

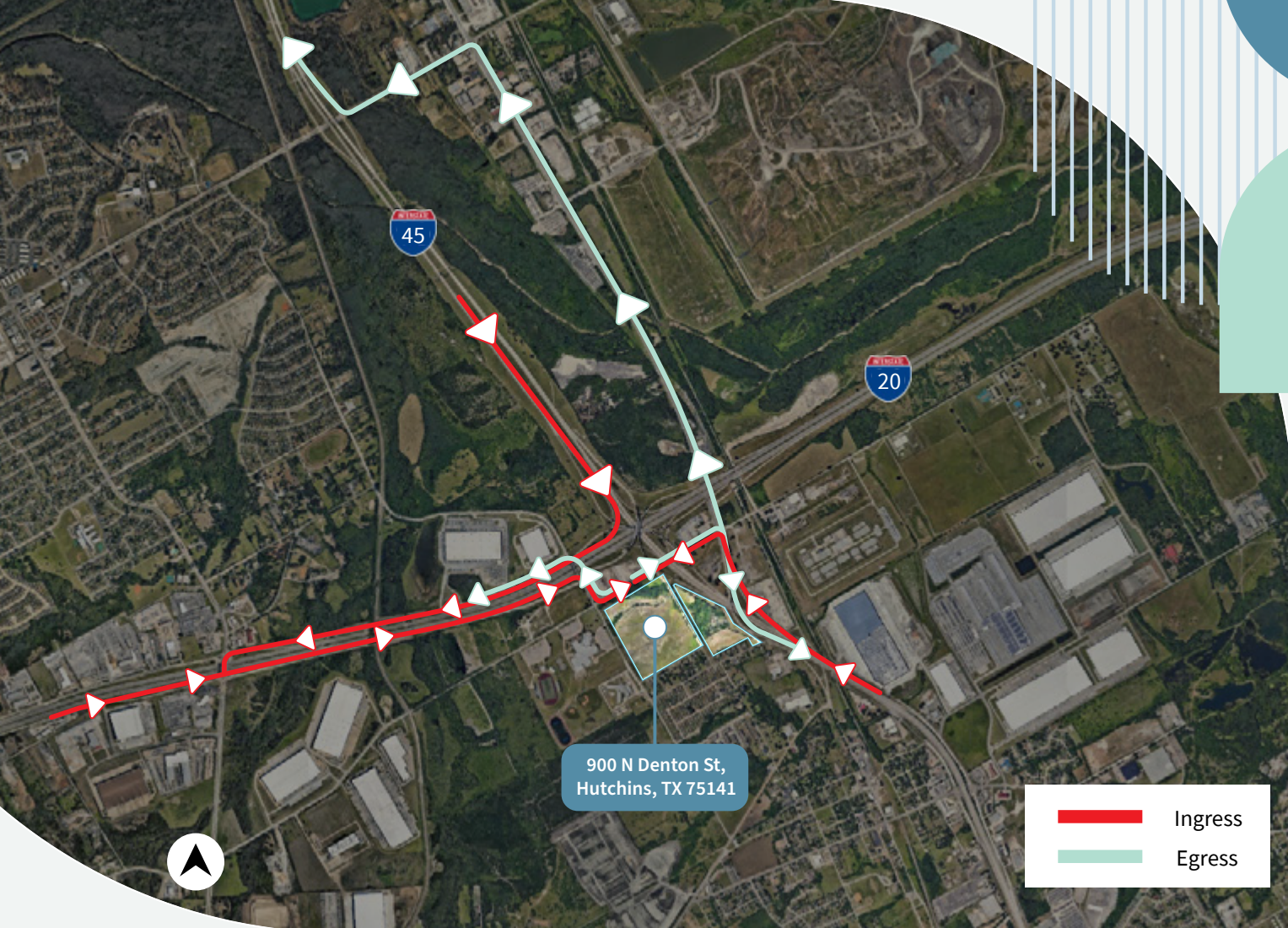
I-20 Crossway



900 N Denton Street | Hutchins, TX 75141

Land Offering: **For Sale**





900 N Denton St,
Hutchins, TX 75141

— Ingress
— Egress

Site Features



Highway Commercial Zoning
Ideal uses Light Industrial,
Retail, Multi Family, Cold
Storage Development



