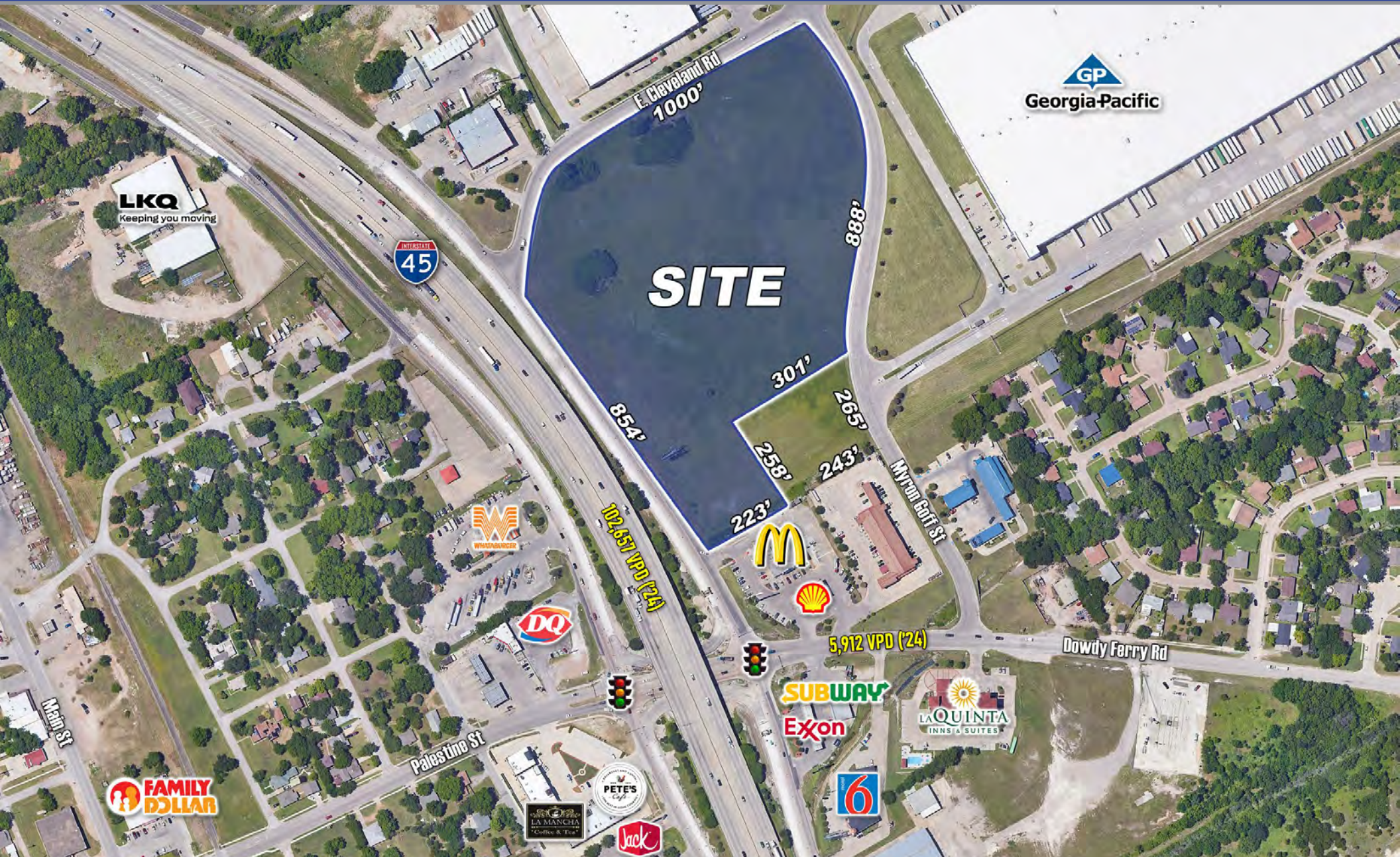




For information, please contact Dan McAuliffe, CCIM | 972.345.5609 | dan@djmcos.com

July 2026

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LOCATION/SIZE:

1000 E. Cleveland Road, Hutchins, TX 75141 ± 15.7194 Gross Acres

POTENTIAL USES:

Grocery, Restaurants, Hotel, and Small Shop Retail

PROPERTY HIGHLIGHTS:

- Located immediately along IH-45, a major north–south freight corridor connecting Dallas to Houston, surrounded by USDA “Food Deserts”
- Population of 38,000+ in potential Retail Trade Area
- High visibility to interstate traffic — over 37,000,000 vehicles per year - ideal for travel-oriented retail, or hospitality uses.
- Immediate access to Dowdy Ferry Rd, a key east–west connector feeding into Hutchins and southern Dallas.
- Close proximity to major trucking, distribution, and industrial activity zone.
- Proximity to Southaven, a +/- 750 home development starting in the \$300s

LISTING PRICE:

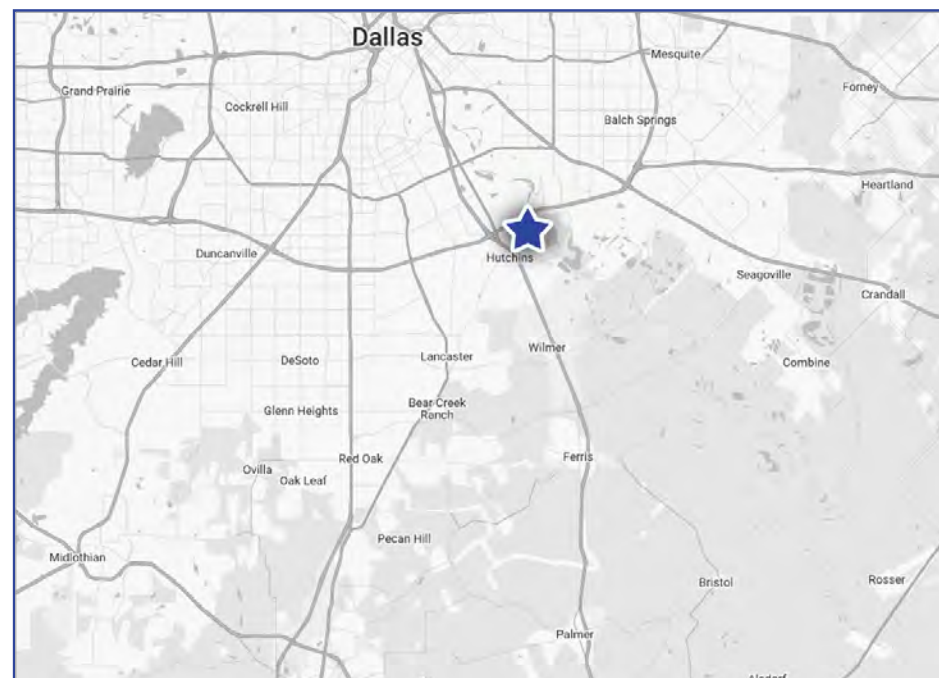
- Call for Pricing

TRAFFIC COUNTS:

- I-45: 102,657 VPD (2024)
- Dowdy Ferry Rd: 5,912 VPD (2024)

DEMOGRAPHICS:

	3 MILE	5 MILE	10 MILE
2024 Population	13,328	79,628	590,974
Daytime Population	11,391	68,686	500,335
Average HH Income	\$68,635	\$67,576	\$79,492



ATTRACTIONS:



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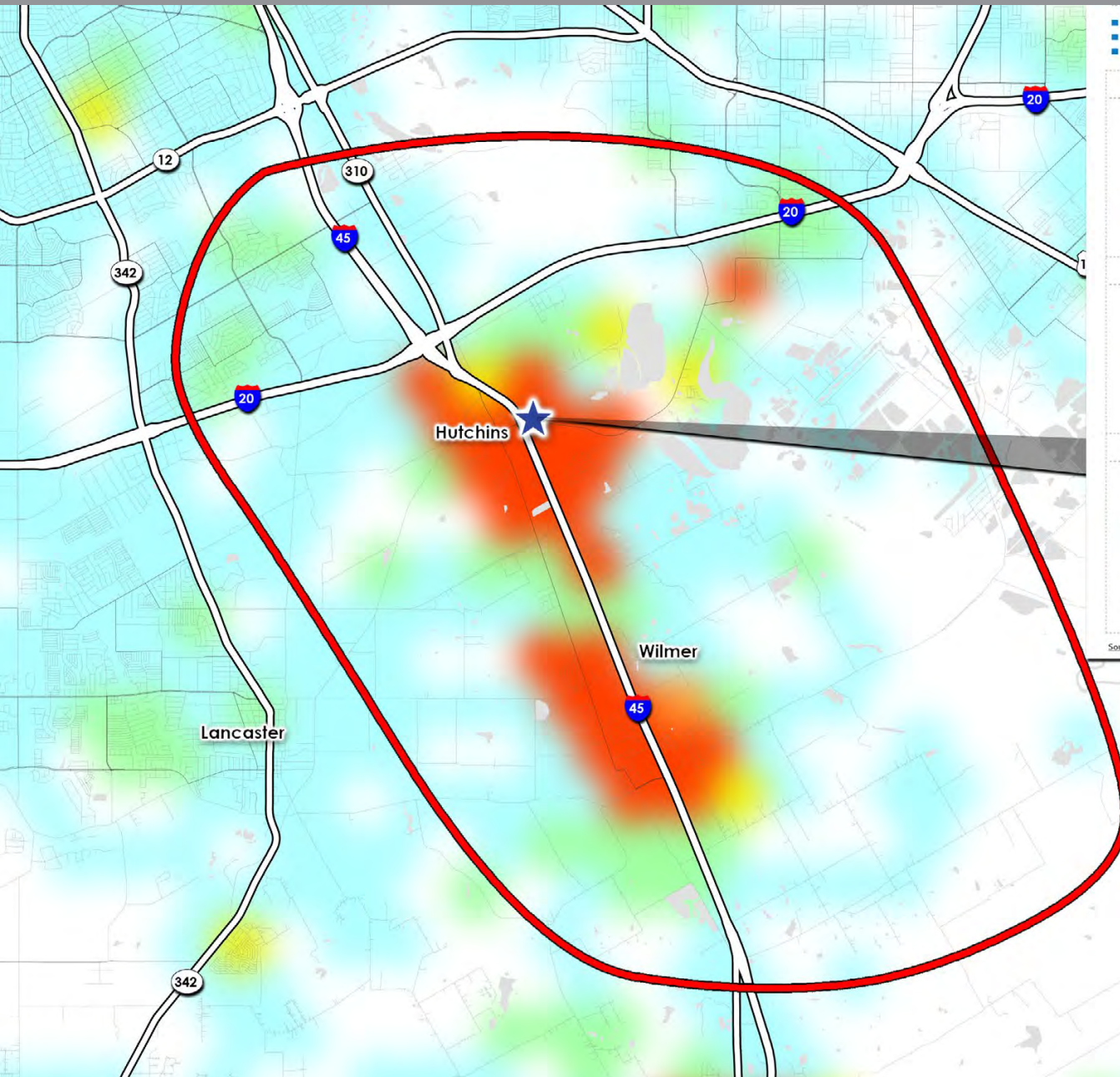


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15 Acre Retail Development Tract IH-45 & E. Cleveland Rd | Hutchins, Texas 76241



Key Facts

Area: 74.94 square miles

KEY FACTS

38,110

Population



3.1

Average Household Size

32.8

Median Age



\$54,994

Median Household Income

23.1%

No High School Diploma

41.0%

High School Graduate

23.5%

Some College/ Associate's Degree

12.5%

Bachelor's/Grad/ Prof Degree

BUSINESS



596

Total Businesses



7,710

Total Employees

EMPLOYMENT



40.6%

White Collar

38.1%

Blue Collar

21.3%

Services

4.4%

Unemployment Rate

INCOME



\$54,994

Median Household Income



\$20,696

Per Capita Income



\$100,202

Median Net Worth

2026 Households by income (Eari)

The largest group: \$50,000 - \$74,999 (20.1%)

The smallest group: \$200,000+ (3.5%)

Indicator#	Value	Diff
<\$15,000	16.4%	+8.6%
\$15,000 - \$24,999	7.2%	+2.7%
\$25,000 - \$34,999	8.2%	+2.4%
\$35,000 - \$49,999	12.9%	+2.8%
\$50,000 - \$74,999	20.1%	+3.6%
\$75,000 - \$99,999	12.8%	-0.8%
\$100,000 - \$149,999	13.9%	-3.6%
\$150,000 - \$199,999	5.0%	-4.4%
\$200,000+	3.5%	-11.3%

