

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

2000 I-45
Hutchins TX 75141

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J. ELMER TURNER
"SINCE 1898"

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J. ELMER TURNER
“SINCE 1898”

<https://jelmerturner.com>

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OFFERING SUMMARY

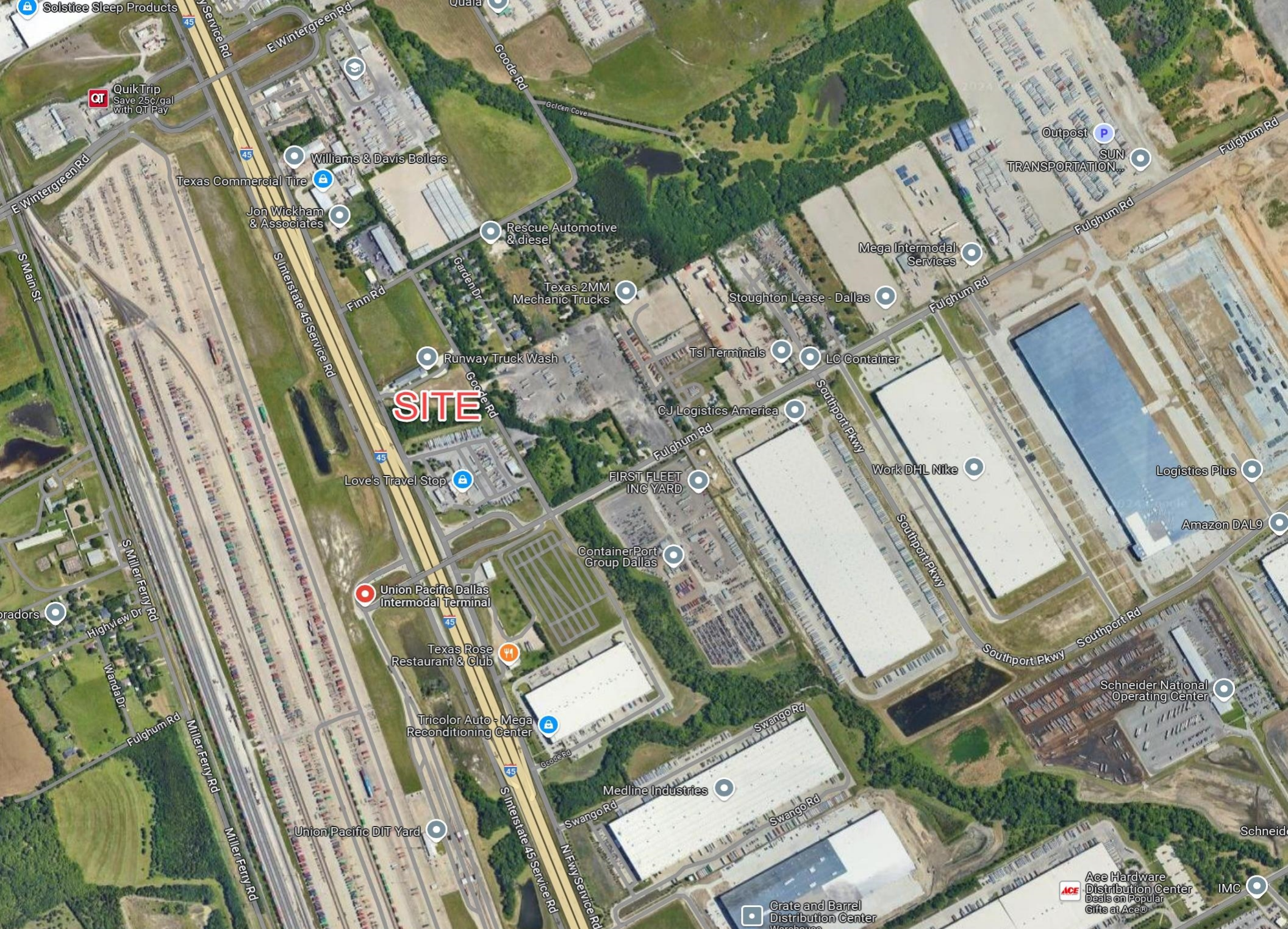
ADDRESS	2000 I-45 Hutchins TX 75141
COUNTY	Dallas
PRICE	Call For Pricing

