



Property For Sale



2.28 Acre Commercial Land with Highway Frontage

407 Interstate 45, Hutchins TX, 75141

The Ambrose Group

BROKER CONTACT:

Brandon Brooks

brandon@theambrosegroupp.com

(817)-253-8362

Shane Wilder

swilder@theambrosegroupp.com

(817)-676-3422



Property Details

Address
407 Interstate 45, Hutchins TX, 75141

Size
2.276 Acres (99,156 Sq. FT.)

Coordinates
32.646461325954576, -96.70731440651508

Zoning
HC, Highway Commercial

Tax Parcel (APN)
65045349810410100

Tax Rate
2.160412%

Schools
Dallas ISD

Legal
Tract 41.1, Thomas Freeman Survey, Abstract 453,
Hutchins, Dallas County, Texas

Pricing
Call for pricing





Area Highlights



Employer

Number
of Employers

Address

FedEx Ground	1,300	1101 E Cleveland St, Hutchins, TX 75141
Georgia Pacific	1,300	1100 E Cleveland St, Hutchins, TX 75141
Hutchins State Jail	429	1500 E Langdon Rd, Dallas, TX 75241
Chick-fil-A Supply Distribution Center	325	1225 W Wintergreen Rd, Hutchins, TX 75141

Employer

Number
of Employers

Address

KTN Dallas Logistic Terminal	250	1600 W Wintergreen Rd, Hutchins, TX 75141
Shipper Warehouse	220	1015 W Wintergreen Rd, Hutchins, TX 75141
SIGNACAST	250	1501 South Interstate 45 RG, Hutchins, TX 75141
Cary Products	90	101 Lancaster Hutchins Rd, Hutchins, TX 75141



Area Highlights

Southaven - LGI Homes Subdivision



Southaven - LGI Homes Subdivision

Southaven, a residential community by LGI Homes located in Hutchins, Texas, offers a collection of 122 single-family homes. The development began construction in 2022, with homes designed to meet the needs of a modern family. The community features a variety of floor plans ranging from 1,229 to 2,616 square feet, with options for 3 to 5 bedrooms and 2 to 3 bathrooms. The homes in Southaven are designed with open-concept layouts, providing ample living space and modern amenities. The neighborhood also boasts several community amenities, such as a playground, dog park, splash pad, and picnic areas, making it an attractive place for families. Southaven's prime location just south of downtown Dallas ensures that residents are close to key shopping, dining, and entertainment options, as well as major employment centers.



Georgia Pacific

Georgia Pacific

A leading manufacturer in the pulp and paper industry, contributing to the local economy and employment. Georgia-Pacific's facility in Hutchins, Texas, located at 1100 E Cleveland St, is a significant employer in the area, with approximately 1,300 employees. While specific details about the facility's size are not publicly disclosed, for context, Georgia-Pacific's recently opened gypsum wallboard production facility in Sweetwater, Texas, spans over 700,000 square feet. This suggests that the Hutchins facility is also a substantial operation within the company's network.



Fed Ex

Fed Ex

FedEx Ground maintains a substantial distribution hub in Hutchins, Texas, located at 1101 E Cleveland St. This facility encompasses over 720,000 square feet and stands as one of the largest and busiest of its kind. It employs approximately 1,300 individuals, significantly contributing to the local economy.



2024 Demographics

Income

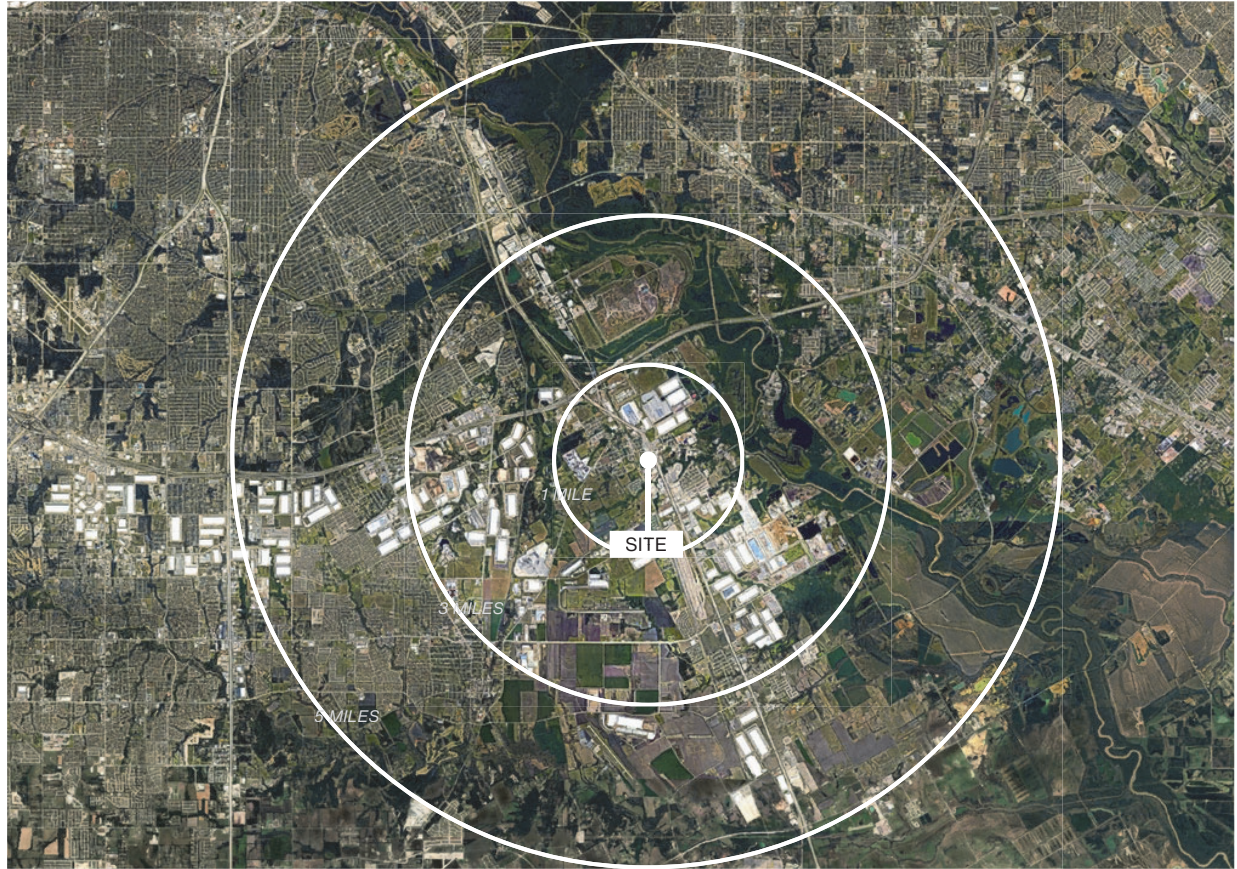
	1 mile	3 miles	5 miles
Avg. Household Income	\$48,477	\$51,221	\$52,248
Median Household Income	\$36,358	\$39,595	\$38,610

Population

	1 mile	3 miles	5 miles
2020 Population	3,844	10,943	70,558
2024 Population	4,170	11,814	74,155
2029 population projection	4,215	11,954	74,545
Annual Growth 2020-2024	2.1%	2.0%	1.3%
Annual Growth 2024-2029	0.2%	0.2%	0.1%

Housing

	1 mile	3 miles	5 miles
Median Home Value	\$89,976	\$113,506	\$135,529
Median Household Income	1990	1991	1977

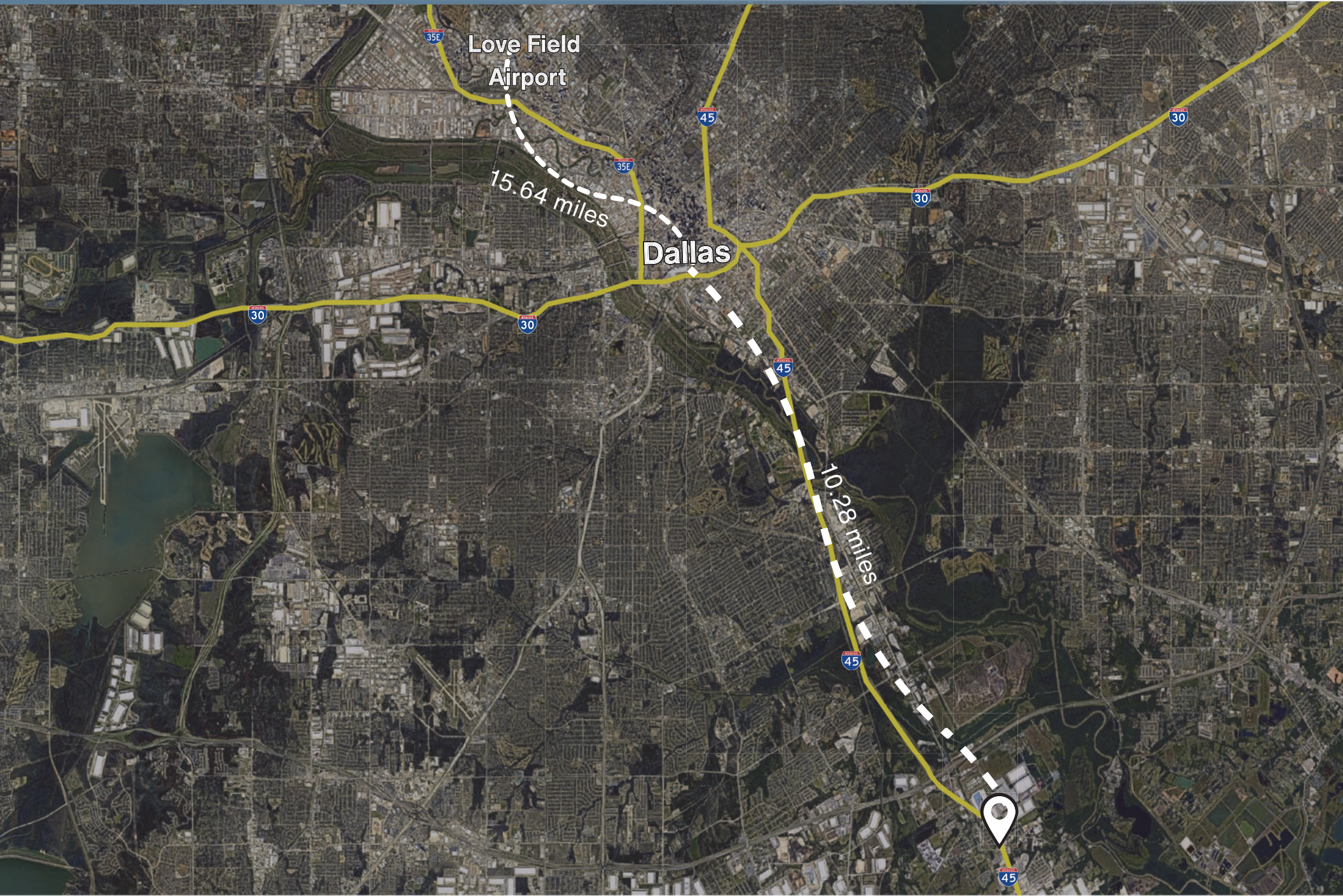


2024 TAX RATES

City of Hutchins	0.630082
Dallas ISD	0.997235
Dallas County	0.215500
Dallas College	0.105595
Parkland Hospital	0.018635



Prime Location



Texas By The Numbers



Texas is the **second-largest state** by land area in the US, with 268,596 square miles.

#1 STATE

For corporate relocations & expansions



Texas Economy is 8th largest in the world

Around **30.5 million residents**, making it the **second** most populous state after California

GDP

Texas's GDP reached **\$2.694 trillion** in 2023, making it the second-largest economy in the US after California



Texas has a **large** and **diverse** workforce, contributing to its economic strength.

ExxonMobil

Sysco

American Airlines

AT&T

53 Fortune 500 companies that are headquartered there, which include **ExxonMobil, AT&T, American Airlines, and Sysco.**



#1 STATE For Exports



Leading producer of crude oil nationwide

TAX

Texas **does not** have an estate tax or inheritance tax.

Texas is home to **3.2 million** small businesses



and **hundreds** of publicly traded firms



Number **1** jobs creator in 2023, Texas added **326,700 jobs**



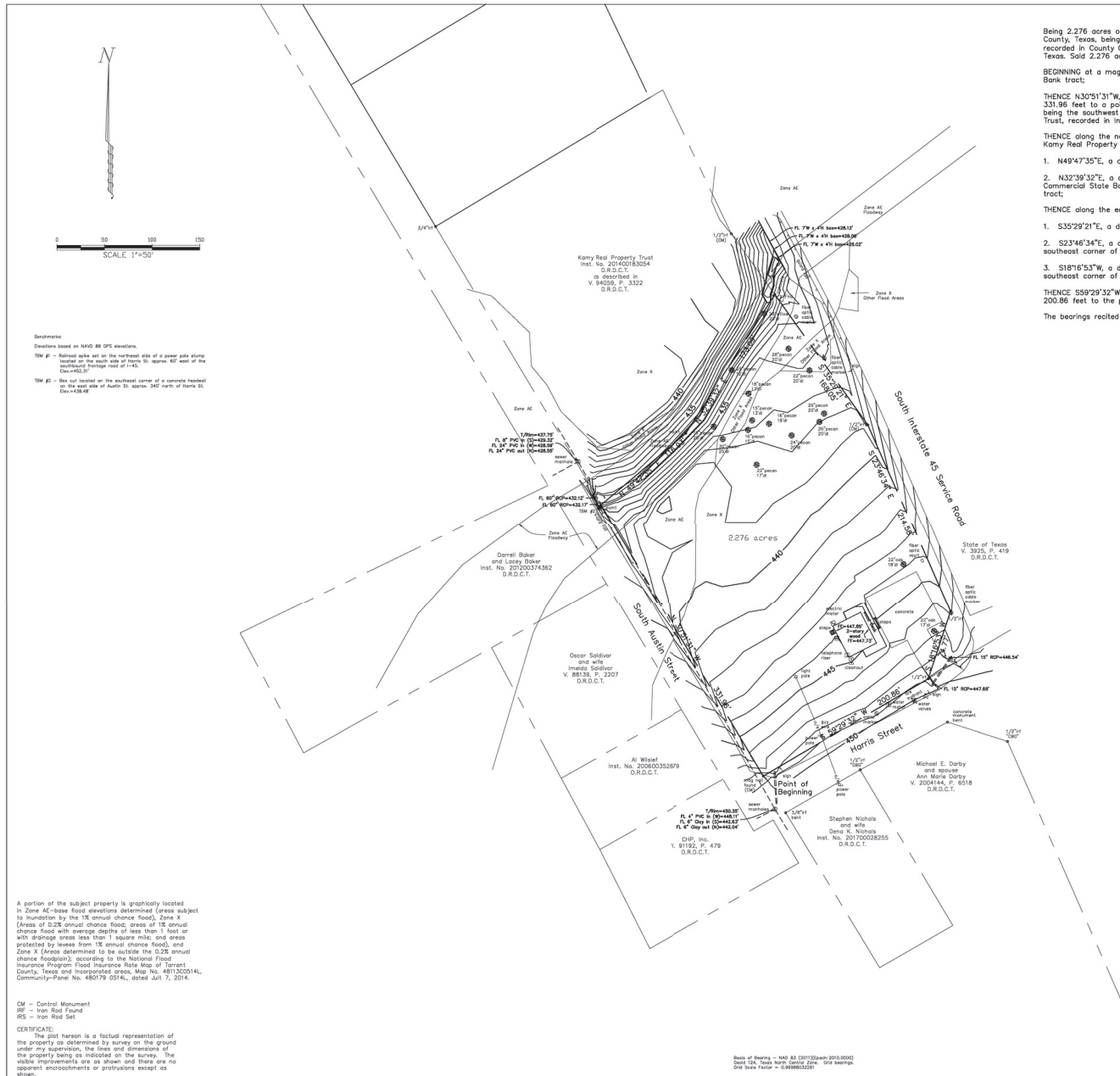
Dallas Market Overview

The Dallas/Fort Worth (DFW) area is a vibrant region spanning 12 counties, including the cities of Dallas, Fort Worth, and over 150 other municipalities. As the largest urban agglomeration in Texas and the fourth largest in the United States, DFW covers an area of 9,286 square miles and is home to approximately 7.1 million residents. The region is globally connected through the nation's fourth-busiest airport, which offers 55 international flights. North Texas' GDP is estimated at \$486 billion, and if DFW were a standalone state, it would rank as the 9th largest in the U.S. and the 23rd largest country in the world.



Property Survey

★ EST. 1994 ★



Being 2.276 acres of land located in the Thomas Freeman Survey, Abstract No. 453, Dallas County, Texas, being the tract of land described in the deed to Commercial State Bank, recorded in County Clerk's instrument No. 202000283658, Deed Records, Dallas County, Texas. Said 2.276 acres of land being more particularly described as follows:
 BEGINNING at a mag nail found in asphalt at the southwest corner of said Commercial State Bank tract;
 THENCE N30°51'31"W, along the west line of said Commercial State Bank tract, a distance of 331.96 feet to a point in a ditch at the northwest corner of said Commercial State Bank tract, being the southwest corner of a tract of land described in the deed to Kamy Real Property Trust, recorded in instrument No. 201400183054, Deed Records, Dallas County, Texas;
 THENCE along the north line of said Commercial State Bank tract and the south line of said Kamy Real Property Trust tract as follows:
 1. N49°47'35"E, a distance of 116.93 feet to a point in a ditch;
