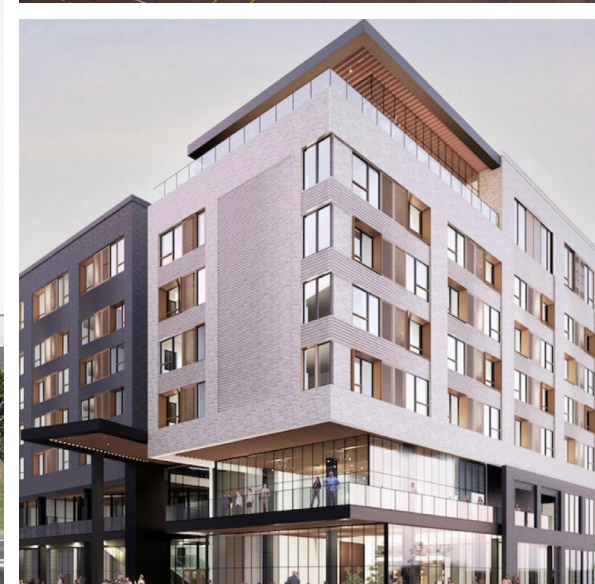


FOR SALE

**±11.8 acre
development
opportunity
with I-45
frontage**



**301 E Wintergreen Rd
Hutchins, TX 75141**

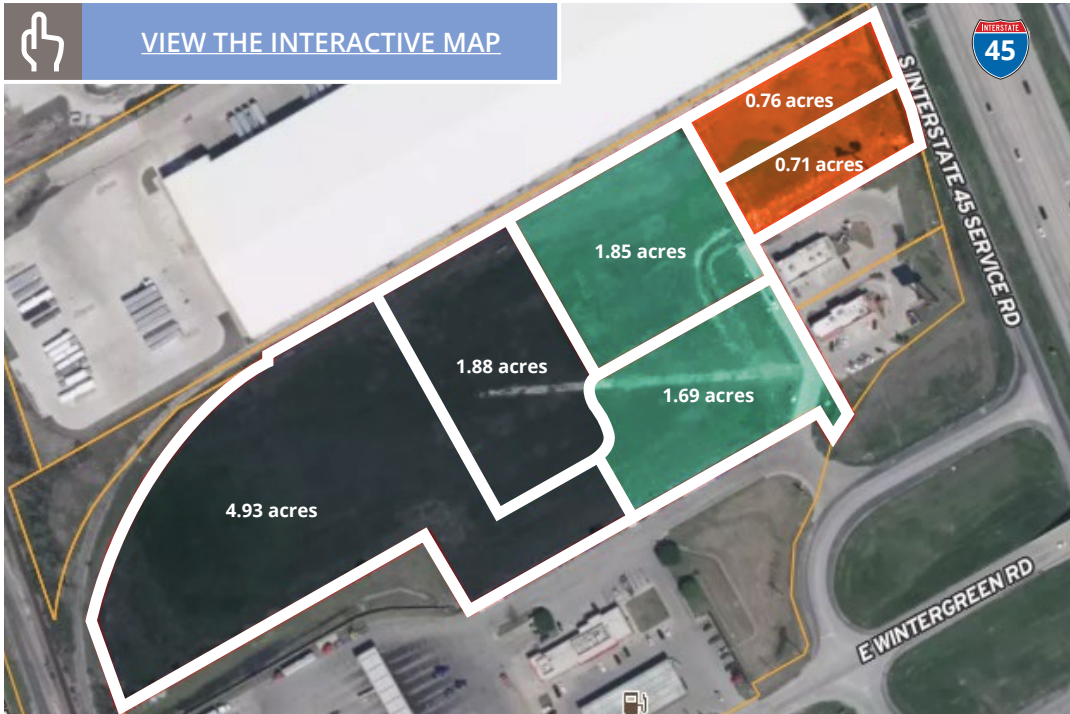
HOTEL, RETAIL, COMMERCIAL, AND INDUSTRIAL PARCELS AVAILABLE

**AVISON
YOUNG**

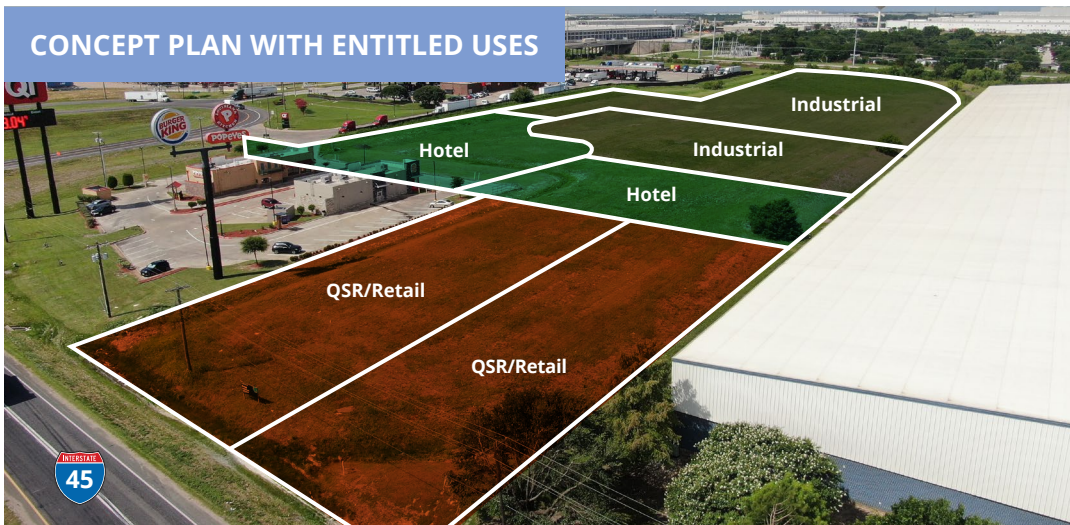
Property details



[VIEW THE INTERACTIVE MAP](#)



CONCEPT PLAN WITH ENTITLED USES



Highlights

