



2000 I-45, Hutchins, TX 75141 | For Sale

2000 I-45  
Hutchins TX 75141

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**J. ELMER TURNER**  
“SINCE 1898”

# 2000 I-45, Hutchins, TX 75141 | For Sale

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**J. ELMER TURNER**  
“SINCE 1898”

<https://jelmerturner.com>

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## OFFERING SUMMARY

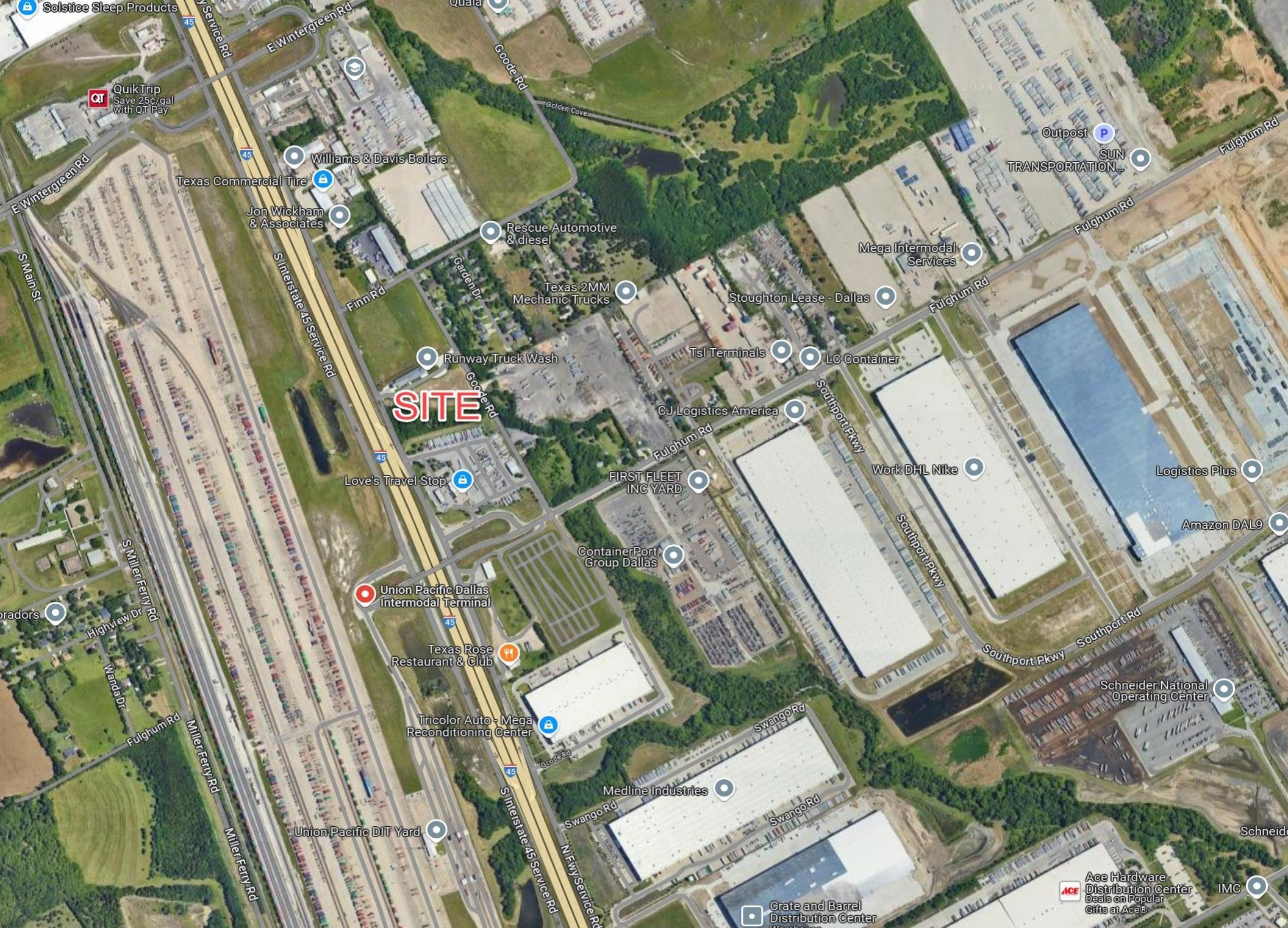
|         |                                |
|---------|--------------------------------|
| ADDRESS | 2000 I-45<br>Hutchins TX 75141 |
| COUNTY  | Dallas                         |
| PRICE   | Call For Pricing               |