Bars show deviation from Dallas County

Source: This infographic contains data provided by Esri (2026, 2031), Esri-Data Axle (2026). © 2026 Esri

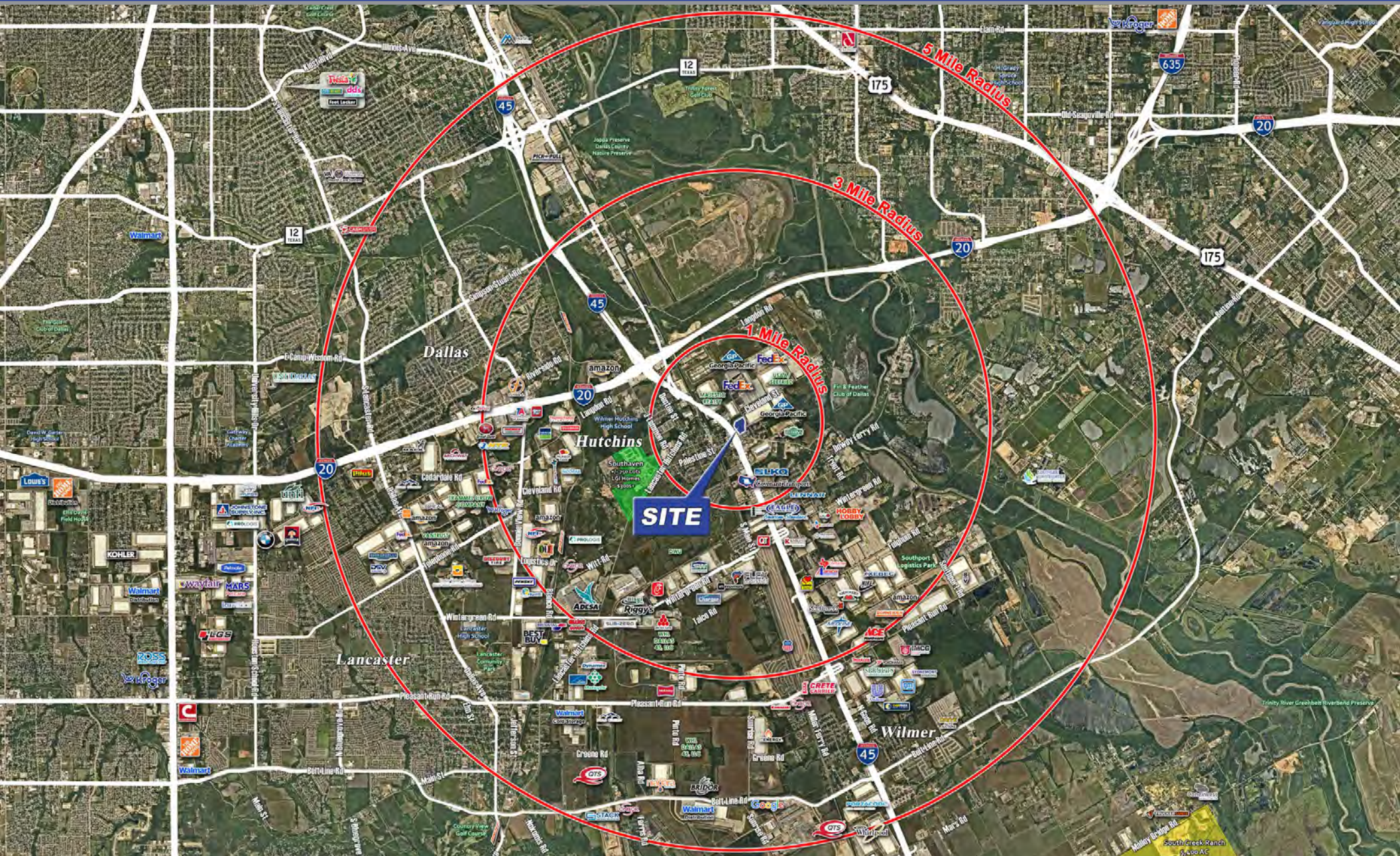
Retail Patron Density

based on multi-visit patrons T12 mos



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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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 written 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 written not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

D.J. McAuliffe Companies, Inc.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Daniel J McAuliffe

Designated Broker of Firm

439381

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283393

License No.

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Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov