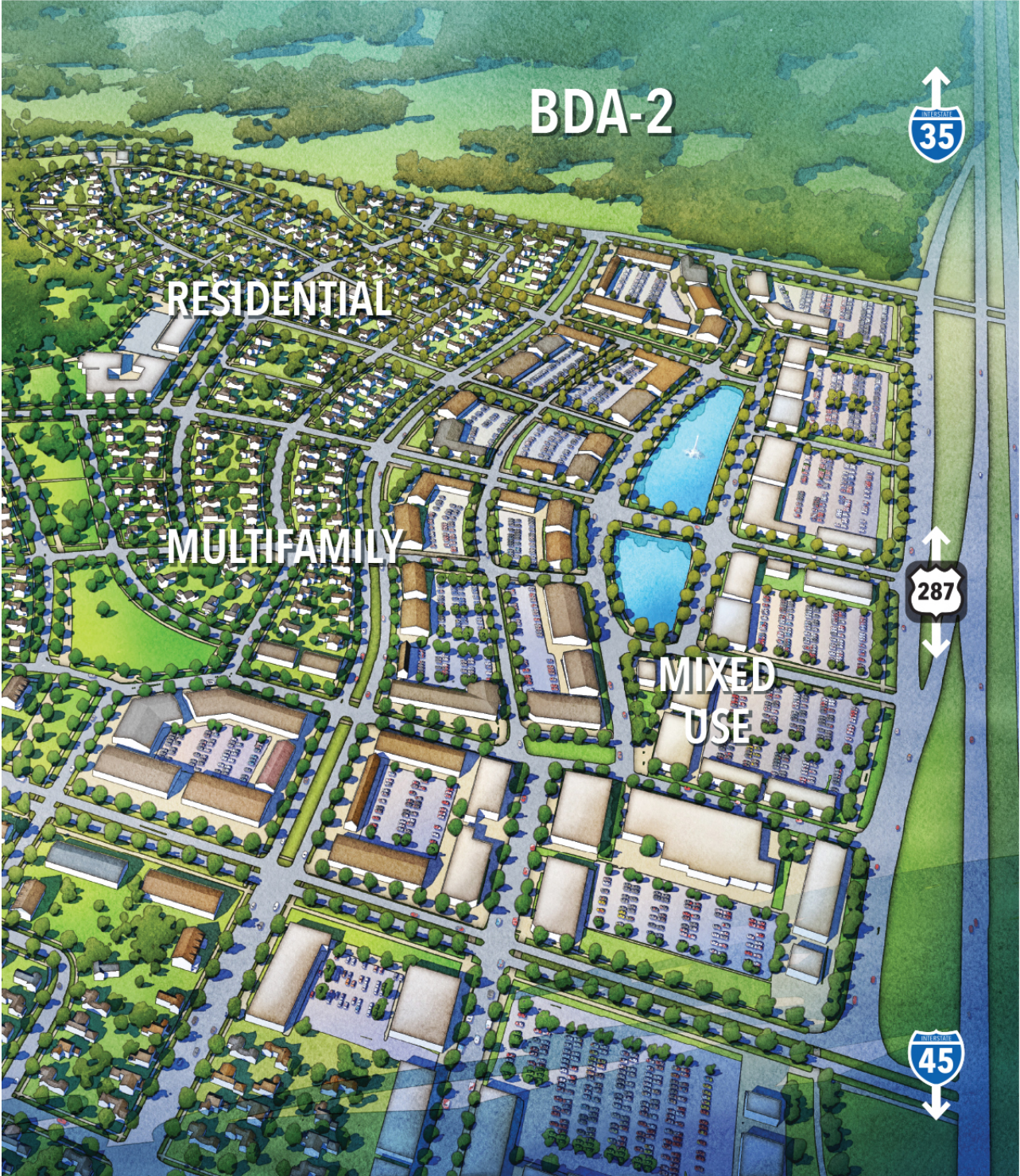
BDA-2



RESIDENTIAL

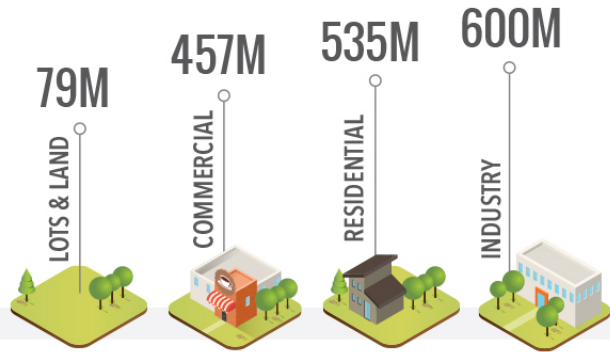
MULTIFAMILY

MIXED USE



RETAIL TRADE AREA

PROPERTY VALUE
\$1.8 BILLION



DEMOGRAPHICS

POPULATION

41,330

160,225

ELLIS COUNTY

AVERAGE INCOME

\$63K

\$46,486

MEDIAN

37 AVERAGE AGE

35.5
MEDIAN

ETHNICITY

36%

HISPANIC

73%

CAUCASIAN

8%

AFRICAN AMERICAN

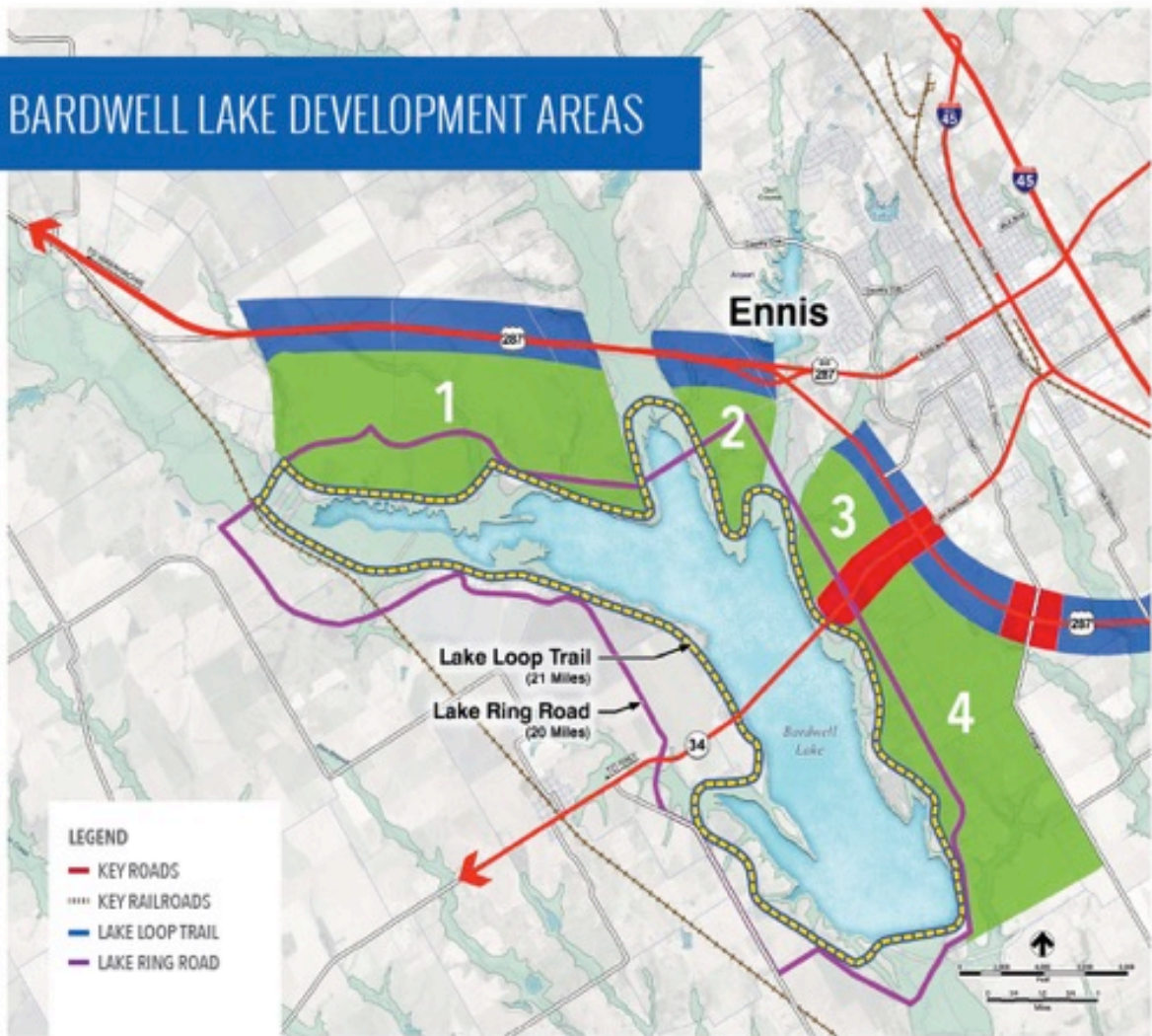


\$278M RETAIL SALES OPPORTUNITIES

NAICS	DESCRIPTION	GAP ESTIMATE	INDEX
441	Motor Vehicle & Parts	\$59,925,337	-52%
442	Furniture & Home Furnishings	\$8,514,172	-75%
443	Electronics & Appliances	\$8,131,116	-80%
444	Building Materials & Garden Equipment	\$43,817,472	-68%
445	Food & Beverage	\$28,047,300	-34%
446	Health & Personal Care	\$20,113,636	-54%
447	Gasoline	\$18,040,179	39%
448	Clothing & Accessories	\$17,852,447	-65%
451	Sporting Goods & Hobby	\$9,636,555	-93%
452	General Merchandise	\$18,366,446	25%
453	Miscellaneous Retail	\$12,536,540	-73%
722	Food Service & Drinking	\$33,014,568	-49%