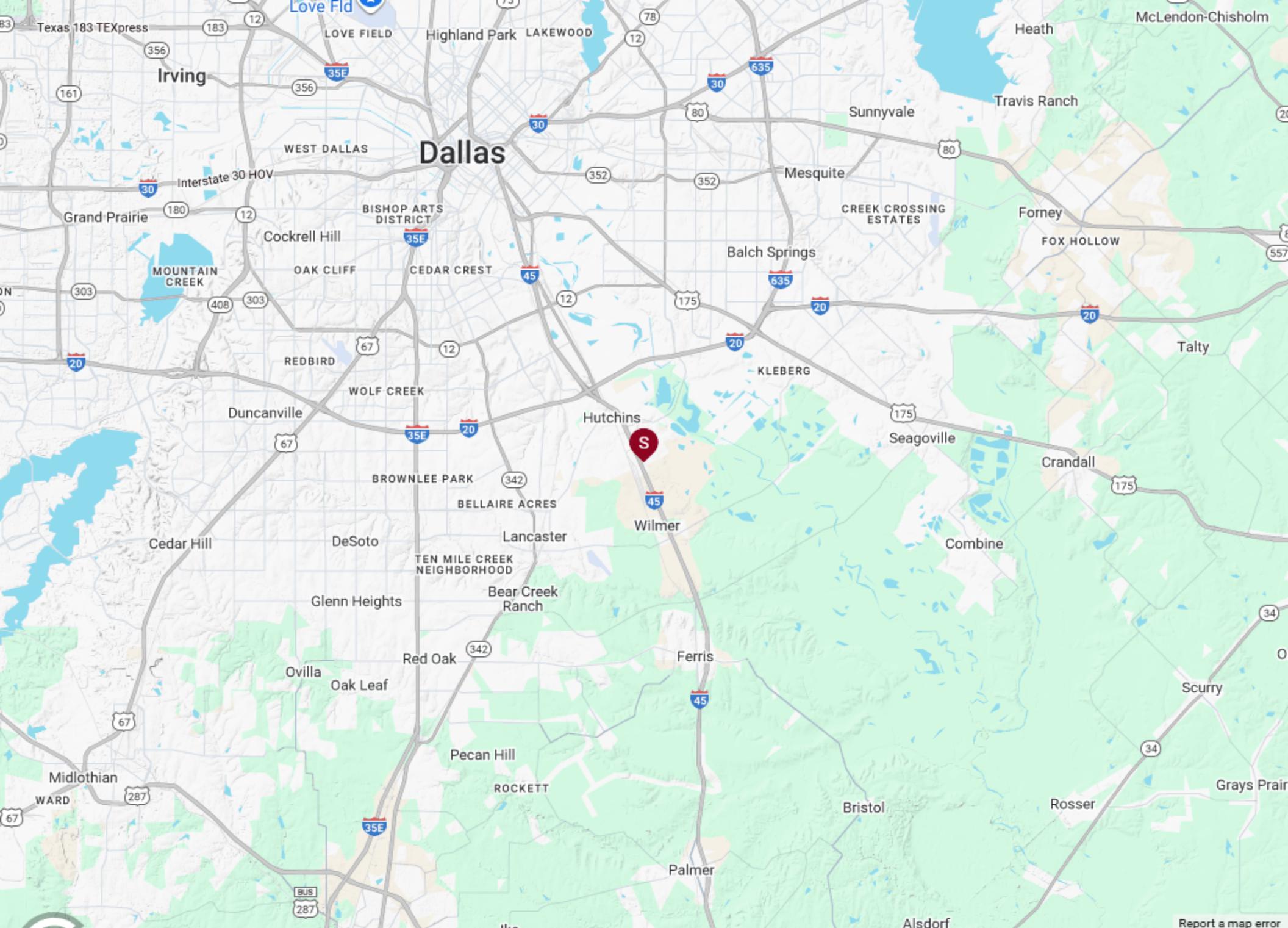
| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2025 Population        | 1,526    | 13,935   | 42,146   |
| 2025 Median HH Income  | \$67,603 | \$58,002 | \$60,123 |
| 2025 Average HH Income | \$75,886 | \$71,545 | \$73,384 |