Address: 301 E Wintergreen Rd,
Hutchins, TX 75141

Frontage & Access: I-45 + Wintergreen Rd.
All access easements for Wintergreen Rd are in place. Decel Lane off I-45 will be required for I-45 frontage access.

Total: 11.83 Acres
Parcel 1: 0.76 Acres
Parcel 2: 0.71 Acres
Parcel 3: 1.85 Acres
Parcel 4: 1.69 Acres
Parcel 5: 1.88 Acres
Parcel 6: 4.93 Acres

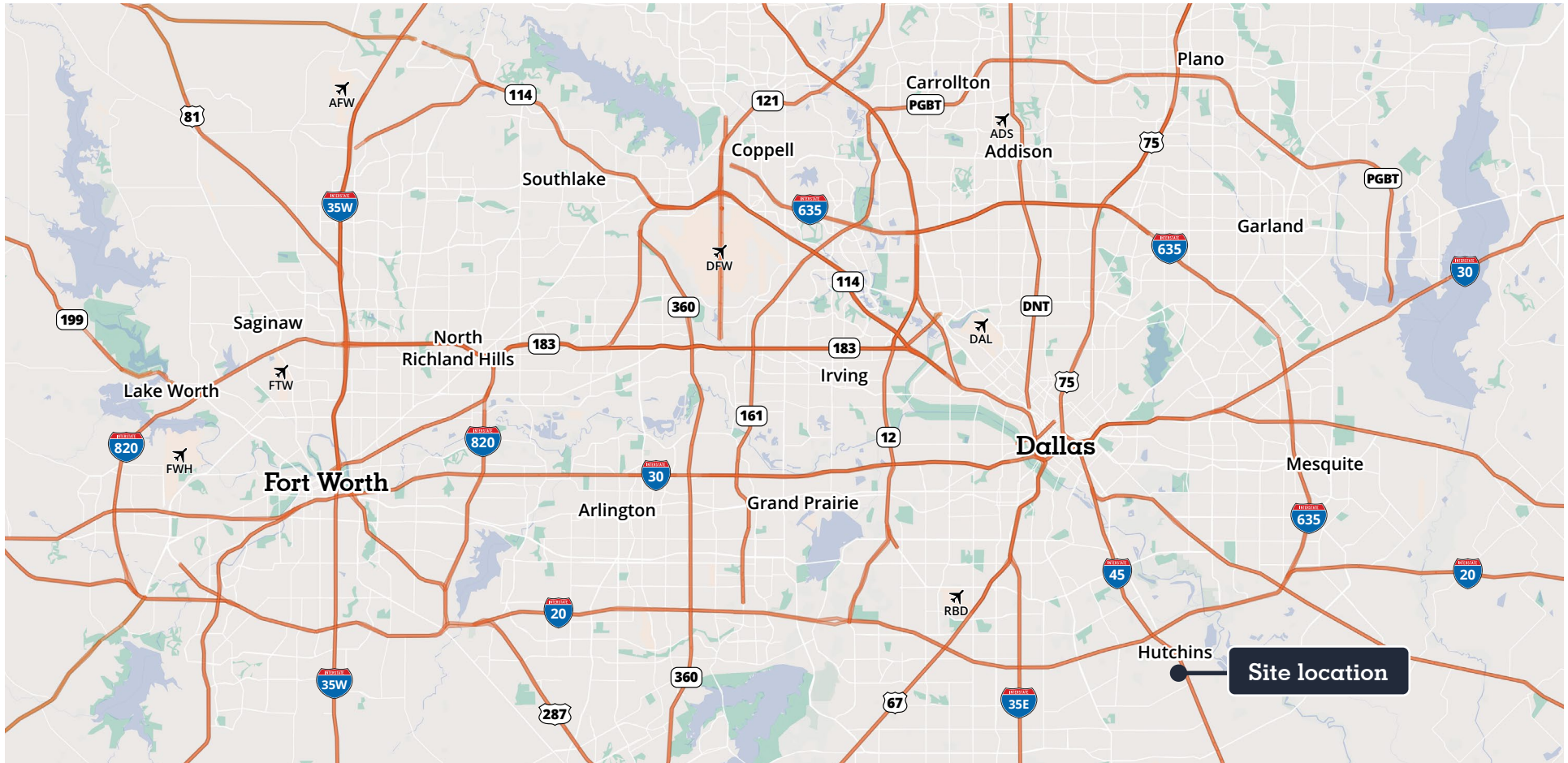
Zoning: Highway Commercial (HC)

Entitlements: Parcels 2-4 are platted and fully entitled for development of up to 205 Hotel keys + 17,000 SF of Retail. City Council approved 4B Economic Development. Agreement including \$400,000 HEDC grant; full incentive package including HOT rebate and tax abatement.

Potential uses: Hotel, Retail, Commercial, and Industrial

Asking price: Call Broker for more details.

Location overview



Immediate I-45
frontage with
high visibility



20 miles to
Dallas Love Field



12 miles to
Downtown Dallas



35 miles to
DFW International
Airport



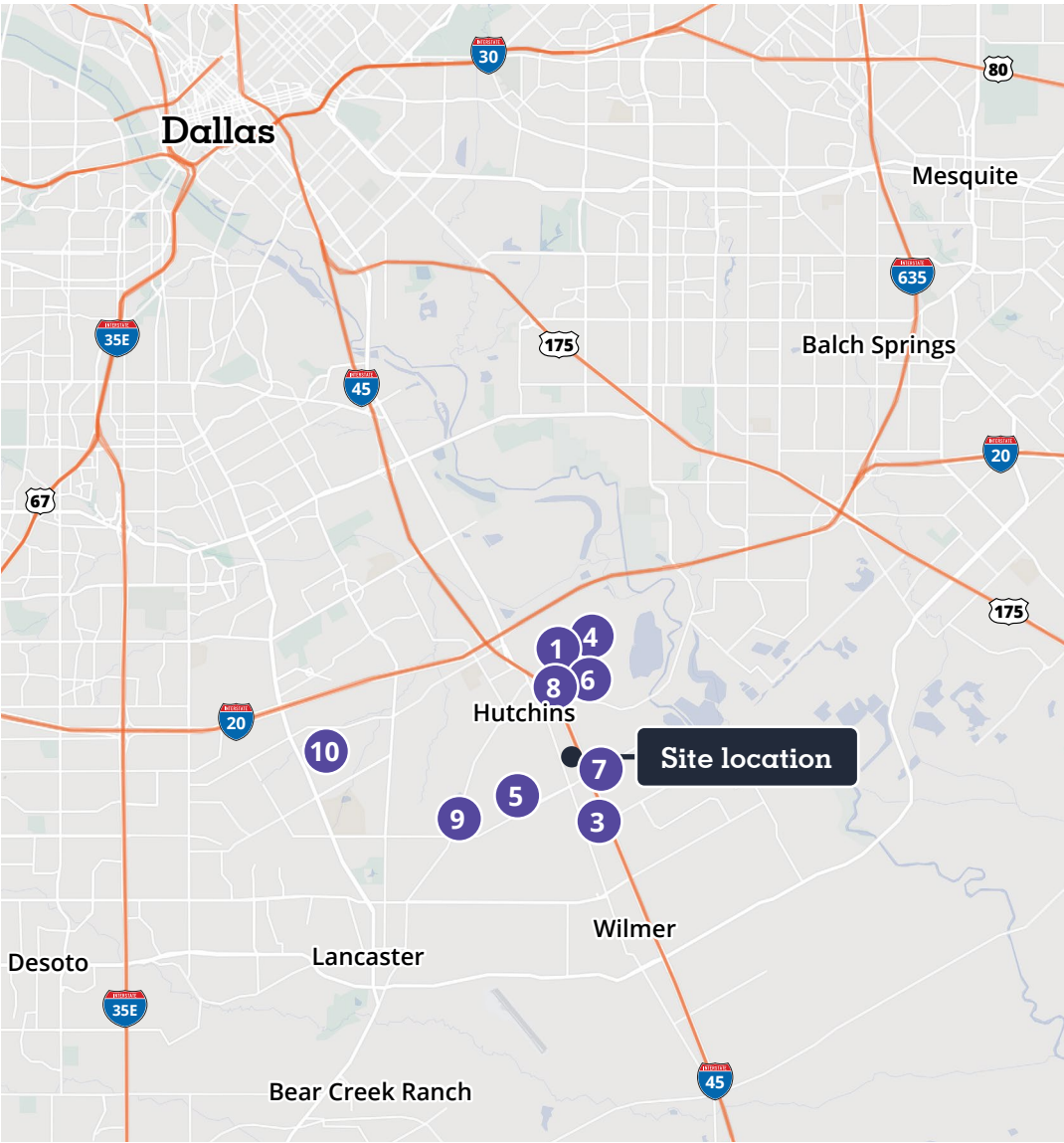
Adjacent to
existing retail &
distribution hubs

Area amenities



Nearby employers

Hutchins sits at the core of the Dallas South logistics corridor, anchored by major national distribution, food production, and manufacturing employers with direct access to I-45, I-20, and Union Pacific’s Dallas Intermodal Terminal.



Source: Information shown is based on publicly available sources including municipal economic development materials, company announcements, and third-party industry reporting.

	Largest Employers	Employee Count	Facility Type
1	FedEx Ground	1,500 - 1,600	Regional Distribution Hub
2	Home Depot	1,000 - 1,500	Regional Distribution Hub
3	Union Pacific—Dallas Intermodal Terminal	800 - 1,000	Rail Intermodal
4	Arhaus	400 - 600	Furniture Distribution Center
5	Chick-fil-A Supply/Bay Center Foods	390 - 400	Distribution/Food Production
6	Georgia-Pacific	200 - 300	Manufacturing/ Distribution
7	Mauser Packaging Solutions	150 - 250	Industrial Manufacturing
8	nVent	150 - 250	Electrical/Industrial Manufacturing
9	Lineage Logistics	125 - 200	Automated Cold Storage
10	L’Oreal	70 - 100	National Distribution Center

Hutchins market overview



RECENT & ONGOING DEVELOPMENTS

- **Chick-fil-A Supply / Bay Center Foods Campus:** A major national food distribution and production campus representing approximately \$325 million in capital investment, supporting Chick-fil-A's supply chain operations and creating hundreds of permanent jobs along Wintergreen Road.
- **Lineage Automated Cold-Storage Facility:** A next-generation, temperature-controlled logistics facility currently under development near the Union Pacific Intermodal Terminal, reinforcing Hutchins' role as a key cold-chain and food distribution hub.
- **Union Pacific Dallas Intermodal Terminal:** One of North Texas' most significant rail intermodal facilities, providing direct Class I rail access and serving as a primary catalyst for industrial and logistics growth throughout Hutchins.
- **Prime Pointe Industrial Park:** A large-scale industrial park featuring Class A distribution and manufacturing facilities, attracting national users with direct access to I-45, I-20, and regional rail infrastructure.
- **Wintergreen Road & Lancaster-Hutchins Road Improvements:** Ongoing public infrastructure investments focused on roadway reconstruction and utilities expansion, supporting continued private development and improved access to major employment centers.