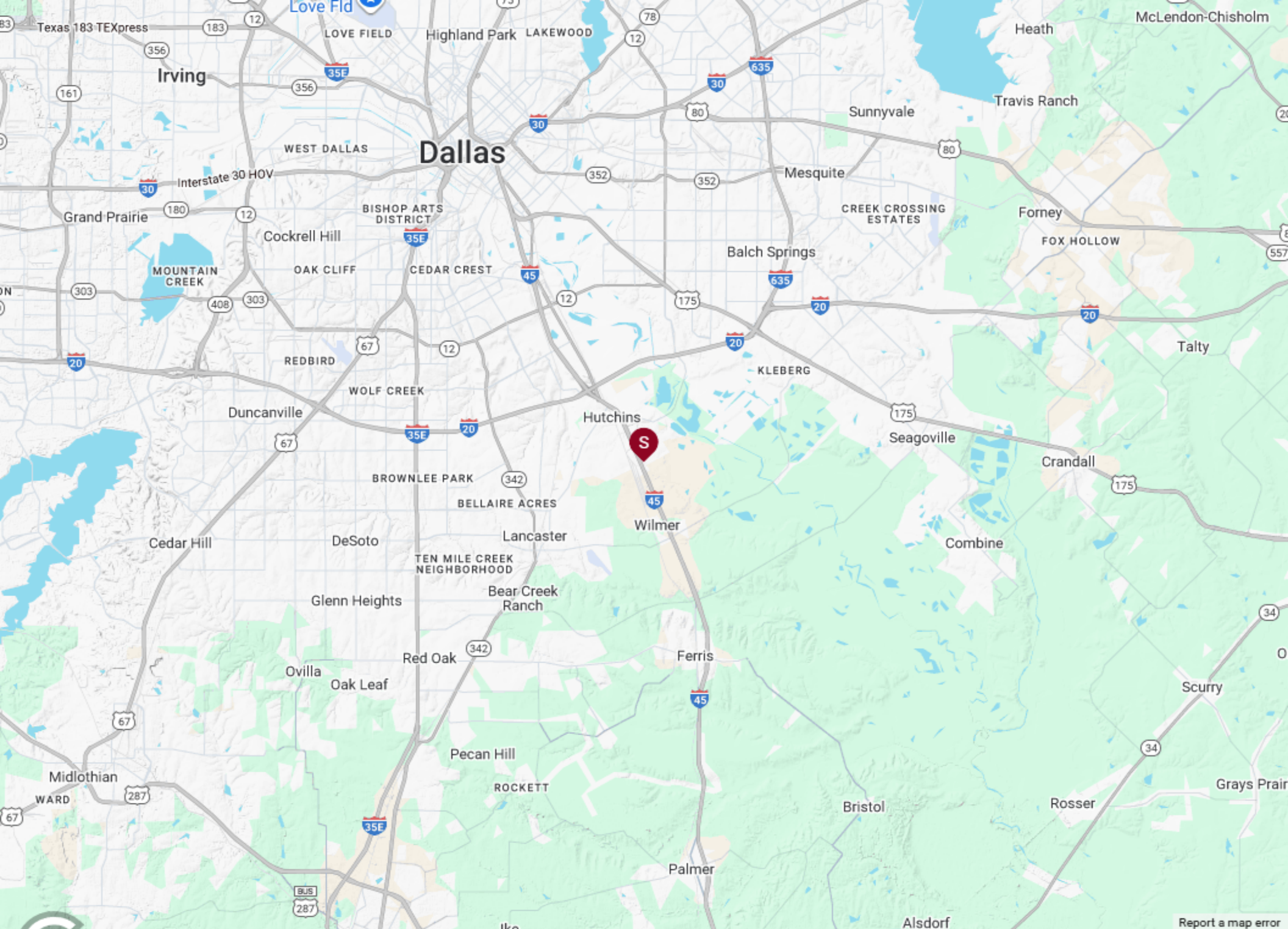
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,526	13,935	42,146
2025 Median HH Income	\$67,603	\$58,002	\$60,123
2025 Average HH Income	\$75,886	\$71,545	\$73,384