## INFORMATION

- Located at the east side of I-45 on the service road, adjacent to Love's Travel Stop
- Size: 14,531 sqft of building  
5.624 acres (244,976) sqft of land
- Construction: Steel and Masonry – Completed February 2020
- Zoning: Highway Commercial
- Redevelopment opportunity as there is prominent undeveloped land on the parcel or an owner/user opportunity
- Highly visible pylon signage

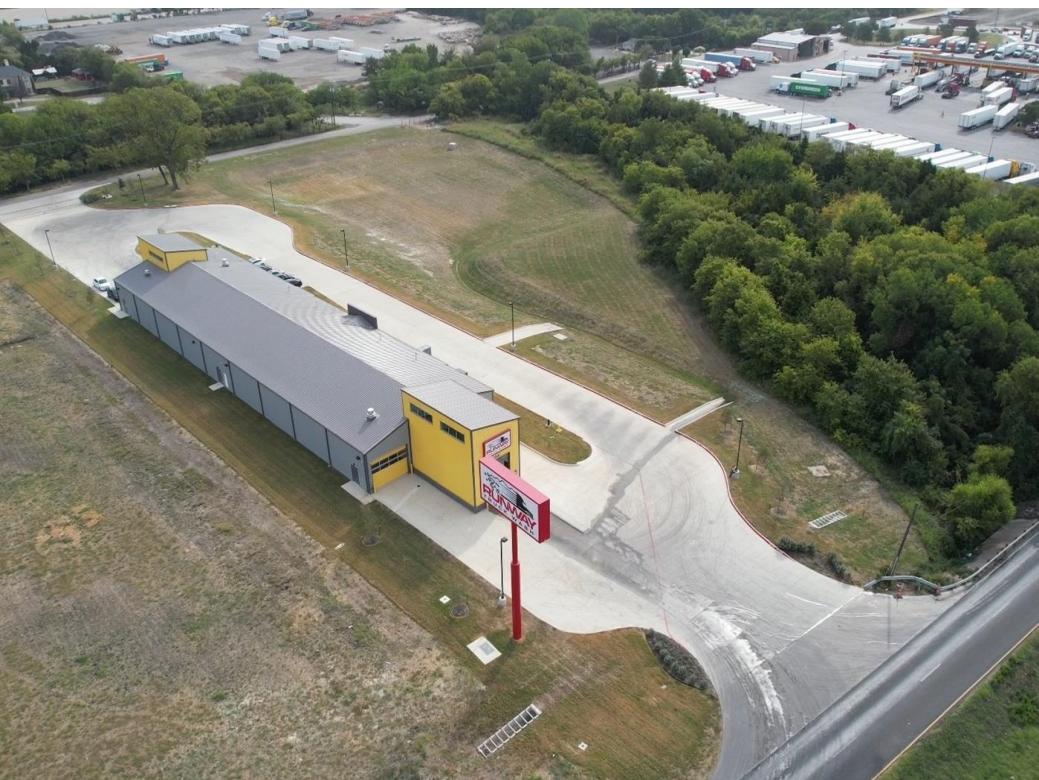








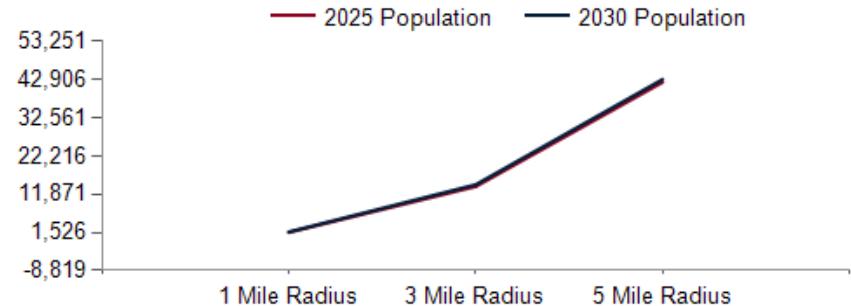
Parcel Map | 2000 I-45, Hutchins, TX 75141 | For Sale



