



160+/- ACRE INVESTMENT/DEVELOPMENT SITE

Newton Road & Chaparral Road | Ferris, TX

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer the opportunity to purchase 160+/- acres (the "Site") located along Newton Road and Chaparral Road just 1.5 miles east of Interstate 45, between Ferris and Ennis in Ellis County, Texas. Ellis County with 232,387 residents is rapidly growing and located just 22 miles south of Downtown Dallas via Interstate 45. The Site benefits from being outside of city limits, with no zoning restrictions, allowing for a variety of uses. At just **\$29,950 per acre**, this is an exceptional opportunity to acquire a substantial amount of land in the path of future growth.

A 3% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾

Property	160.11+/- Acres
Location	Newton Road, Ferris, TX 75125 (32.488762, -96.628508)
Access	Newton Road and Chaparral Road
Mineral Rights	Seller to retain any and all mineral rights
Utilities	Water CCN: Rockett SUD (6" water line located on Chaparral Road & 6" water line located on Newton Road) Sewer CCN: No Service Area
Zoning	No zoning; in Ellis County
Appraisal District Property ID	178285
School District	Ferris ISD

(1) Purchaser to confirm all information during due diligence

PRICING

Asking Price	\$4,795,295
Asking Price Per Acre	\$29,950

TAX INFORMATION

Taxing Entity	Tax Rate
Ellis County	0.273992
Ferris ISD	1.140800
EC ESD	0.029493
Total Tax Rate	1.444285

* There is currently an Agricultural Exemption in place for the Site.

*Purchaser to pay rollback taxes.

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 433
3-MILE | 2,775
5-MILE | 11,556

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 0.95%
3-MILE | 1.59%
5-MILE | 0.98%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$89,111
3-MILE | \$77,169
5-MILE | \$75,095

MEDIAN HOME VALUE



1-MILE | \$205,435
3-MILE | \$193,824
5-MILE | \$197,507

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located 1.5 miles east of Interstate-45 which is the major throughfare of Ellis County, connecting Dallas to Houston.
- The Site is located only approximately 22 miles south of downtown Dallas, the 9th largest city in the U.S.
- The 160+/- acre Site is accessible via Newton Road and Chaparral Road, giving multiple access points for development.



Zoning

- The Site is in Ellis County, not in city limits.
- Located in the County, the Site lends itself to a variety of uses as there is no zoning in place. Potential uses may include single-family homes, manufactured housing, and/or an ideal investment opportunity.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the U.S. Census Bureau, Ellis County has a current population of approximately 232,387.
- According to Texas realtors, the median home price in Ellis County was \$317,900 as of December of 2024, a six percent increase year over year.
- Ellis County is one of the fastest-growing areas in DFW, with a population increase of over 20% in the last decade.