 2. N32°39'32"E, a distance of 173.09 feet to an X cut found at the northeast corner of said Commercial State Bank tract and at the southeast corner of said Kamy Real Property Trust tract;
 THENCE along the east line of said Commercial State Bank tract as follows:
 1. S35°29'21"E, a distance of 168.05 feet to a 1/2" iron rod found;
 2. S23°46'34"E, a distance of 214.58 feet to a 1/2" iron rod found at the most easterly southeast corner of said Commercial State Bank tract;
 3. S18°16'53"W, a distance of 74.77 feet to a 1/2" iron rod found at the most southerly southeast corner of said Commercial State Bank tract;
 THENCE S59°29'32"W, along the south line of said Commercial State Bank tract, a distance of 200.86 feet to the point of beginning, containing 2.276 acres of land.
 The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
 LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 10094900
 METRO 817-429-0194
 FAX 817-446-5488
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124
 hbeasley@man.com



Kenneth R. Rogers
 Registered Professional
 Land Surveyor No. 6086
 Surveyed on the Ground
 December 22, 2020

boundary, Topographic,
 & Tree Survey of
 2.276 acres of land
 located in the
 Thomas Freeman Survey
 Abstract No. 453
 City of Hutchins
 Dallas County, Texas
 Prepared: 2/20/21



Listing Team



Brandon Brooks
Executive Vice President
brandon@theambrosegroup.com
(817)-253-8362



Shane Wilder
Executive Director
swilder@theambrosegroup.com
(817)-676-3422





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.

11-2-2015



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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
			713.688.7733
Designated Broker of Firm	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Miles Brooks	639787	brandon@theambrosegroup.com	817.253.8362
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

11-2-2015



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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
			713.688.7733
Designated Broker of Firm	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Emmett Wilder	790036	swilder@theambrosegroup.com	817.676.3422
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date