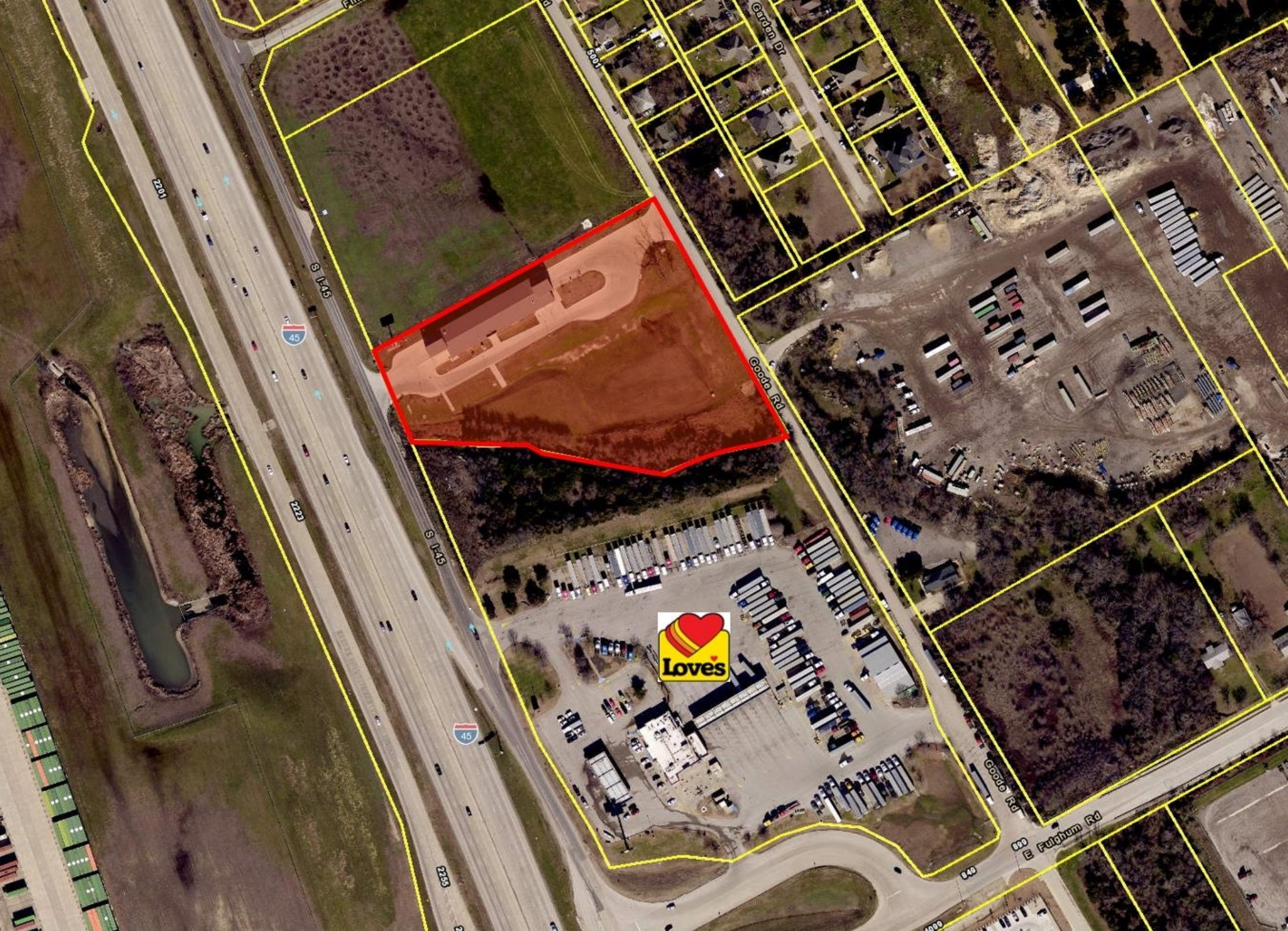
INFORMATION

- 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





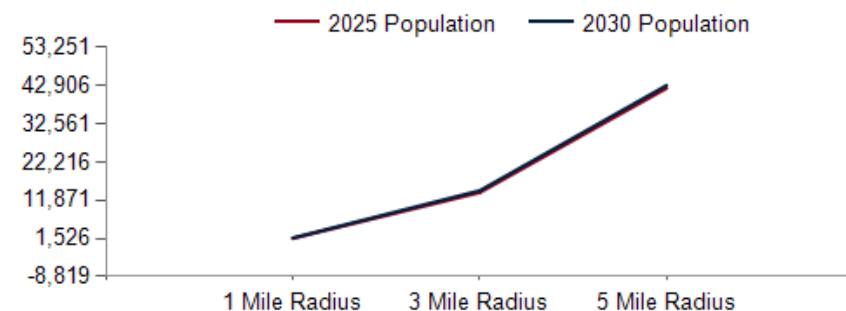




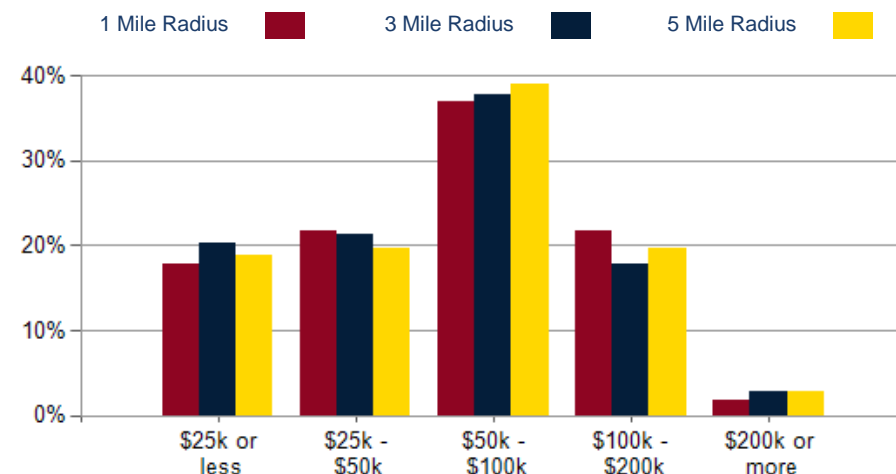


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	545	9,304	31,102
2010 Population	641	10,005	32,716
2025 Population	1,526	13,935	42,146
2030 Population	1,638	14,434	42,906
2025 African American	574	4,414	17,207
2025 American Indian	19	180	557
2025 Asian	6	45	227