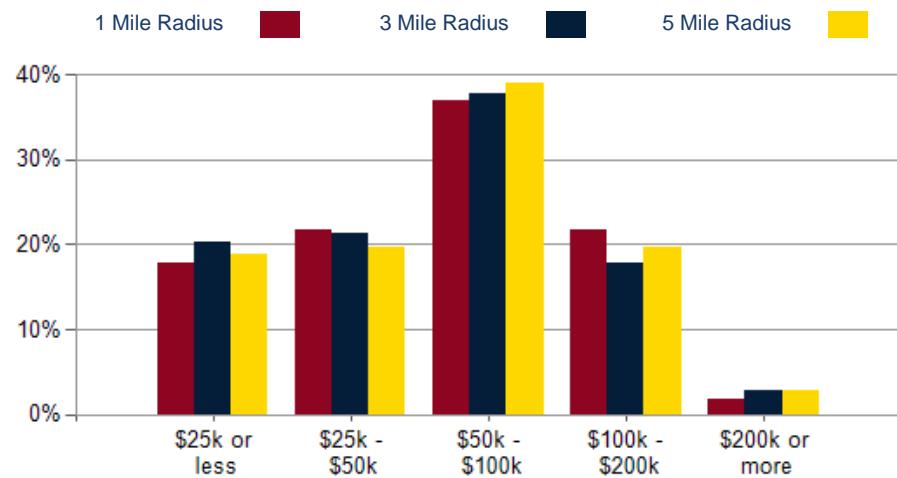
Property Images | 2000 I-45, Hutchins, TX 75141 | For Sale

| POPULATION                         | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|--------|
| 2000 Population                    | 545    | 9,304  | 31,102 |
| 2010 Population                    | 641    | 10,005 | 32,716 |
| 2025 Population                    | 1,526  | 13,935 | 42,146 |
| 2030 Population                    | 1,638  | 14,434 | 42,906 |
| 2025 African American              | 574    | 4,414  | 17,207 |
| 2025 American Indian               | 19     | 180    | 557    |
| 2025 Asian                         | 6      | 45     | 227    |
| 2025 Hispanic                      | 753    | 6,935  | 19,503 |
| 2025 Other Race                    | 372    | 3,708  | 9,868  |
| 2025 White                         | 326    | 3,630  | 7,967  |
| 2025 Multiracial                   | 229    | 1,947  | 6,297  |
| 2025-2030: Population: Growth Rate | 7.15%  | 3.55%  | 1.80%  |

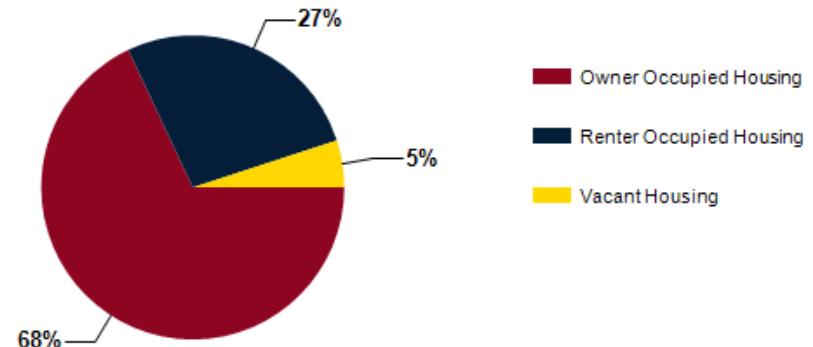
| 2025 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 47       | 383      | 1,450    |
| \$15,000-\$24,999     | 37       | 363      | 882      |
| \$25,000-\$34,999     | 42       | 298      | 1,045    |
| \$35,000-\$49,999     | 61       | 486      | 1,393    |
| \$50,000-\$74,999     | 67       | 799      | 3,138    |
| \$75,000-\$99,999     | 107      | 590      | 1,712    |
| \$100,000-\$149,999   | 67       | 521      | 1,808    |
| \$150,000-\$199,999   | 36       | 136      | 645      |
| \$200,000 or greater  | 8        | 102      | 338      |
| Median HH Income      | \$67,603 | \$58,002 | \$60,123 |
| Average HH Income     | \$75,886 | \$71,545 | \$73,384 |