55.37 acres available in
building A & B



Strong corporate neighbors



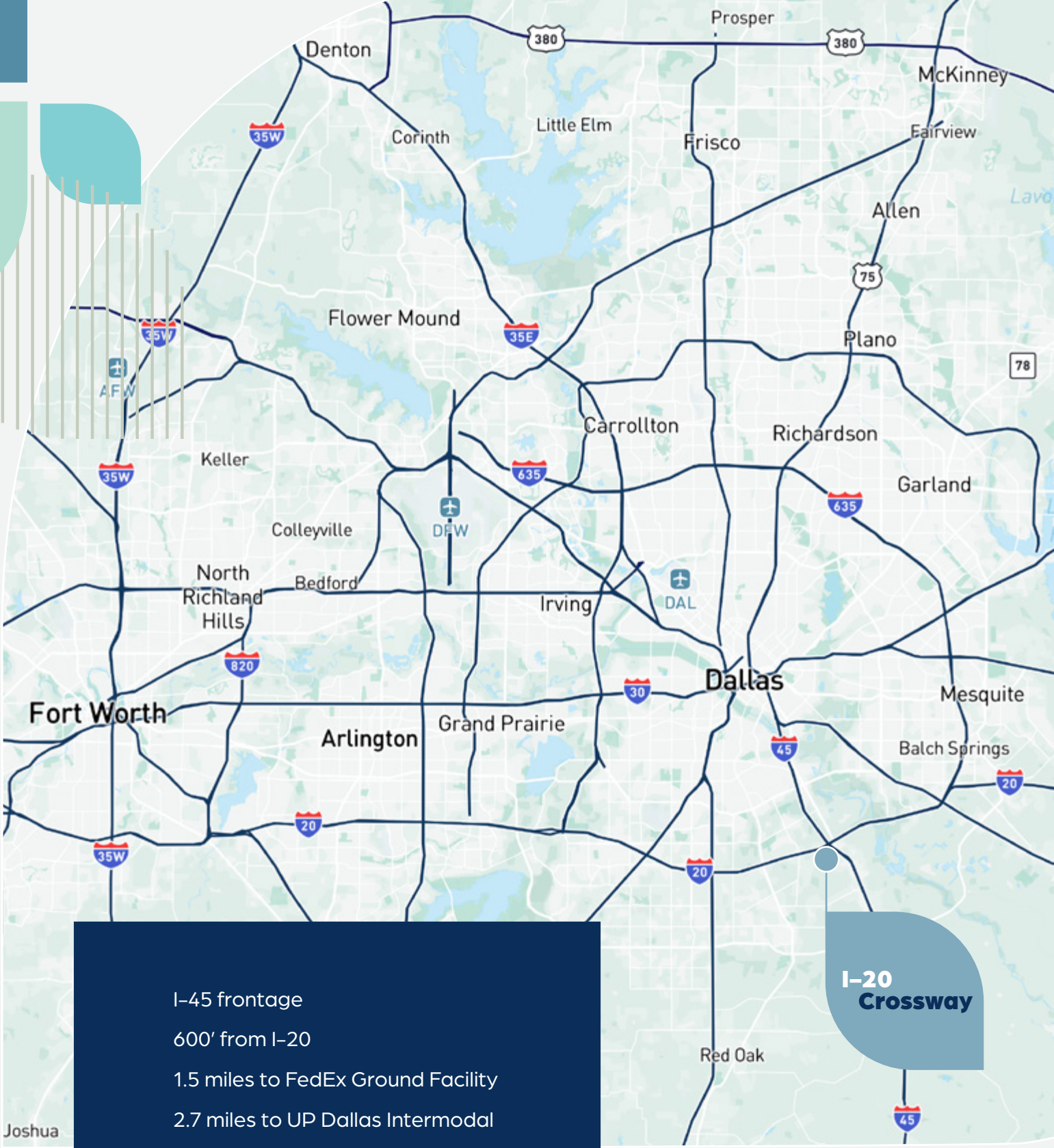
Excellent access



Interstate Frontage



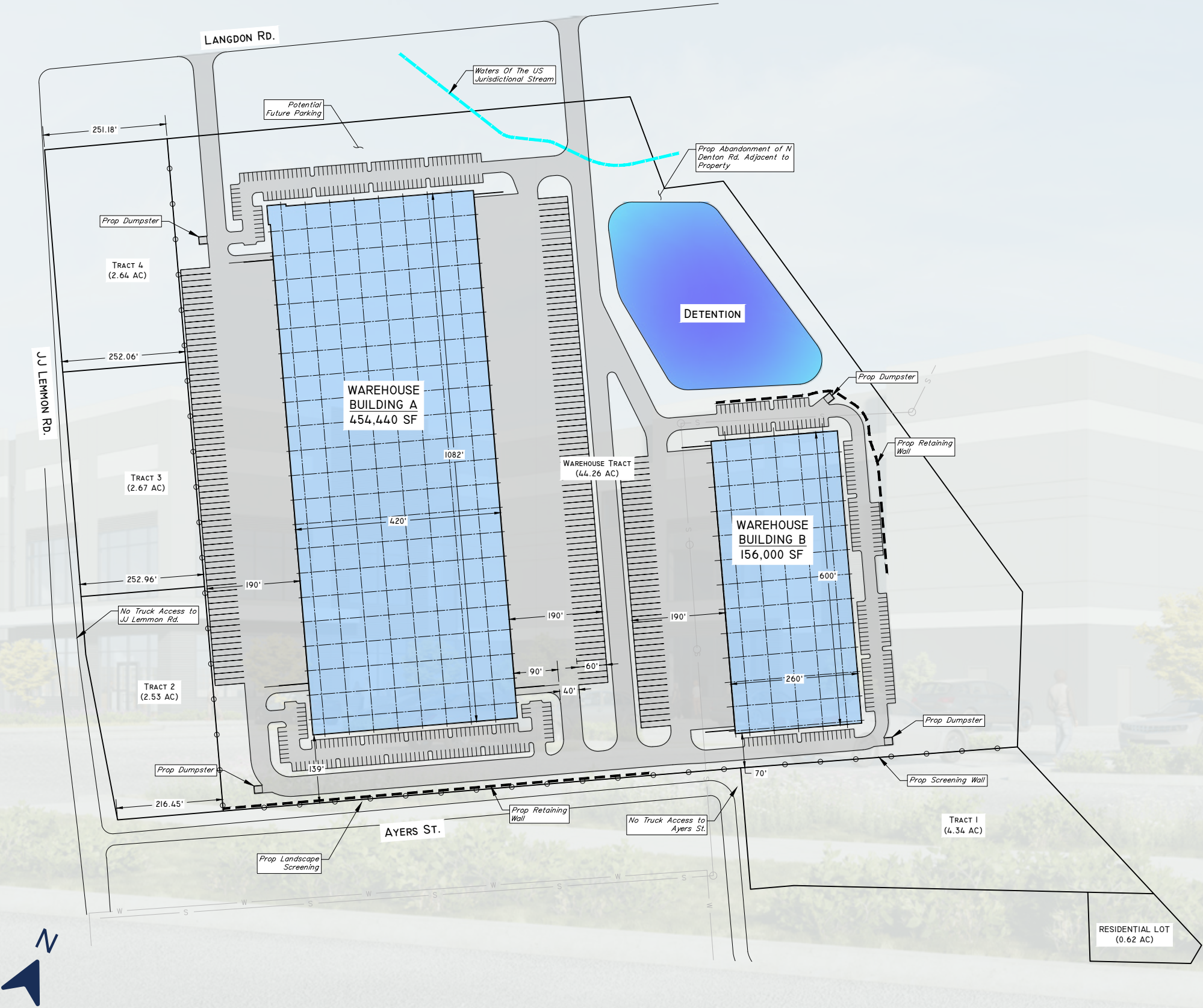
Potential 610,000 SF
of Industrial Product



I-45 frontage
600' from I-20
1.5 miles to FedEx Ground Facility
2.7 miles to UP Dallas Intermodal
5.6 miles to I-35E
10 miles to Dallas CBD