2025 Hispanic	753	6,935	19,503
2025 Other 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%

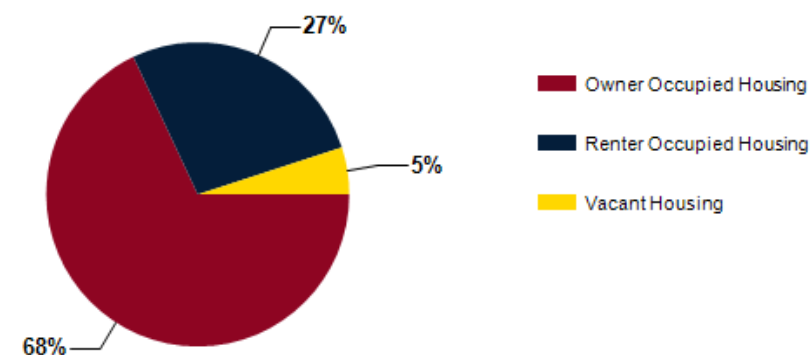
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	47	383	1,450
\$15,000-\$24,999	37	363	882
\$25,000-\$34,999	42	298	1,045
\$35,000-\$49,999	61	486	1,393
\$50,000-\$74,999	67	799	3,138
\$75,000-\$99,999	107	590	1,712
\$100,000-\$149,999	67	521	1,808
\$150,000-\$199,999	36	136	645
\$200,000 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