#### 2025 Household Income



#### 2025 Own vs. Rent - 1 Mile Radius

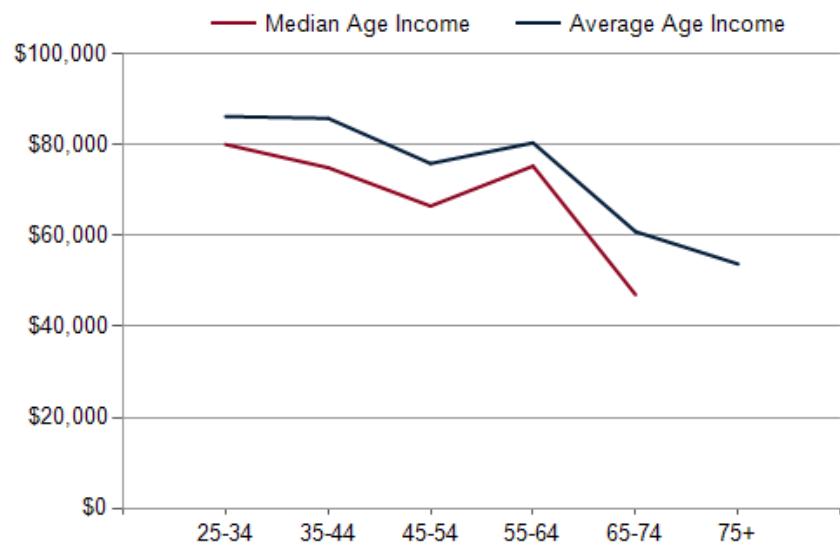
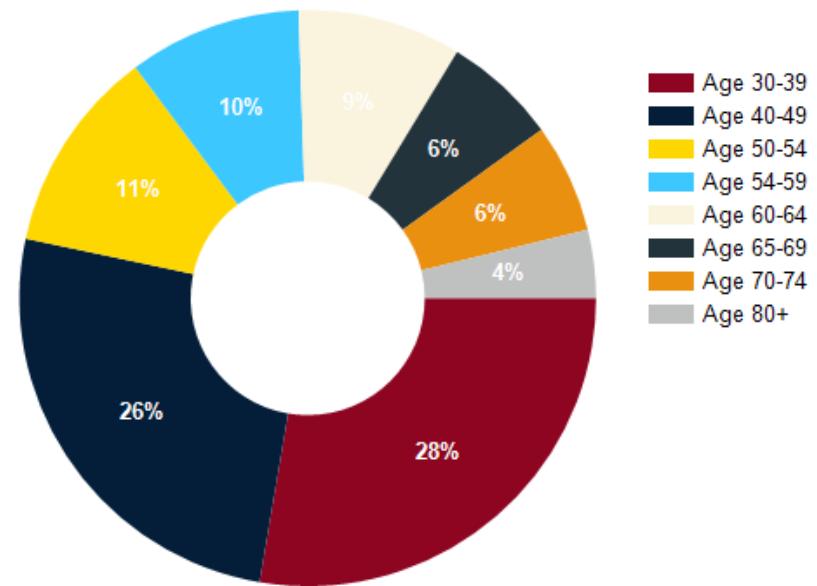


Source: esri

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 117    | 1,288  | 3,114  |
| 2025 Population Age 35-39 | 100    | 1,193  | 3,022  |
| 2025 Population Age 40-44 | 106    | 1,076  | 2,946  |
| 2025 Population Age 45-49 | 95     | 855    | 2,610  |
| 2025 Population Age 50-54 | 90     | 798    | 2,524  |
| 2025 Population Age 55-59 | 76     | 712    | 2,192  |
| 2025 Population Age 60-64 | 72     | 584    | 2,126  |
| 2025 Population Age 65-69 | 50     | 443    | 1,742  |
| 2025 Population Age 70-74 | 48     | 357    | 1,370  |
| 2025 Population Age 75-79 | 30     | 203    | 950    |
| 2025 Population Age 80-84 | 17     | 104    | 537    |
| 2025 Population Age 85+   | 13     | 80     | 406    |
| 2025 Population Age 18+   | 1,082  | 10,394 | 31,094 |
| 2025 Median Age           | 32     | 33     | 34     |
| 2030 Median Age           | 33     | 33     | 35     |

| 2025 INCOME BY AGE             | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34  | \$80,114 | \$68,863 | \$66,982 |
| Average Household Income 25-34 | \$86,261 | \$79,571 | \$80,454 |
| Median Household Income 35-44  | \$75,000 | \$62,527 | \$66,345 |
| Average Household Income 35-44 | \$85,870 | \$80,657 | \$85,030 |
| Median Household Income 45-54  | \$66,527 | \$58,531 | \$63,489 |
| Average Household Income 45-54 | \$75,908 | \$73,391 | \$78,686 |
| Median Household Income 55-64  | \$75,350 | \$58,573 | \$58,188 |
| Average Household Income 55-64 | \$80,462 | \$73,526 | \$71,559 |
| Median Household Income 65-74  | \$47,019 | \$46,088 | \$50,956 |
| Average Household Income 65-74 | \$60,899 | \$59,396 | \$63,655 |
| Average Household Income 75+   | \$53,782 | \$51,385 | \$53,463 |