**I-20
Crossway**

Conceptual Industrial Site Plan

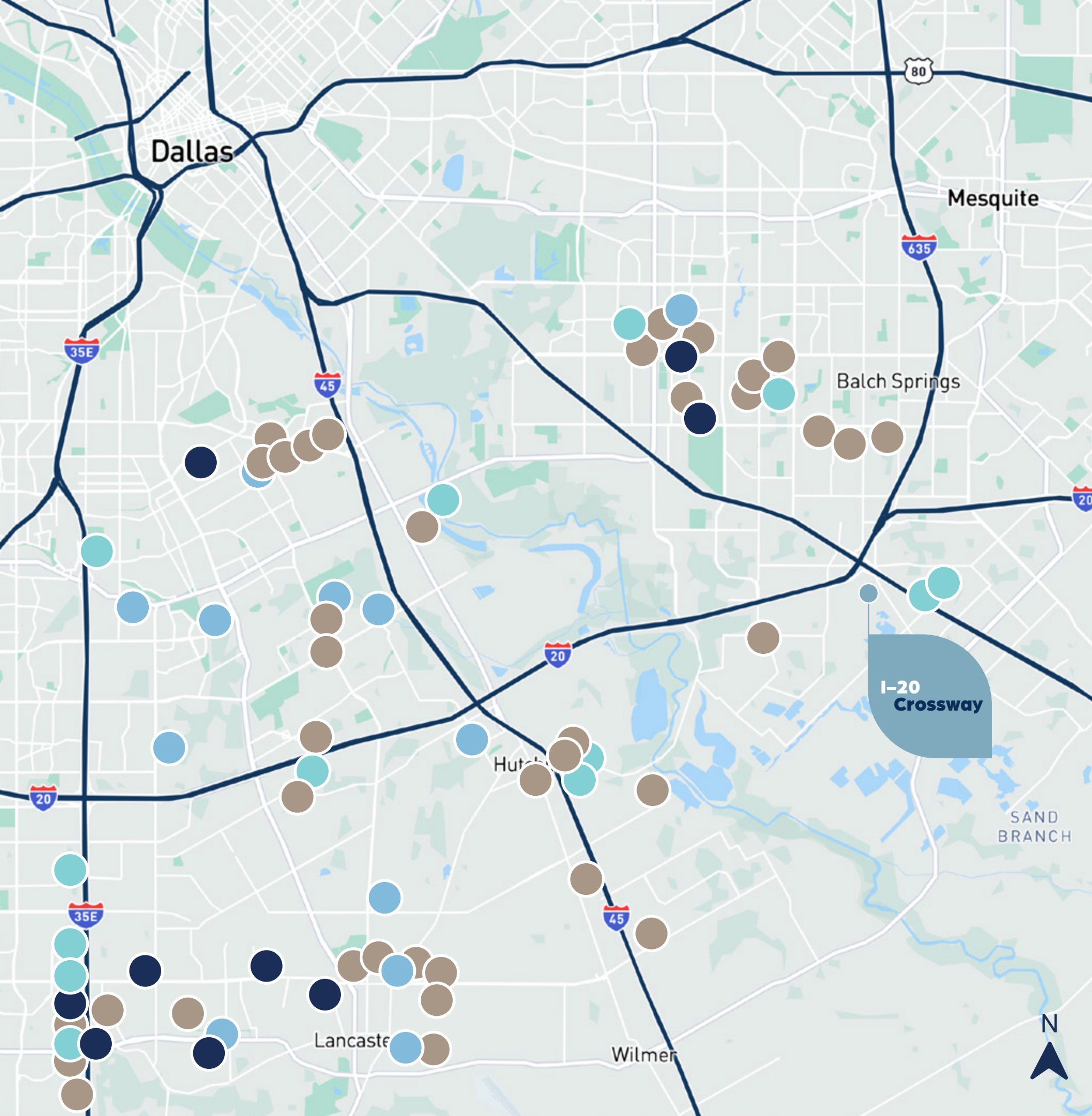


Building A

- 454,440 SF
- 190' truck courts
- 40' clear height
- 420' building depth
- Full building circulation
- 154 trailer parks
- 387 car parks

Building B

- 156,000 SF
- 190' truck court
- 32' clear height
- 260' building depth
- Full building circulation
- 46 trailer parks
- 152 car parks