BARDWELL LAKE DEVELOPMENT AREAS



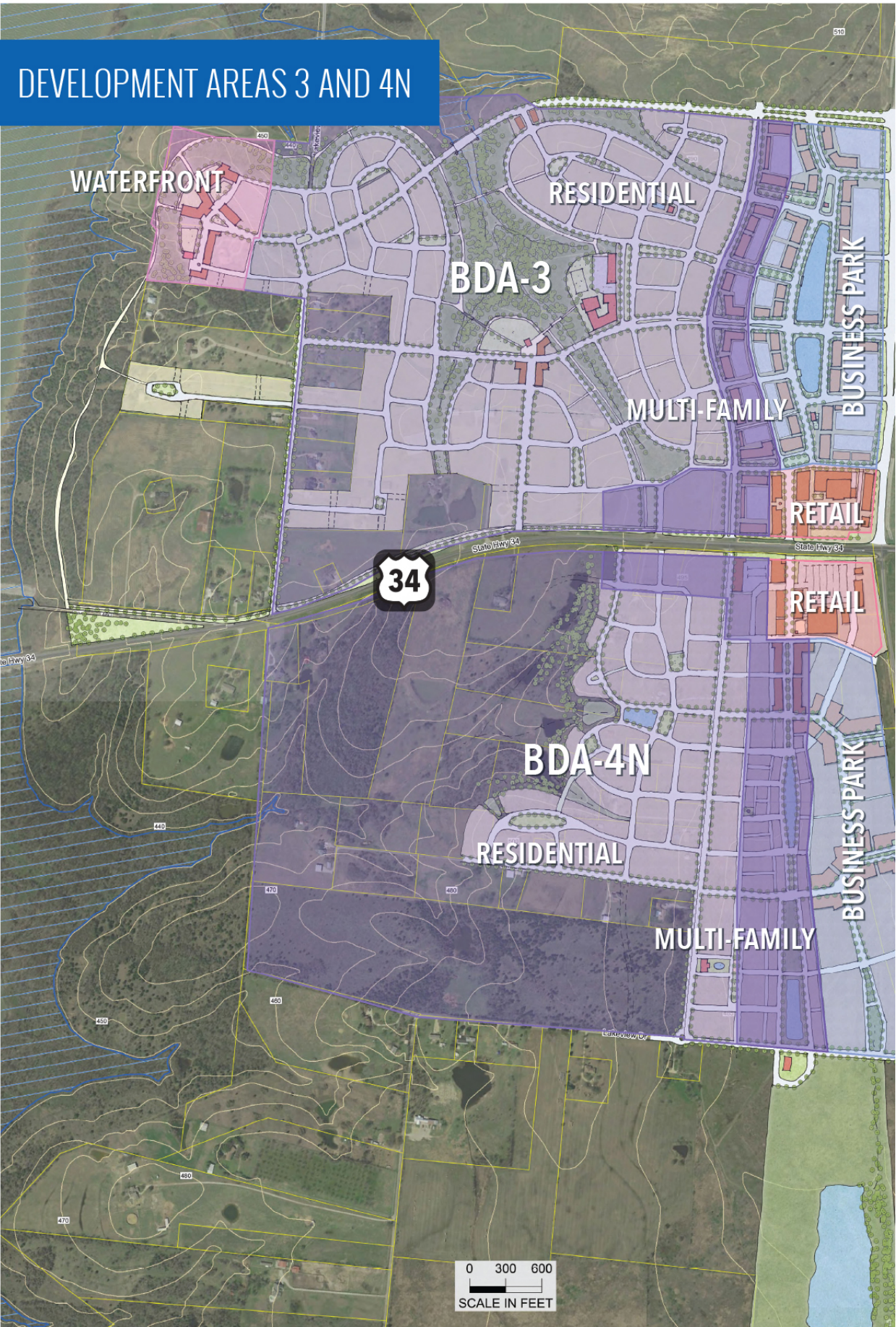
REGIONAL ORIENTATION

ABOUT THE LAKE

- USACE LAKE
- NUMEROUS PARKS & NATURE AREAS
- 7,488 TOTAL ACRES
3,919 acres land
3,570 acres water
(double White Rock Lake)
- 5.7 MILES LONG
- 1.2 MILES WIDE
- 25 MILES OF SHORELINE PERIMETER



DEVELOPMENT AREAS 3 AND 4N



WATERFRONT

RESIDENTIAL

BDA-3

MULTI-FAMILY

BUSINESS PARK

RETAIL

RETAIL

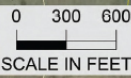


BDA-4N

RESIDENTIAL

MULTI-FAMILY

BUSINESS PARK





**RESIDENTIAL:
SINGLE FAMILY**
BDA-3: 219 Acres
BDA-4N: 237 Acres



**RESIDENTIAL:
MULTI-FAMILY**
BDA-3: 26 Acres
BDA-4N: 42 Acres



BUSINESS PARK
BDA-3: 44 Acres
BDA-4N: 42 Acres



**RETAIL /
COMMERCIAL**
BDA-3: 8 acres
BDA-4N: 10 acres



**WATERFRONT /
ENTERTAINMENT
VENUE**
BDA-3: 18 acres