Population By Age



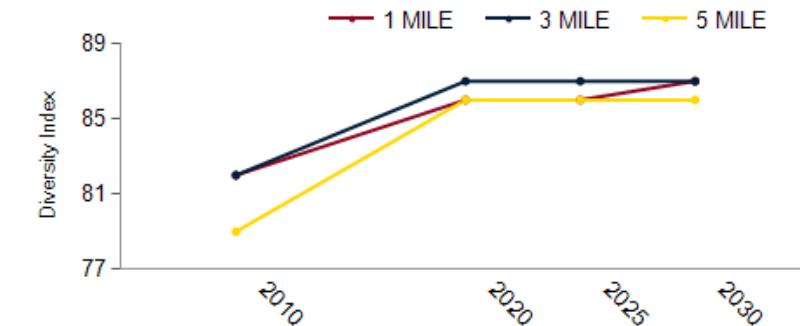
| DIVERSITY INDEX                | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years)     | 87     | 87     | 86     |
| Diversity Index (current year) | 87     | 87     | 86     |
| Diversity Index (2020)         | 86     | 87     | 86     |
| Diversity Index (2010)         | 82     | 82     | 79     |

#### POPULATION BY RACE



| 2025 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American        | 25%    | 21%    | 28%    |
| American Indian         | 1%     | 1%     | 1%     |
| Asian                   | 0%     | 0%     | 0%     |
| Hispanic                | 33%    | 33%    | 32%    |
| Multiracial             | 10%    | 9%     | 10%    |
| Other Race              | 16%    | 18%    | 16%    |
| White                   | 14%    | 17%    | 13%    |