Amenities 10-Mile Radius

Lodging

10+

Shopping

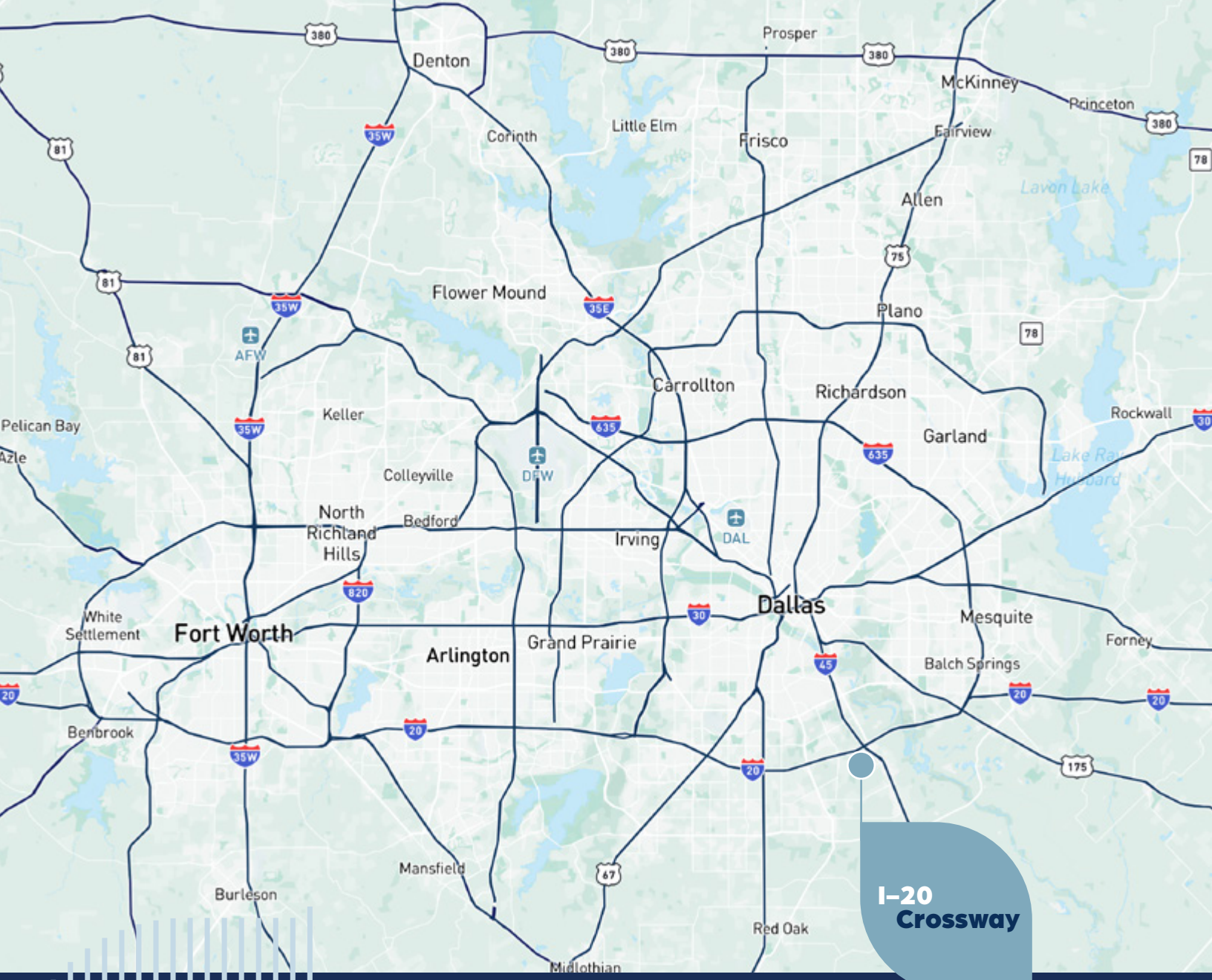
8+

Education

12+

Dining

46+



**I-20
Crossway**

Contact:

Kurt Griffin

Senior Managing Director
kurt.griffin@jll.com
+1 214 438 6372

Nathan Orbin

Senior Managing Director
nathan.orbin@jll.com
+1 214 438 1649

Dalton Knipe

Senior Associate
dalton.knipe@jll.com
+1 214 438 6195

Weston King

Associate
weston.king@jll.com
+1 214 438 6193



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.