Downtown Ferris



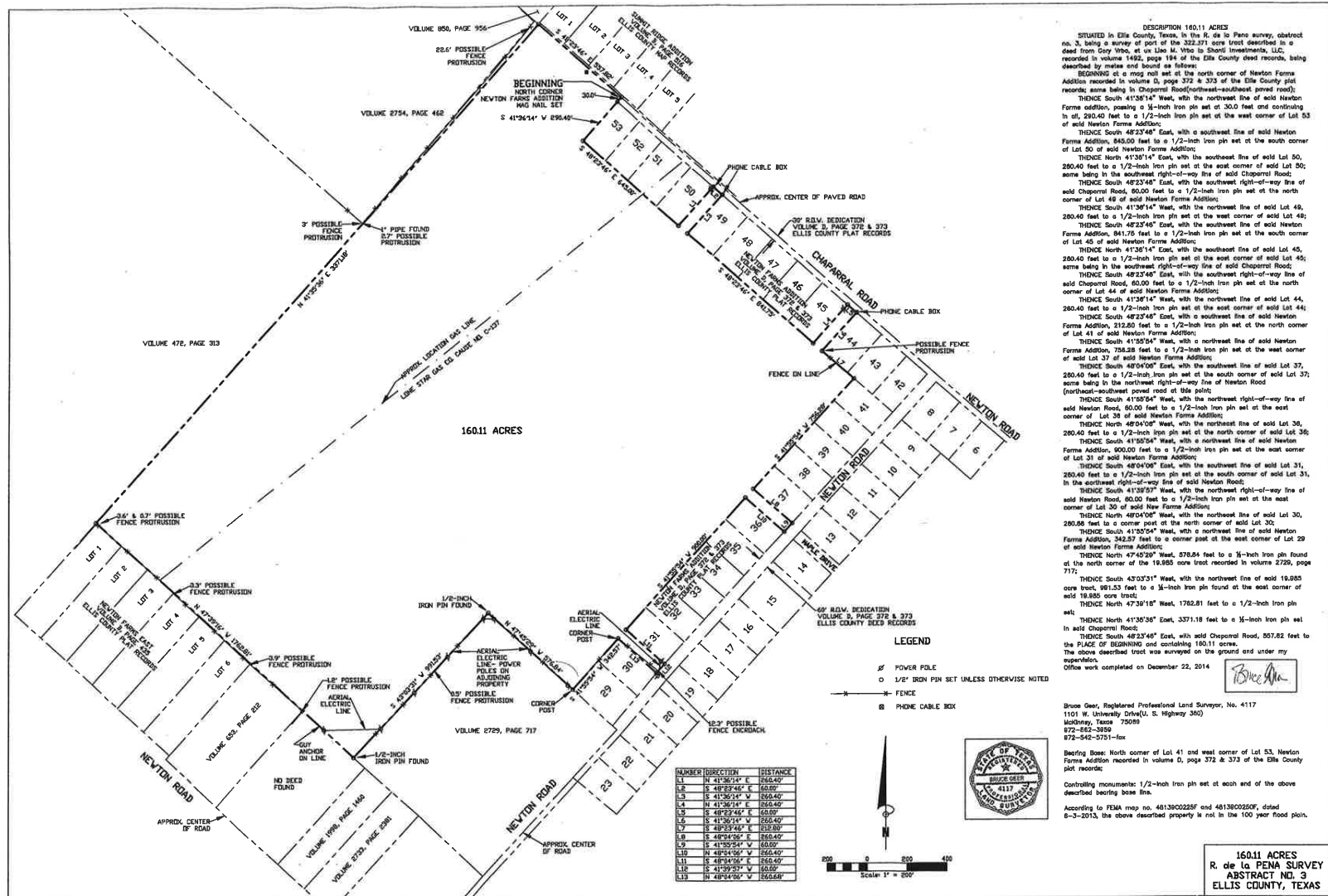
Ellis County Courthouse

160+/- ACRES
FERRIS, TX

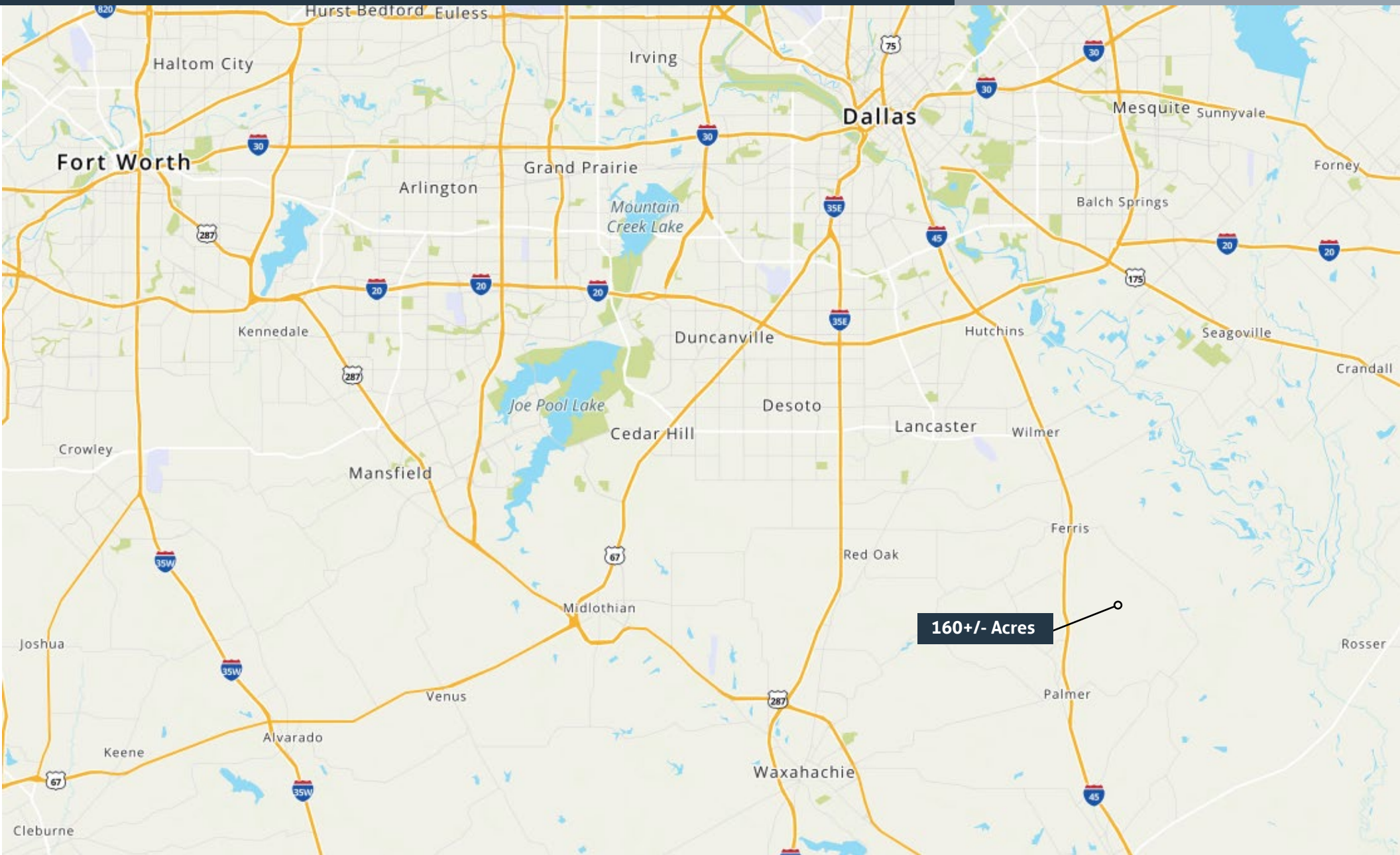


160+/- ACRES
FERRIS, TX





160+/- ACRES
FERRIS, TX



DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, the total gross domestic product (GDP) for the Dallas-Fort Worth-Arlington metropolitan area (MSA) in 2023 was \$744,653 million. Recent surveys conducted by the Urban Land Institute have affirmed its stature, ranking it as the top market for real estate investment in 2025.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- The Dallas Fed expects there to be 225,000 new jobs to be added in 2025, further solidifying its position as a powerhouse in employment dynamics.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.

The Site is located in Ellis County, one of the fastest growing counties in DFW. DFW encompasses 12 counties in North Texas and has a population of 8.1 million. In terms of population, it reigns as the largest MSA in Texas, the fourth largest in the U.S., and the seventh largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**
\$744.7 Billion



**DFW
POPULATION GROWTH**
1.33% (2021-2022)



**DFW ESTIMATED
POPULATION**
8.1 Million



ECONOMIC OVERVIEW

The Site is located within Ellis County, which is home to over 237,000 residents and is strategically positioned in the Dallas-Fort Worth (DFW) MSA, the fourth largest MSA in the country, making Ellis County primed for economic growth as the population continues to spread outward from the urban core. The nearby city of Ennis is also home to over 4,000 people working in 40+ industries, producing electric power, automotive components, plastic storage containers, furniture, steel, electronics, custom rifles, paint, roofing materials and numerous other products. Major employers in the area include WM – Waste Management and Recycling Services, Atco Products, Park USA, Ellis County Government, Ferris ISD and Poly Plastics.