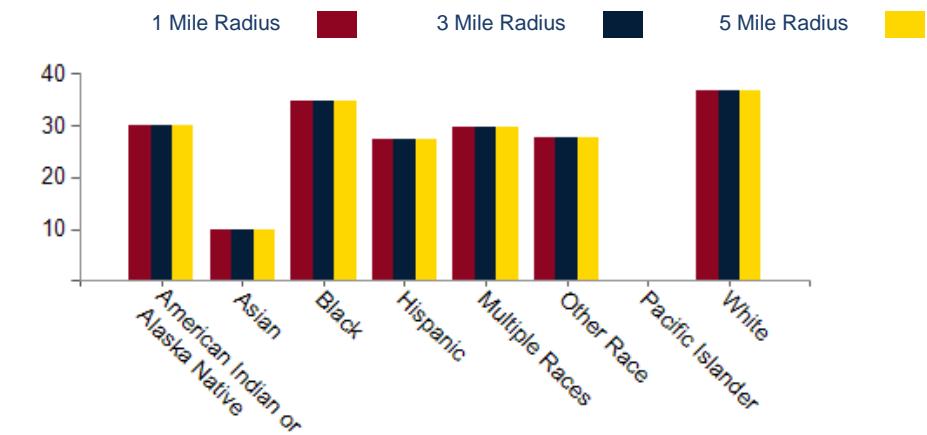
#### POPULATION DIVERSITY

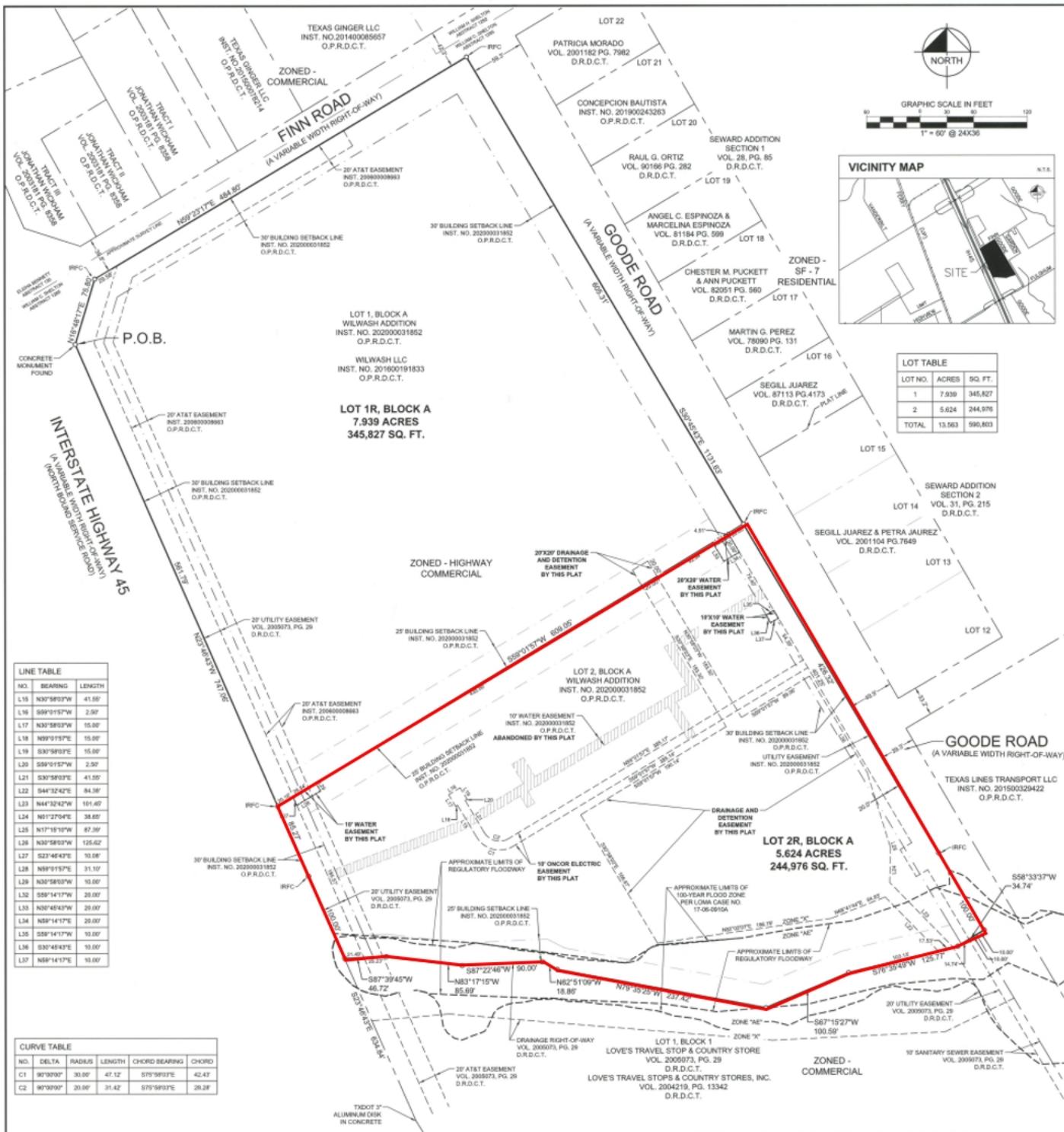


#### 2025 MEDIAN AGE BY RACE

|  | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 30     | 32     | 32     |
| Median Asian Age                         | 10     | 27     | 35     |
| Median Black Age                         | 35     | 34     | 39     |
| Median Hispanic Age                      | 27     | 28     | 27     |
| Median Multiple Races Age                | 30     | 29     | 28     |
| Median Other Race Age                    | 28     | 29     | 28     |
| Median Pacific Islander Age              | 0      | 23     | 31     |
| Median White Age                         | 37     | 37     | 38     |

#### 2025 MEDIAN AGE BY RACE





# 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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| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                         | Phone               |
| <b>Michael C. Turner</b>   | <b>0277278</b> | <b>mike@jelmerturner.com</b>  | <b>214-954-1221</b> |
| Designated Broker of Firm  | License No.    | Email                         | Phone               |
| Licensed Supervisor of Sales Agent/Associate                       | License No.    | Email                         | Phone               |
| <b>Logan F. Turner</b>   | <b>681322</b>  | <b>logan@jelmerturner.com</b> | <b>214-954-1221</b> |
| Sales Agent/Associate's Name                                       | License No.    | Email                         | Phone               |

Information About Brokerage Services

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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