

20/45 Industrial Park

SEQ of I-20 & I-45

Hutchins, Texas



LOCATION

SEQ of I-20 & I-45
Hutchins, Texas

SIZE

±53 Acres fronting Interstate 20

PRICING

Call for Pricing

PROPERTY HIGHLIGHTS

- ±53 acres of Planned Industrial land in Hutchins at I-20 & I-45
- Frontage along Langdon Rd
- Water and sewer located at or near site
- Zoned Light Industrial
- Surrounded by major industrial users including Amazon, Georgia Pacific, American Textile Co., FedEx, Point South, Goodman, Conn's, Genco, Kroger, American Standard, Hobby Lobby, Lennar, Smucker's, and many more
- NFS - Not For Sale Presently

DEMOGRAPHICS

	1 miles	3 miles	5 miles
2020 Population	2,772	16,717	98,376
Daytime Population	1,420	19,092	87,119
Average HH Income	\$72,406	\$52,635	\$48,654

TRAFFIC COUNTS

Interstate 20: 124,835 VPD
Interstate 45: 86,283 VPD
(TXDOT 2019)

Bill Foose Company

Bill Foose

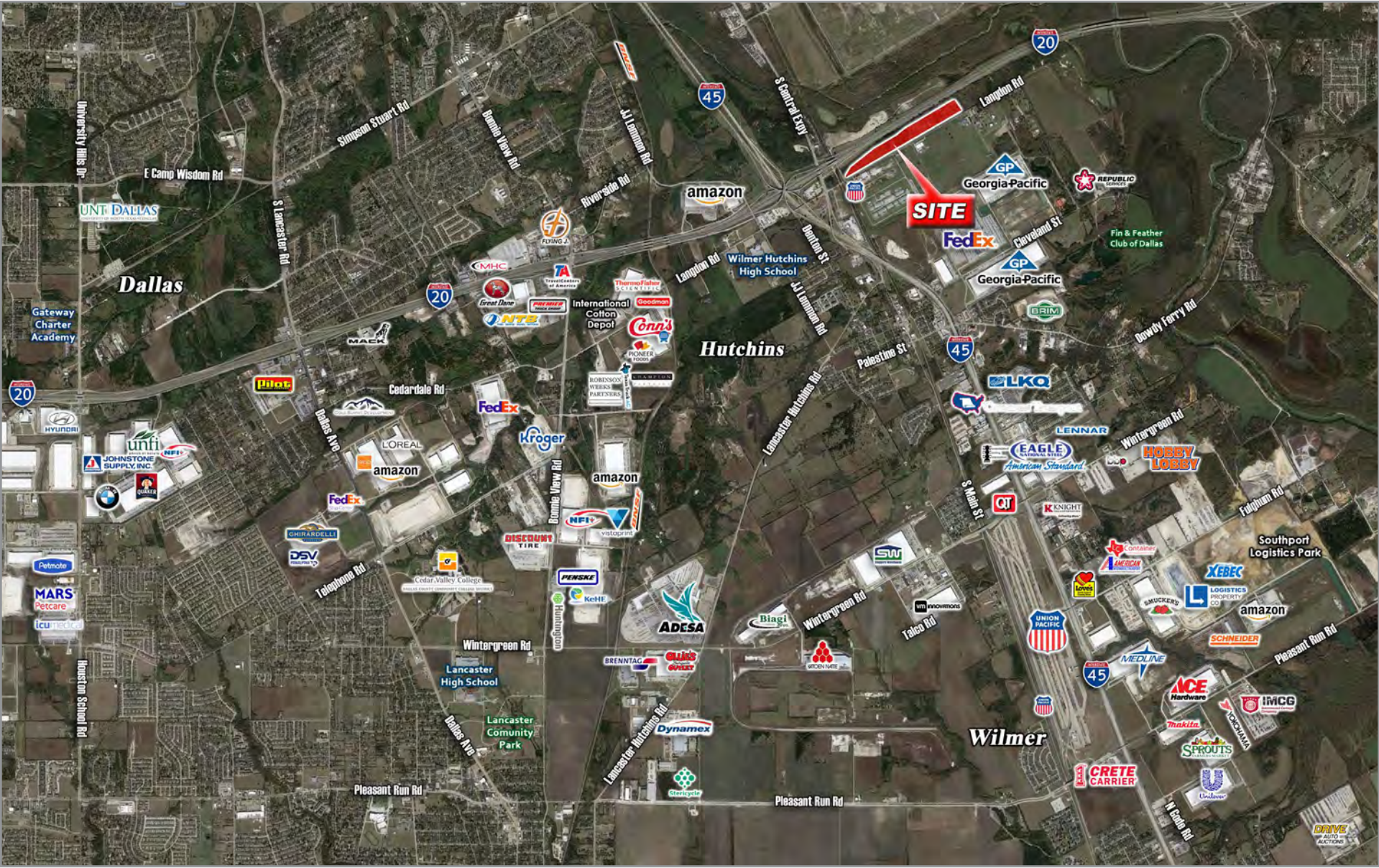
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20/45 Industrial Park - Hutchins, Texas