ELLIS COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Park USA	500
Ferris ISD	500
Ellis County Government	395
WM	380
Atco Products	200
Poly Plastics	50



AREA OVERVIEW

The Site is located approximately 1.5 miles east of Interstate 45, one of the main north-south thoroughfares in Ellis County. The Site sits just 22 miles south of downtown Dallas, the 9th largest and one of the fastest-growing cities in the U.S, and between the towns of Ferris and Ennis. The Site is served by Ferris ISD which has a student enrollment of approximately 2,716 students across five campuses. The population of Ellis County has increased 12 years in a row since 2010, the largest annual population increase was 5.2% between 2019 and 2020 according to the US Census Bureau. The median home price in Ferris in December 2024 was \$317,900 according to Texas Realtors. According to FRED's Employed Persons report, from 2020 to 2025, jobs increased by 47.5 percent in Ellis County from 80,320 to 118,476. As the number of jobs increased, the unemployment rate decreased from 10 percent to 3.8 percent between 2020 and 2025.

TRANSPORTATION



Air: Commercial flights, both domestic and international, are available from Dallas/Fort Worth International Airport (DFW), located approximately 43.6 miles northwest of the Site. DFW is the third busiest airport in the world by aircraft movements and the second busiest airport in the world by passenger traffic. Dallas Love Field (DAL), located about 33 miles northwest of the Site, is the headquarters and primary operating base for Southwest Airlines. These airports provide convenient access to major business and travel destinations.



Highway: The Site benefits from excellent connectivity, located just 1.5 miles east of Interstate 45, a major north-south corridor that links Ferris directly to Dallas (22 miles north) and Houston (200 miles south). Additionally, U.S. Highway 175, approximately 12 miles northeast, provides another route into the Dallas metropolitan area.



2024 Q4 Market Statistics - Ferris

Median Price
\$317,900
▲ 6.0% YoY

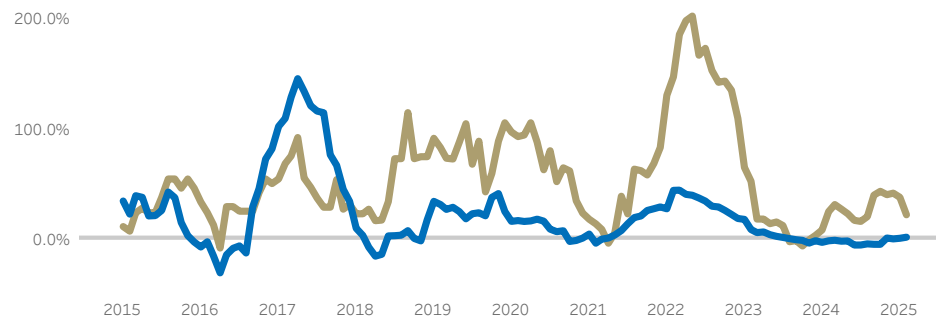
Closed Sales
25
▲ 19.1% YoY

Active Listings
21
▼ -8.7% YoY

Months Inventory
2.2
▼ -0.8 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



PRICE DISTRIBUTION

< \$100k	0.0%
\$100-199k	0.0%
\$200-299k	8.0%
\$300-399k	92.0%
\$400-499k	0.0%
\$500-749k	0.0%
\$750-999k	0.0%
\$1M +	0.0%

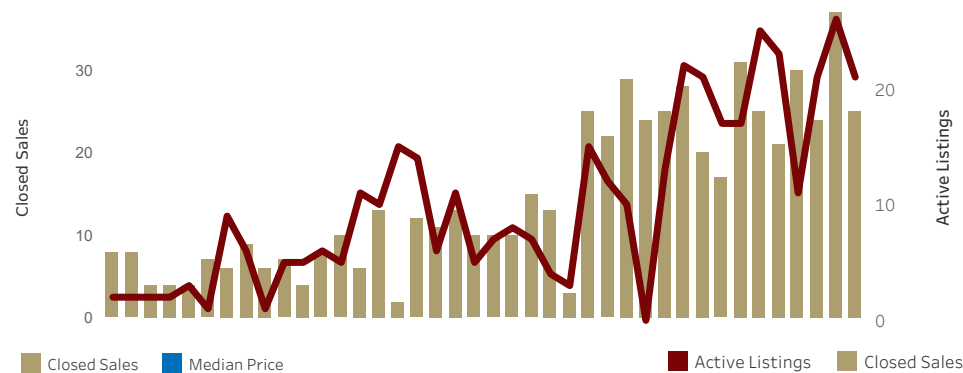
TRANSACTION TIME STATS

Days on Market
49
23 days more than 2023 Q4

Days to Close
31
4 days less than 2023 Q4

Total Days
80
19 days more than 2023 Q4

CLOSED SALES AND ACTIVE LISTINGS



