

Available For Sale

Office Warehouse / Flex and Enclosed Storage Yard
1600 S. IH-45 Service Road, Hutchins, TX 75141

Russ A. Gressett, Broker
rgressett@tgcr.com
281.444.2044
www.tgcr.com



Asset Summary

Pricing: Call For Pricing

Land Area:	3.0 Acres
Number Buildings:	2
Size (SF):	34,800
Bldg. 1 -	10,000
Bldg. 2 -	24,800
Year Built:	1974 & 1998
Loading Doors:	6- Grade / 1-Dock
Climatized Area:	58%
Percent Office:	6%
Fenced Storage Yard:	~1.2 Acres
WH Clear Heights:	18-20'
Electric:	3000 Amp/480/3ph
Cranes:	1 and 2-ton cranes

Demographics:

	<u>3-Mile</u>	<u>5-Mile</u>
* Population 2024:	12,430	55,863
* Households 2024:	3,149	16,375
* Avg. HH Inc. 2024:	\$50,410	\$54,330
* Med. HH Inc. 2024:	\$40,092	\$41,325
* Household - Renters %:	38%	39%
* Household - Owners %:	62%	61%

Highlights

- * Great access and visibility to IH-45. Traffic Count - 71,000 cpd
- * Heavy electric - 3000 Amps / 480 / 3-Phase
- * Fenced storage yard.
- * Just 2 miles from the IH-20 interchange.
- * Great owner-user property or investor property to lease-out.
- * Good mix of office, flex and warehouse space.
- * Crane equipped

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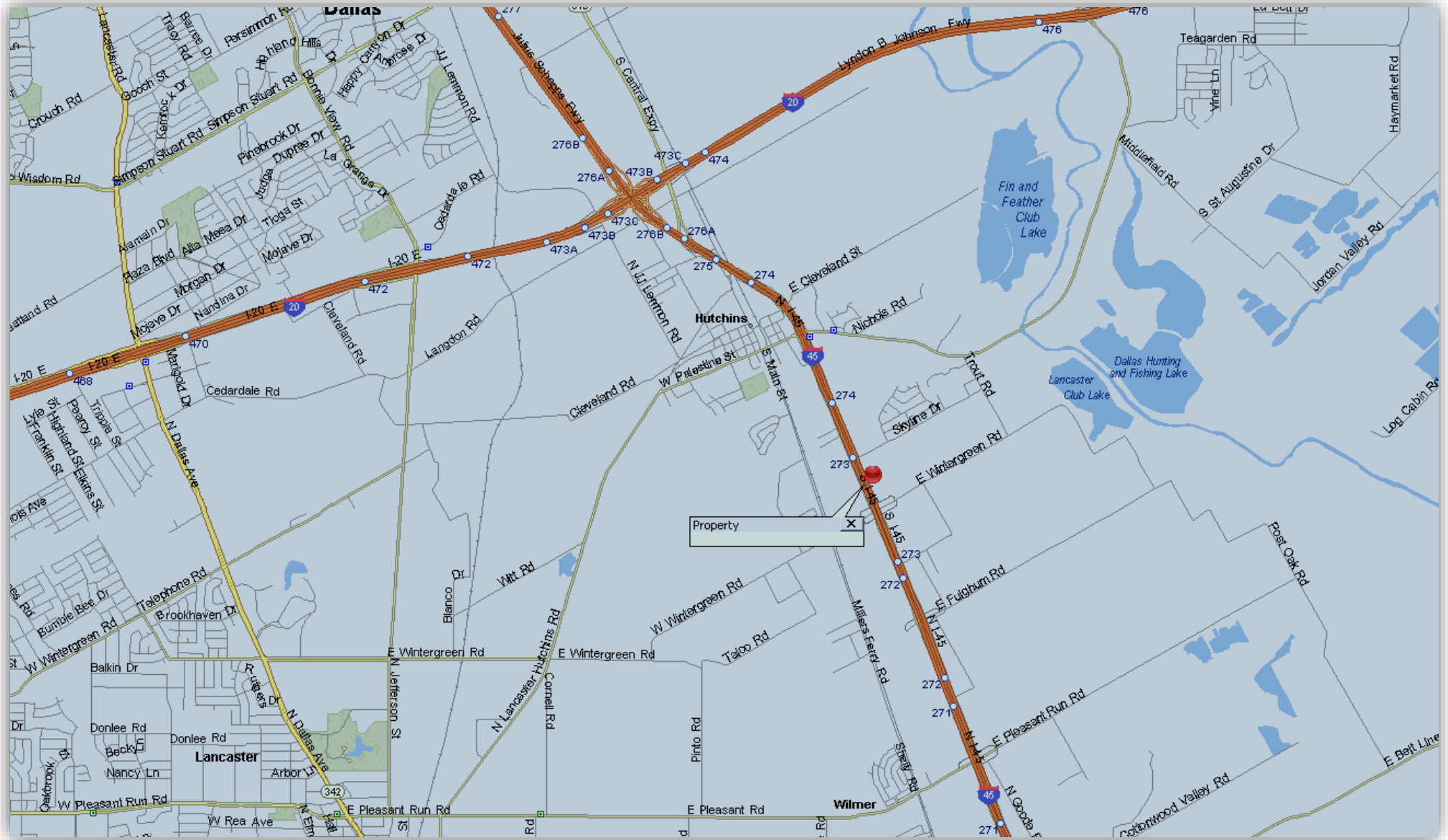


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Aerial Site Plan



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IH-45 Access



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Demographics

1600 S Interstate Highway 45, Hutchins, TX 75141									
Building Type: Industrial			Warehouse Avail: -						
RBA: 10,000 SF			Office Avail: -						
Land Area: 2.18 AC			% Leased: 100%						
Total Available: 0 SF			Rent/SF/Yr: -						
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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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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