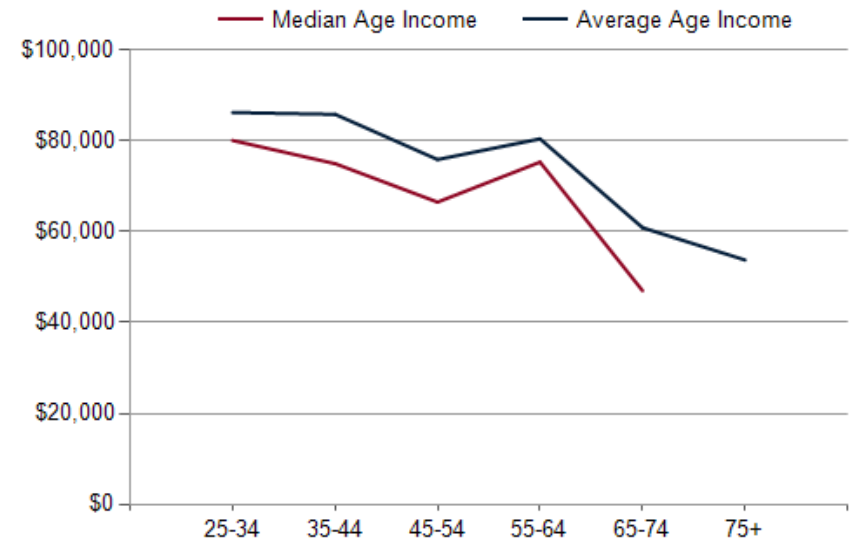
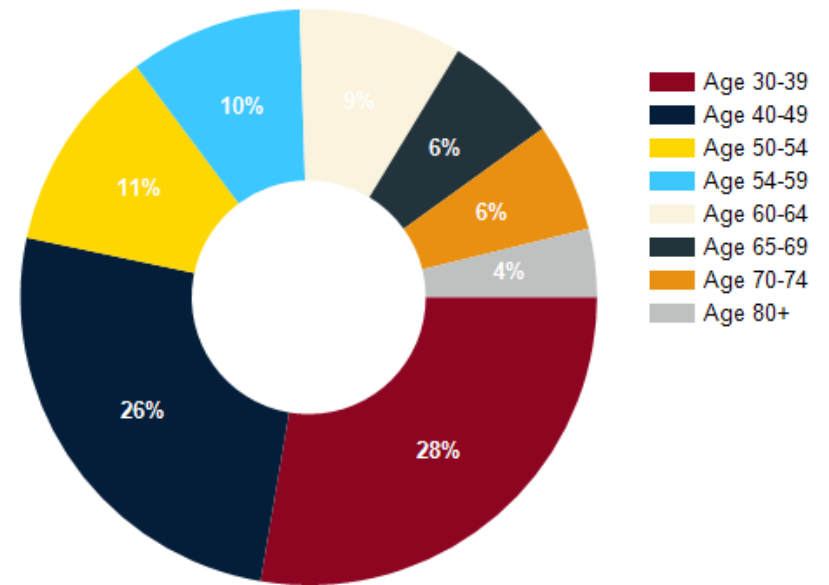


Source: esri

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



1 MILE



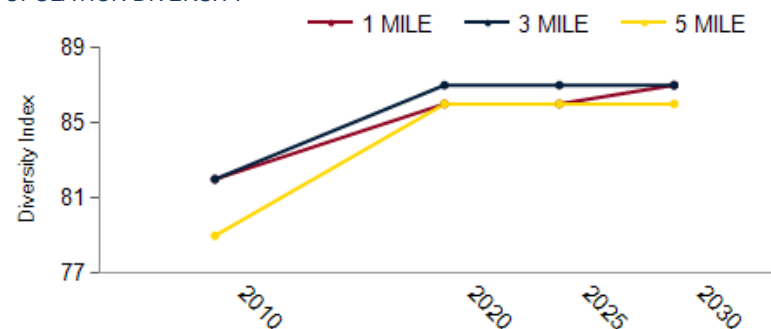
3 MILE



5 MILE

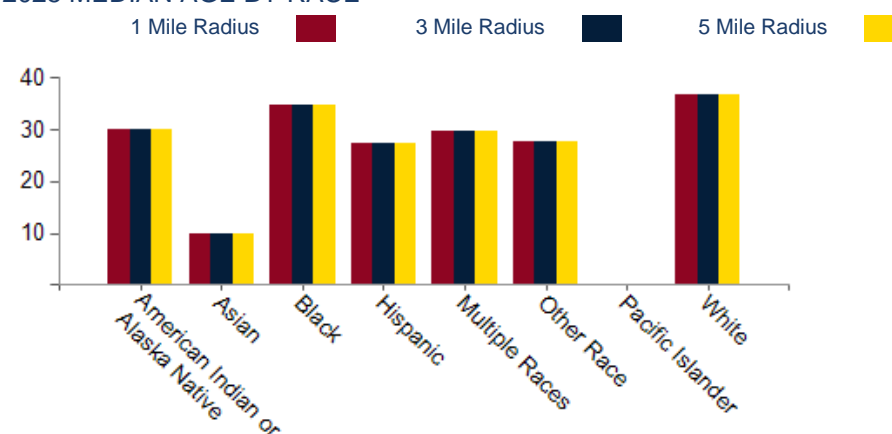
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	25%	21%	28%
American Indian	1%	1%	1%
Asian	0%	0%	0%
Hispanic	33%	33%	32%
Multiracial	10%	9%	10%
Other Race	16%	18%	16%
White	14%	17%	13%

