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OFFERING SUMMARY

PRICE	\$2,337,000
CAP RATE	7.00%
NET OPERATING INCOME	\$163,632
PRICE PSF	\$26.61
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1968/2024
GROSS LEASABLE AREA	6,150
LOT SIZE	0.529 ACRES



INVESTMENT HIGHLIGHTS

In recent years, Hutchins has experienced significant growth and development, particularly in the logistics and transportation sectors. The city generally offers more affordable housing options, making it an attractive location for families and individuals looking to buy or rent within close proximity to Dallas.

KEY HIGHLIGHTS

Residential Development: Southaven by LGI Homes is currently under construction across the street, featuring approximately 700+ new homes.

Education: The area is part of the Dallas Independent School District (DISD), with Wilmer Hutchins Elementary and High School located within 1 mile.

Industrial and Residential Mix: Hutchins has a balanced mix of industrial and residential areas.

Proximity to Major Employers: The city is just 2 miles from an Amazon fulfillment center.

Civic Development: A new City Hall, located just 0.2 miles from the property, is currently under construction and scheduled for completion in Q4 2025. In addition, a 37,250 sqft Recreation Center & Library has been approved for development just across from the property.

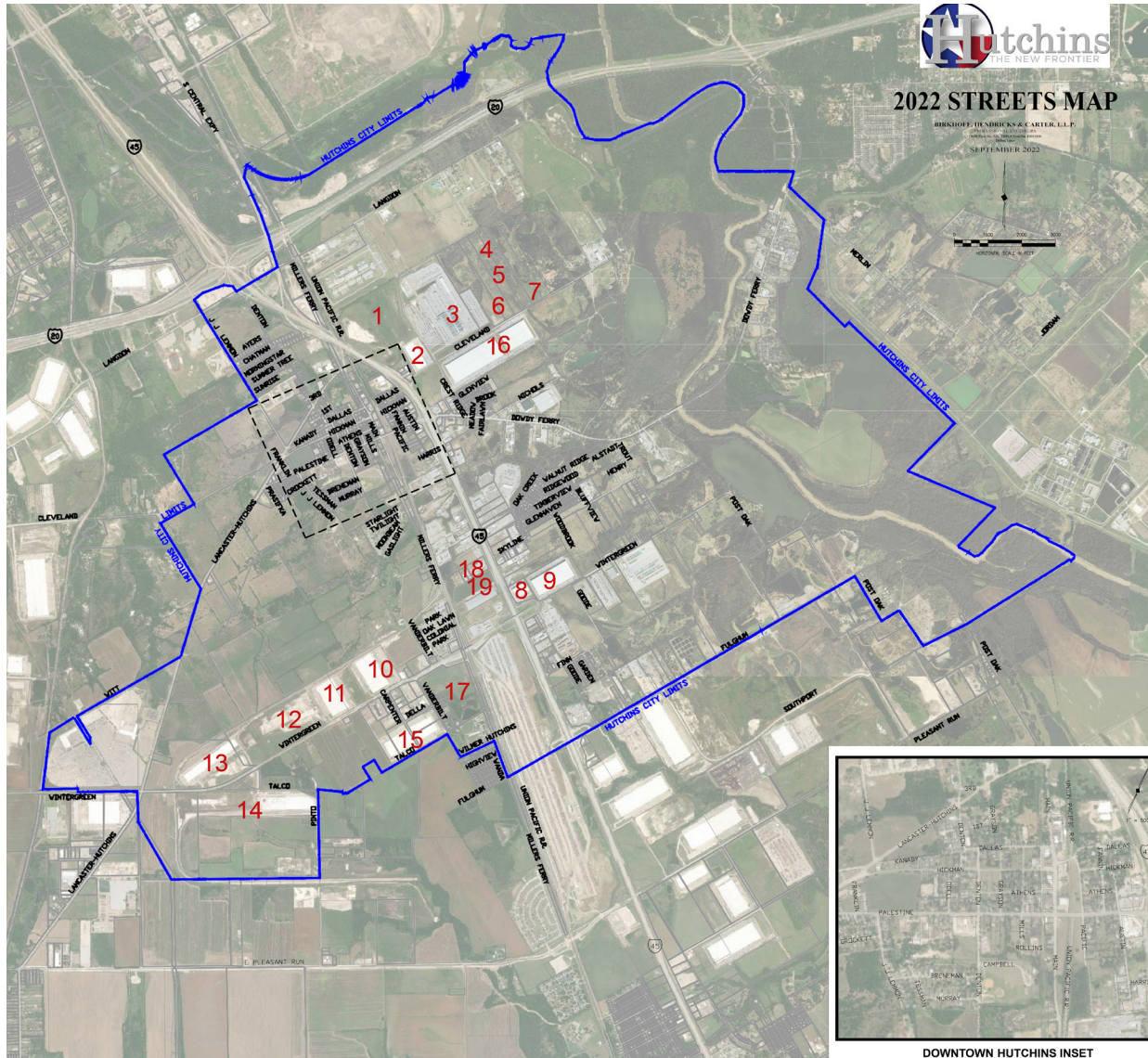
Retail Opportunities: One of the few retail shops in the area with 21 development projects projected.