VALUATION STATS

Median Price/Sq Ft
\$184.92
▼ -1.0% YoY

Median Home Size
1,773 sq ft

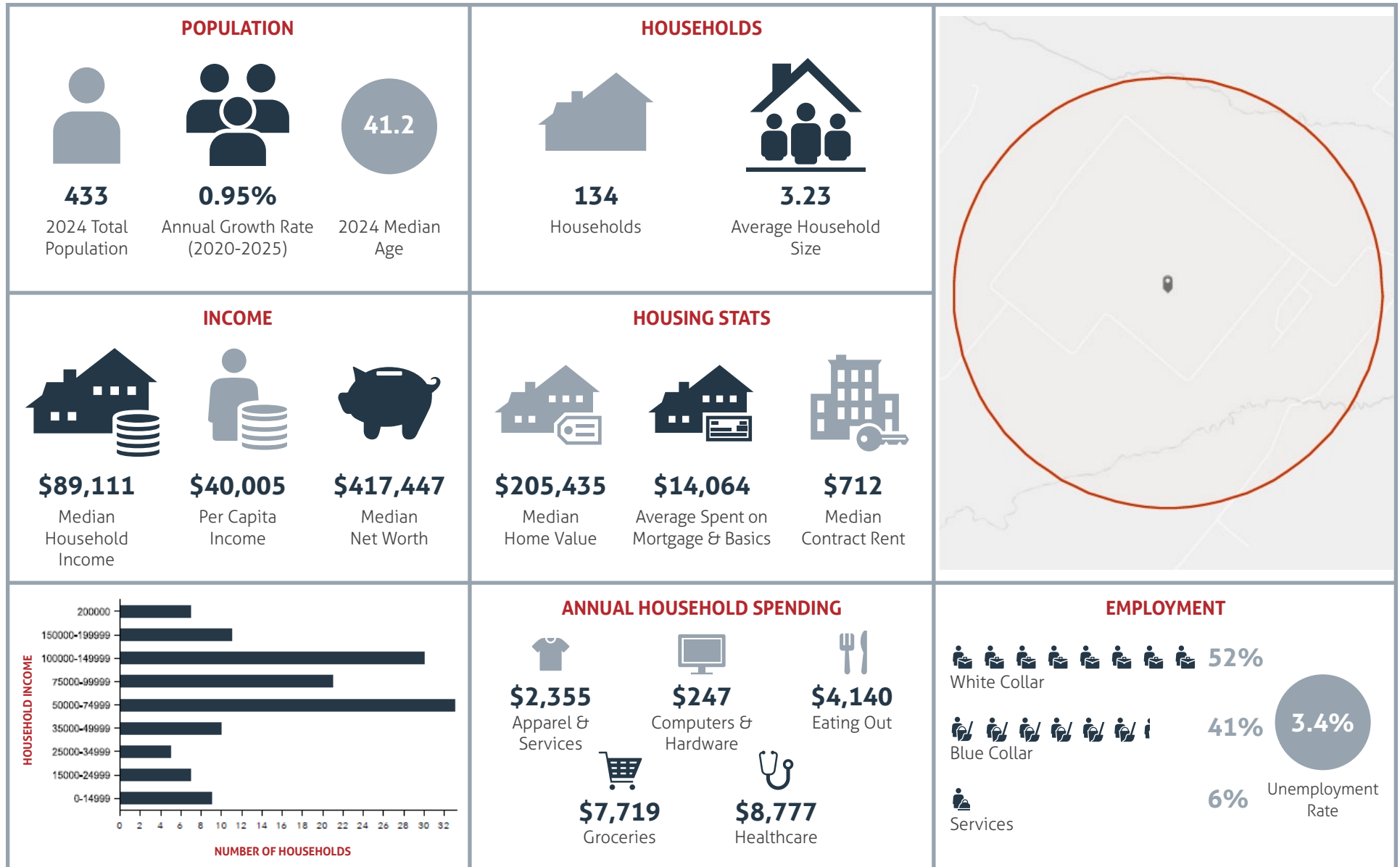
Median Year Built
2024

Close/Original List
99.1%

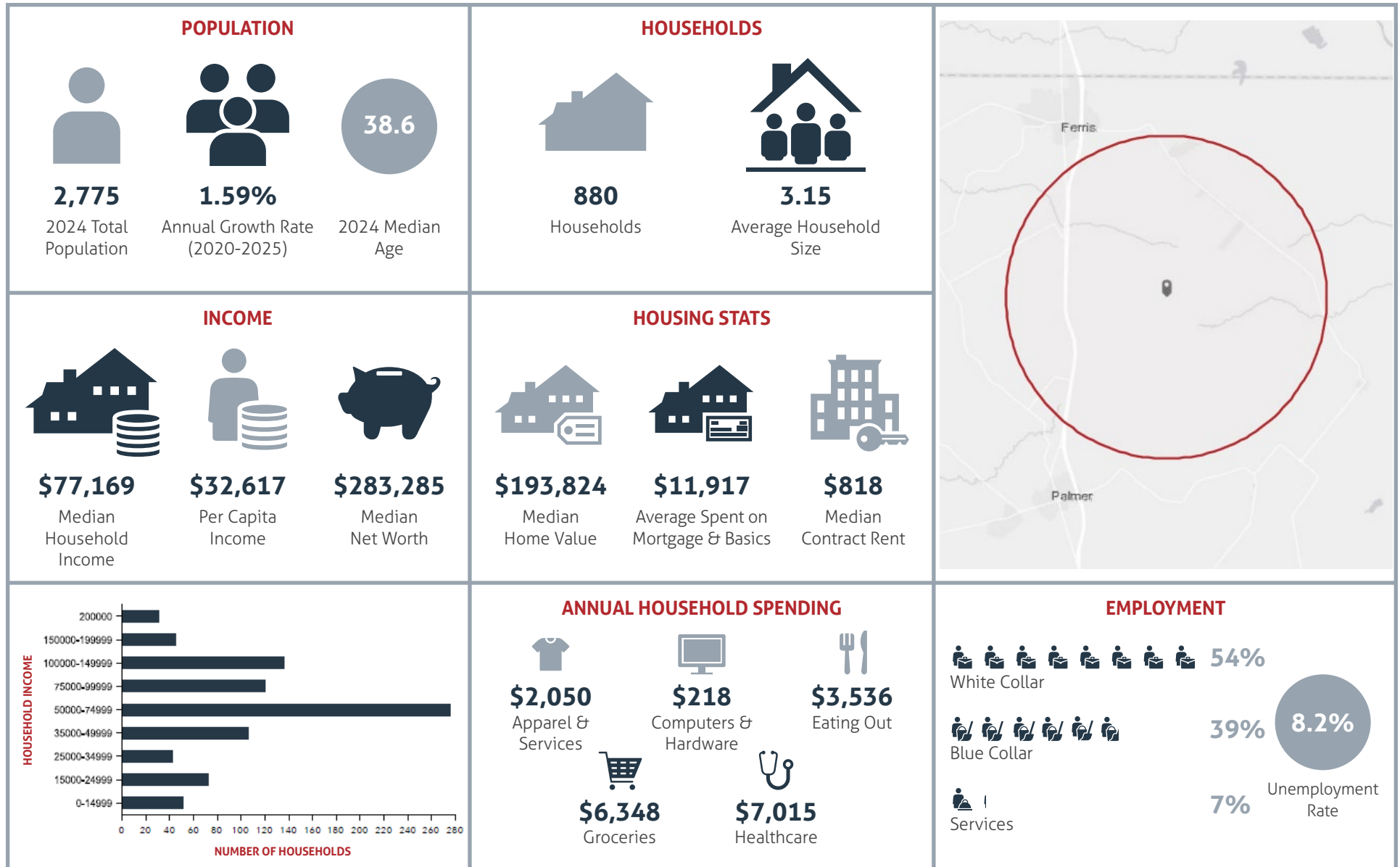