AREA PROFILE



44,104

TOTAL POPULATION



\$467,096

MEDIAN HOUSEHOLD
PROPERTY VALUE



\$122,643

MEDIAN HOUSEHOLD
INCOME

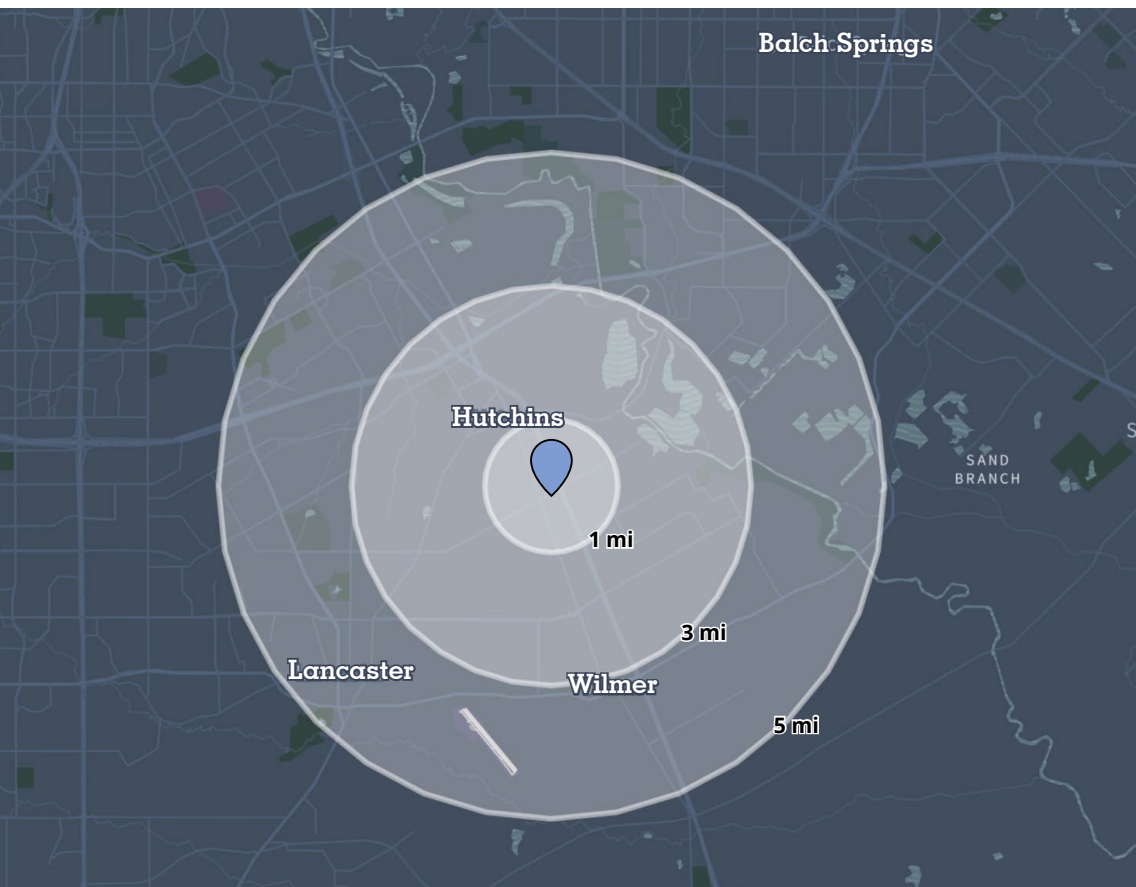


4.48%

ANNUAL GROWTH RATE

Source: neighborhoodscout.com

Demographics



Population	1 mile	3 mile	5 mile
Total population	-	6,363	22,642
Female population	-	3,190	11,376
Male population	-	3,173	11,266
Median age	-	37	37
Income			
Median household income	-	\$123,979	\$128,872
Average household income	-	\$158,043	\$154,827
Households			
Total households	-	2,036	7,410
# of persons per HH	-	3	3
Median house value	-	\$402,939	\$446,911

Source: Avison Young Technologies



If you would like more
information on this offering,
please get in touch.



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