Strategic Location: Situated approximately 10 miles south of downtown Dallas, making it part of the Dallas-Fort Worth Metroplex.

Accessibility: Near major highways, I-45 and I-20.



RECENT INDUSTRIAL PROJECTS



Map of the City of Hutchins displaying a list of Recent Industrial Projects.

1. PointSouth Logistics Center 1002 E Cleveland St
2. NVent 1002 E Cleveland Rd
3. FedEx Ground 1101 E Cleveland St
4. Georgia Pacific 2 1301 E Cleveland St
5. Arhaus 1305 E Cleveland St
6. Nina Shoes 1309 E Cleveland St Suite 100
7. Seefred #4 1311 E Cleveland St Suite 100
8. Mauser Industries 1704 I-45
9. American Standard 801 E Wintergreen Rd
10. Shippers Warehouse 1 1005 W Wintergreen Rd
11. Shippers Warehouse 2 1015 W Wintergreen Rd
12. Chick-fil-A Supply 1225 W Wintergreen Rd
13. Biagi Brothers 1401 W Wintergreen Rd
14. KTN 1600 W Wintergreen Rd
15. Core 5 1200 W Wintergreen Rd Suite 200
16. Georgia Pacific 1 1100 E Cleveland St
17. 300 West Wintergreen 300 W Wintergreen Road
18. SigniCast 1501 South Interstate 45 RG
19. I-45 Logistics Center 1701 South Interstate 45
20. SubZero 1700 West Wintergreen
21. Charger Logistics 1333 West Wintergreen

Source : City of Hutchins Economic Development Corporation



Demographics

	1 Mile	3 Mile	5 Mile
2023 Population (Pop.)	4,134	15,883	96,642
2023 Households (HH)	743	4,724	32,198
2023 Avg. HH Income	\$48,877	\$56,550	\$55,363
5-Yr. Pop. Growth (Total %)	6.96%	22.31%	31.70%

Traffic Counts

I-45	86,908 VPD
Lancaster-Hutchins St	2,595 VPD
W Palestine St	6,765 VPD
Main	2,871 VPD







FINANCIAL SUMMARY

Base Rent	\$163,632	\$26.61
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GROSS POTENTIAL RENT	\$163,632	\$26.61
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Expense reimbursement		
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Real estate taxes	\$14,777	\$2.40
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Insurance	\$9,000	\$1.46
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CAM	\$4,560	\$0.74
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Total expense reimbursements	\$28,337	\$4.61
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GROSS POTENTIAL INCOME	\$191,969	\$31.21
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EFFECTIVE GROSS REVENUE	\$191,969	\$31.21
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Operating Expenses		
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Tax	\$14,777	\$2.40
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Insurance	\$9,000	\$1.46
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CAM	\$4,560	\$0.74
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Total	\$28,337	\$4.61
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Total Recoverable Expenses	\$28,337	\$4.61
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Net Operating Income [NOI]	\$163,632	\$26.61
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Suite	Tenant	SF	% of property	Start Date	End Date	Annual	Monthly	PSF	Escalation Date	Escalation Amount	Options	Option Amount	Lease
105	Hutchins Liquor	2,700	43.90%	5/1/2023	5/31/2033	\$72,000	\$6,000	\$27	5/1/2026 5/1/2028 5/1/2029 5/1/2030 5/1/2031 5/1/2032	\$81,000 \$82,620 \$84,272 \$85,958 \$87,677 \$89,431	3 X 5	Market Rate	NNN
106	Chu Chu Tacos	2,100	34.15%	9/1/2024	8/31/2029	\$55,632	\$4,636	\$26.49	9/1/2026 9/1/2027 9/1/2028	\$57,312 \$59,016 \$60,780	1 X 5	Market Rate	NNN
104	UnbelievaBOWL! Asian Grill	1,350	21.95%	9/1/2025	8/31/2031	\$36,000	\$3,000	\$26.67	9/1/2027 9/1/2028 9/1/2029 9/1/2030	\$42,000 \$48,000 \$51,000 \$54,000	1 X 6	Market Rate	NNN
Patio		825											
	Occupied	6,150	100%										
	Total	6,150	100%			\$163,632	\$13,636	\$26.61					





Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jake Jeong Sales Agent/Associate's Name	820122 License No.	jake.jeong@txlegacyrealty.com Email	(214)680-8422 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date

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