

Available For Sale

Office Warehouse / Flex and Enclosed Storage Yard

1600 S. IH-45 Service Road, Hutchins, TX 75141

Russ A. Gressett, Broker

rgressett@tgcrc.com

281.444.2044

www.tgcrc.com



Asset Summary

Pricing:	Call For Pricing	Demographics:		3-Mile	5-Mile
Land Area:	3.0 Acres	* Population 2024:	12,430	55,863	
Number Buildings:	2	* Households 2024:	3,149	16,375	
Size (SF):	34,800	* Avg. HH Inc. 2024:	\$50,410	\$54,330	
Bldg. 1 -	10,000	* Med. HH Inc. 2024:	\$40,092	\$41,325	
Bldg. 2 -	24,800	* Household - Renters %:	38%	39%	
Year Built:	1974 & 1998	* Household - Owners %:	62%	61%	
Loading Doors:	6- Grade / 1-Dock	Highlights			
Climatized Area:	58%	* Great access and visibility to IH-45. Traffic Count - 71,000 cpd			
Percent Office:	6%	* Heavy electric - 3000 Amps / 480 / 3-Phase			
Fenced Storage Yard:	~1.2 Acres	* Fenced storage yard.			
WH Clear Heights:	18-20'	* Just 2 miles from the IH-20 interchange.			
Electric:	3000 Amp/480/3ph	* Great owner-user property or investor property to lease-out.			
Cranes:	1 and 2-ton cranes	* Good mix of office, flex and warehouse space.			
		* Crane equipped			

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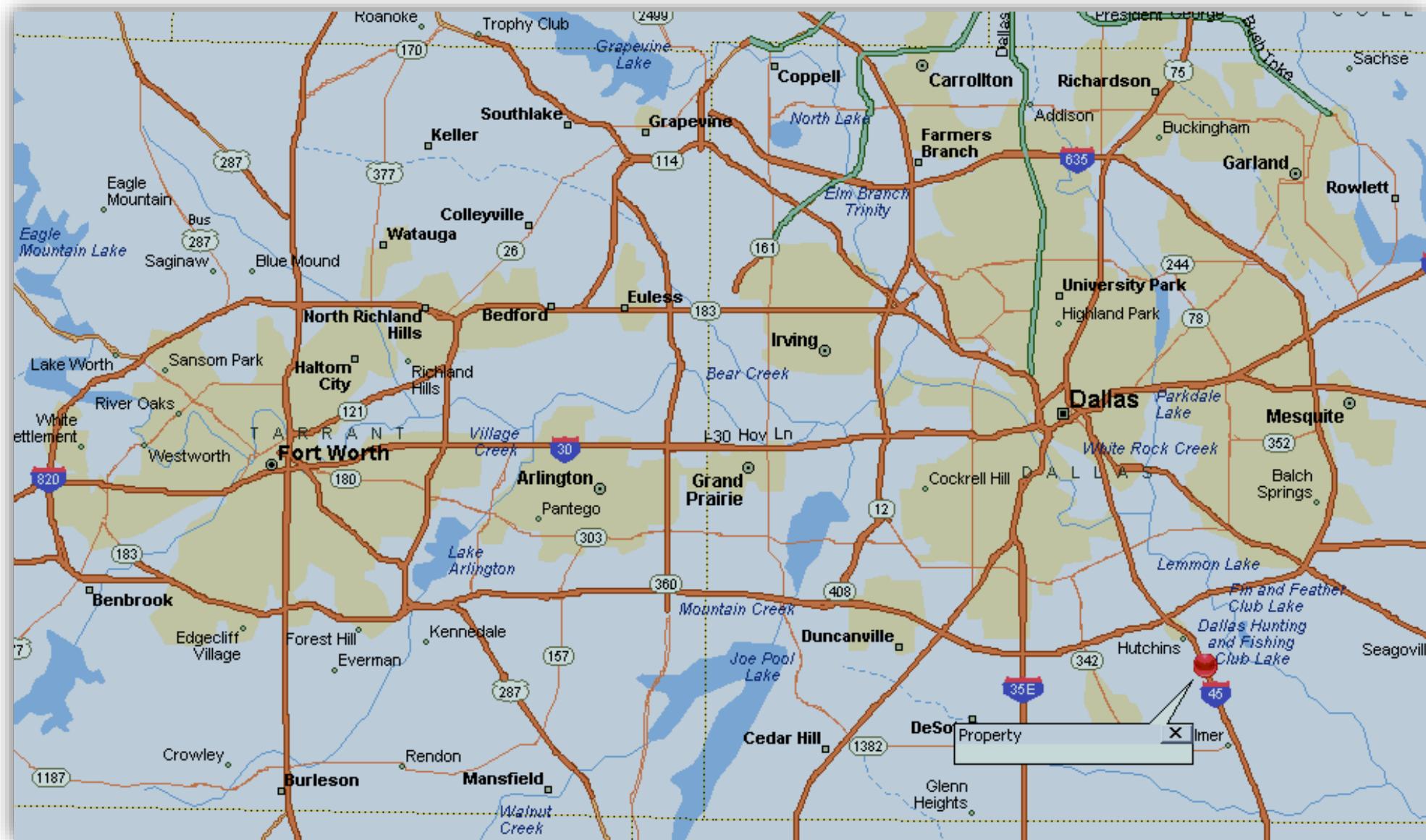
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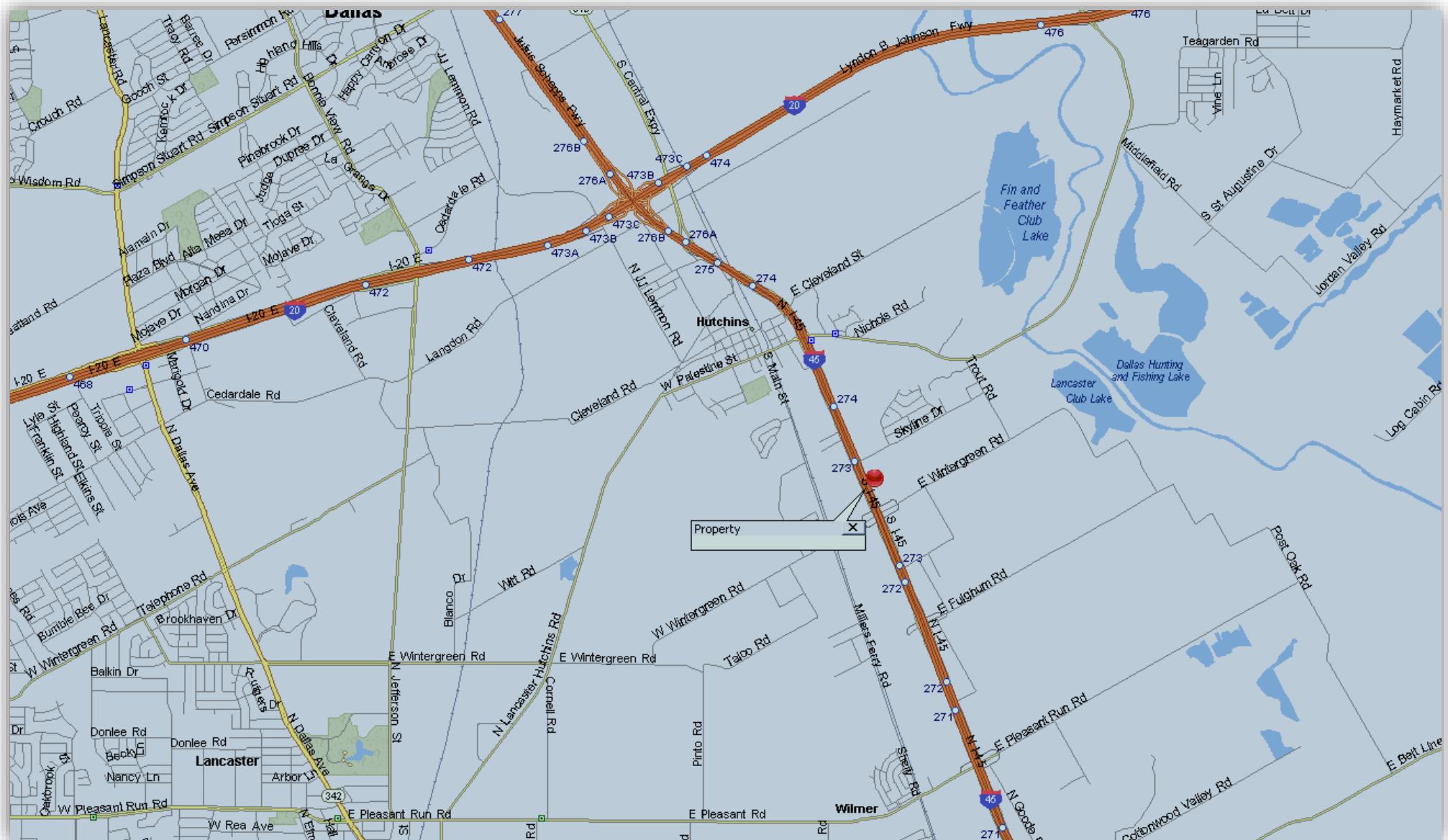


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Aerial Site Plan



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Photos



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Photos



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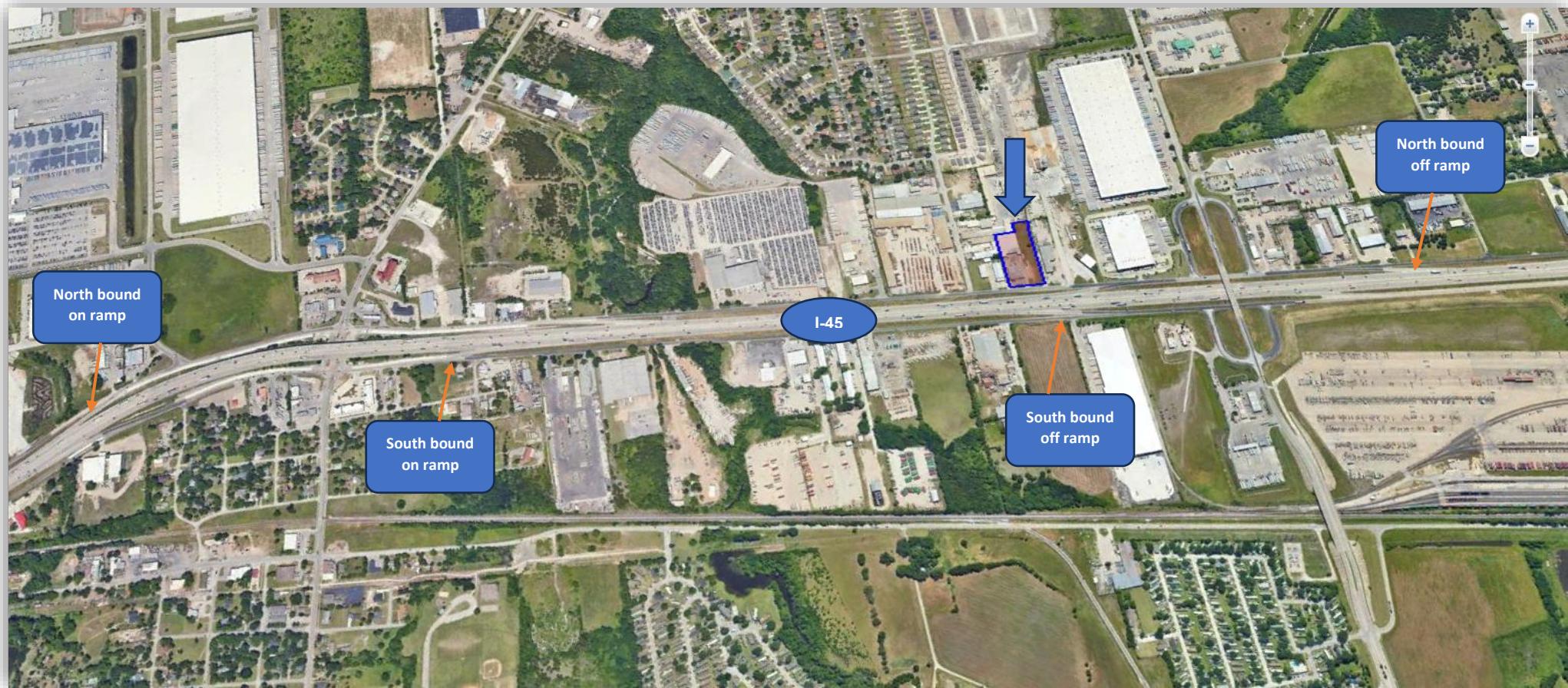
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IH-45 Access