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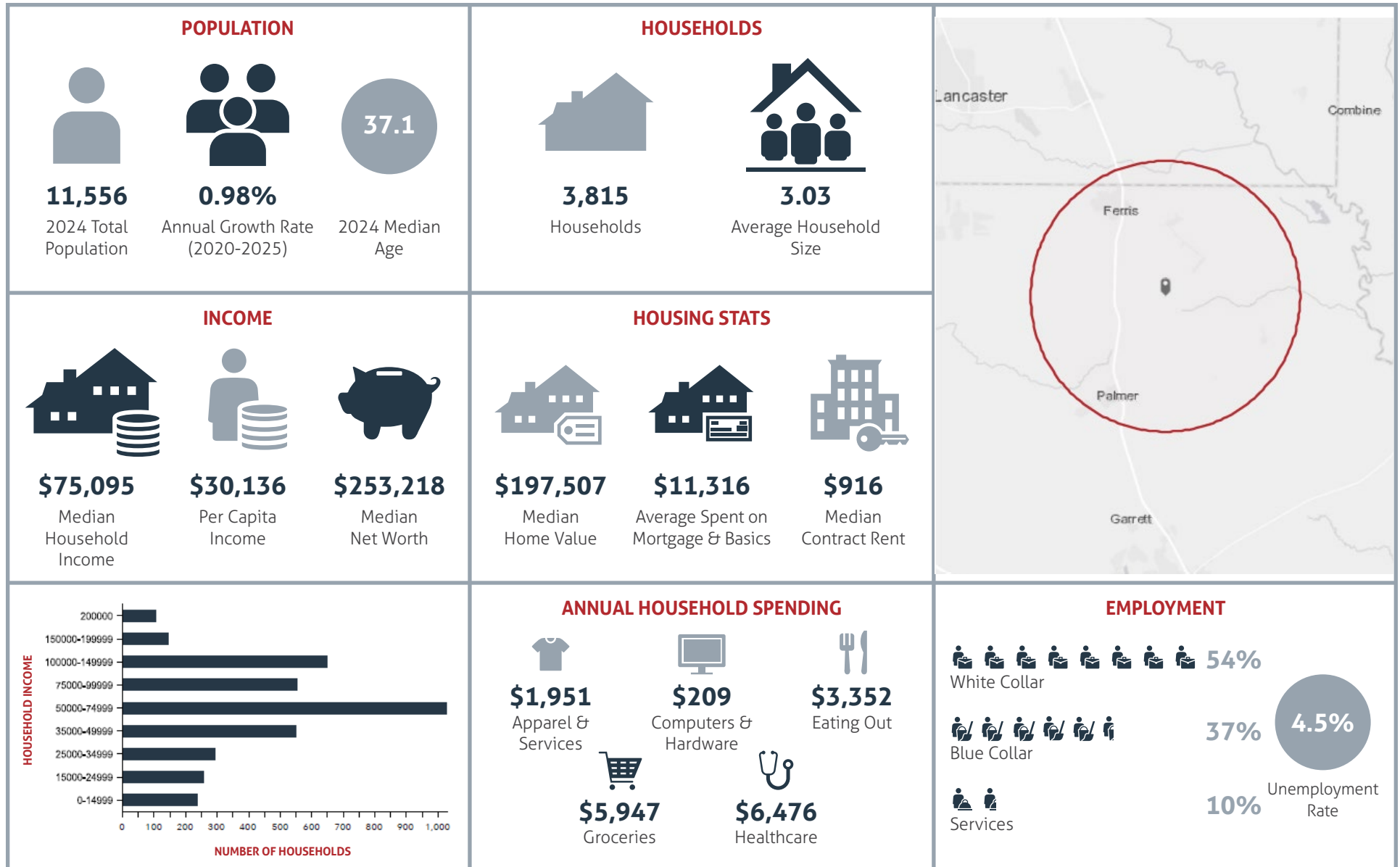
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



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