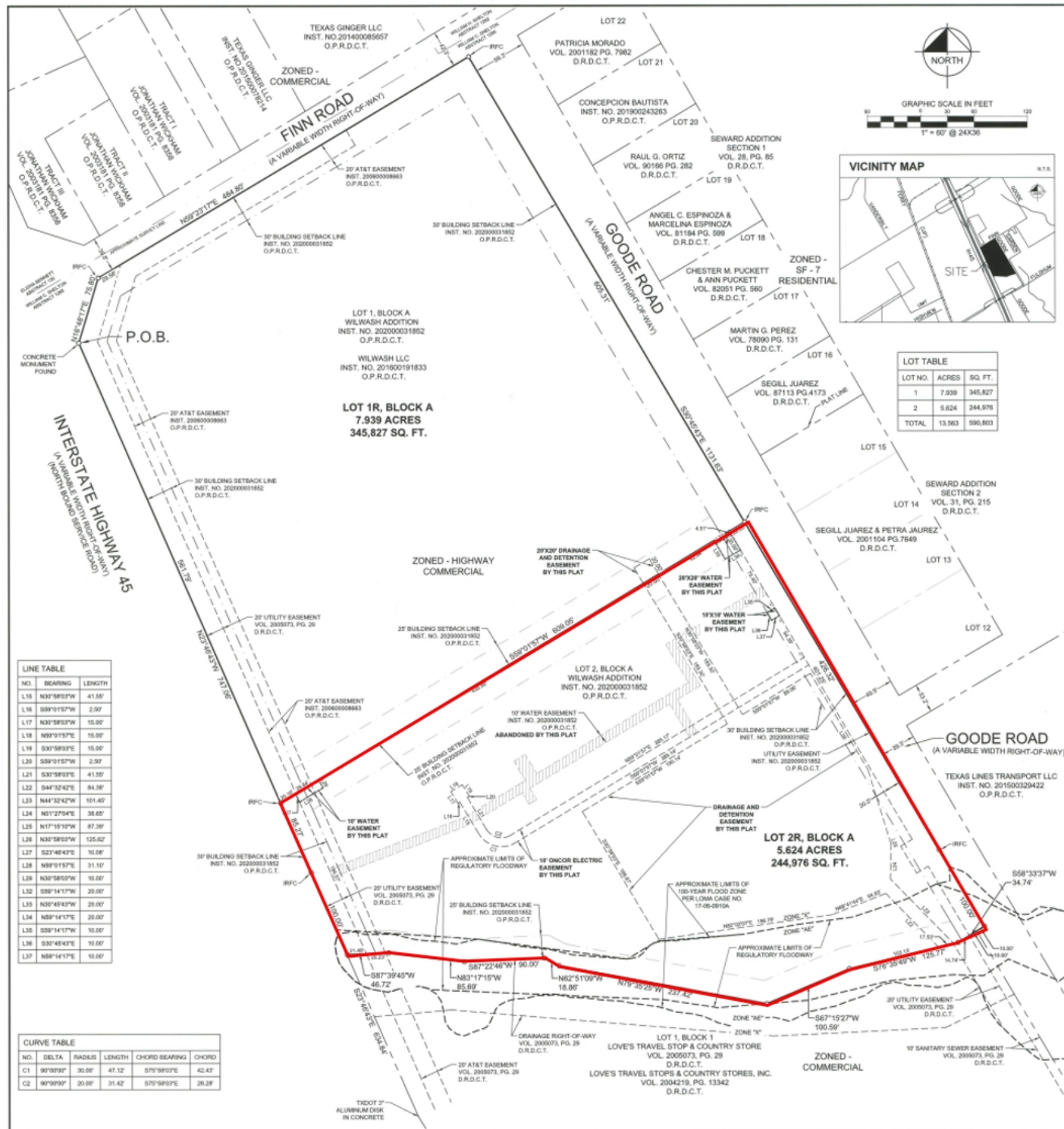
POPULATION DIVERSITY



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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan F. Turner	681322	logan@jelmerturner.com	214-954-1221
Sales Agent/Associate's Name	License No.	Email	Phone

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"SINCE 1898"

Information About Brokerage Services | Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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Regulated by the Texas Real Estate Commission
Information available at www.texas.gov
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