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Demographics

1600 S Interstate Highway 45, Hutchins, TX 75141				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	4,018	12,594	56,378	
2024 Estimate	3,894	12,430	55,863	
2020 Census	3,161	11,420	52,042	
Growth 2024 - 2029	3.18%	1.32%	0.92%	
Growth 2020 - 2024	23.19%	8.84%	7.34%	
2024 Population by Hispanic Origin	1,942	6,025	24,634	
2024 Population	3,894	12,430	55,863	
White	801 20.57%	3,154 25.37%	8,884 15.90%	
Black	1,445 37.11%	4,064 32.70%	25,137 45.00%	
Am. Indian & Alaskan	31 0.80%	93 0.75%	438 0.78%	
Asian	13 0.33%	38 0.31%	271 0.49%	
Hawaiian & Pacific Island	1 0.03%	5 0.04%	15 0.03%	
Other	1,602 41.14%	5,076 40.84%	21,118 37.80%	
U.S. Armed Forces	0	0	21	
Households				
2029 Projection	1,219	3,191	16,509	
2024 Estimate	1,184	3,149	16,375	
2020 Census	978	2,854	15,320	
Growth 2024 - 2029	2.96%	1.33%	0.82%	
Growth 2020 - 2024	21.06%	10.34%	6.89%	
Owner Occupied	773 65.29%	1,940 61.61%	10,023 61.21%	
Renter Occupied	411 34.71%	1,209 38.39%	6,352 38.79%	
2024 Households by HH Income	1,184	3,149	16,377	
Income: <\$25,000	381 32.18%	1,121 35.60%	5,380 32.85%	
Income: \$25,000 - \$50,000	264 22.30%	751 23.85%	3,780 23.08%	
Income: \$50,000 - \$75,000	204 17.23%	574 18.23%	3,415 20.85%	
Income: \$75,000 - \$100,000	194 16.39%	377 11.97%	1,615 9.86%	
Income: \$100,000 - \$125,000	29 2.45%	129 4.10%	947 5.78%	
Income: \$125,000 - \$150,000	90 7.60%	122 3.87%	492 3.00%	
Income: \$150,000 - \$200,000	10 0.84%	48 1.52%	520 3.18%	
Income: \$200,000+	12 1.01%	27 0.86%	228 1.39%	
2024 Avg Household Income	\$54,622	\$50,410	\$54,330	
2024 Med Household Income	\$44,666	\$40,092	\$41,325	