For information, please contact Bill Foose Company at 214-336-9303

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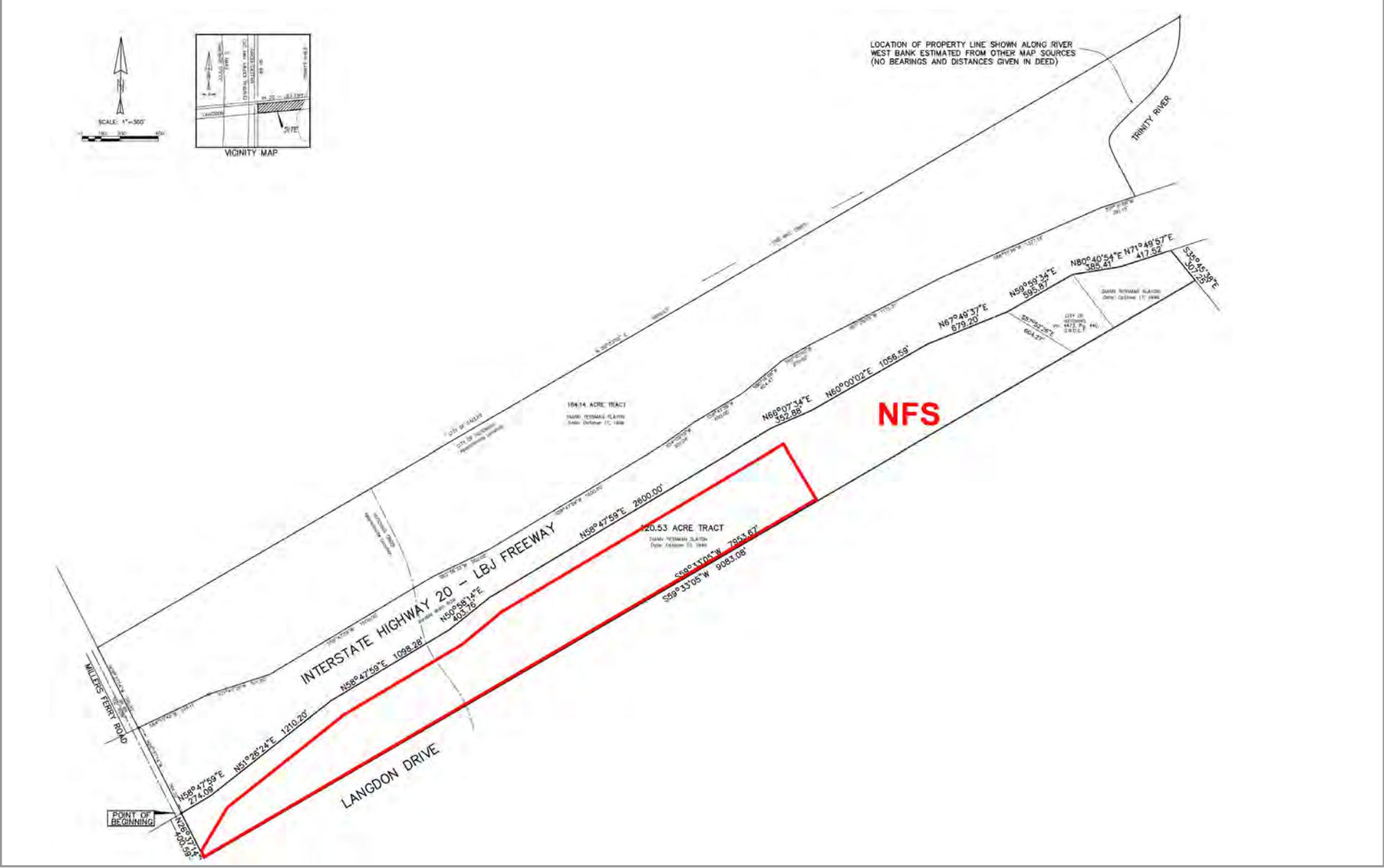
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