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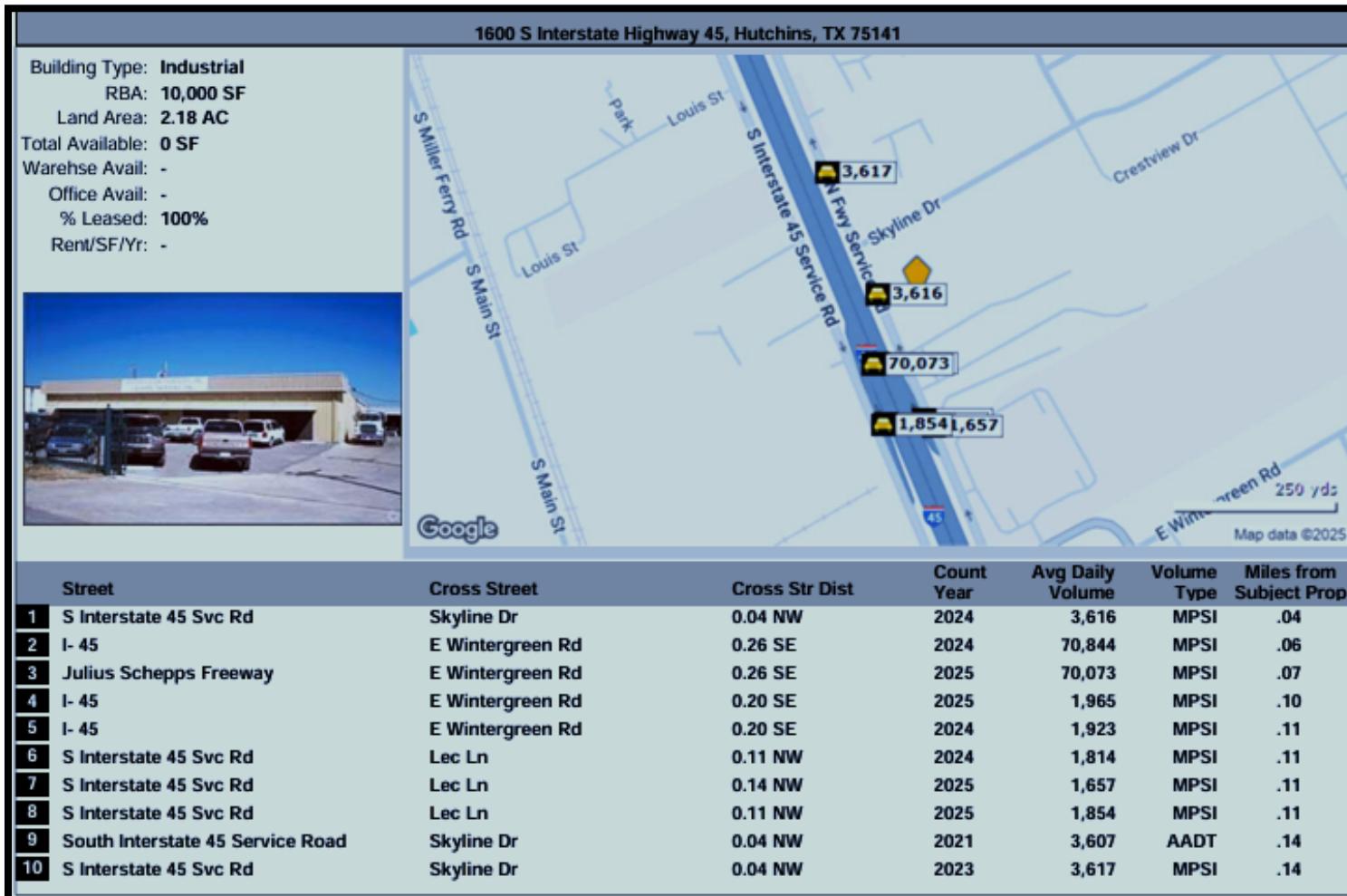
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Traffic Counts



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Information About Brokerage Services

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 counteroffer 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: o that the owner will accept a price less than the written asking price; o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and o 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.

Buyer

Date

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