

**FOR SALE**

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



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

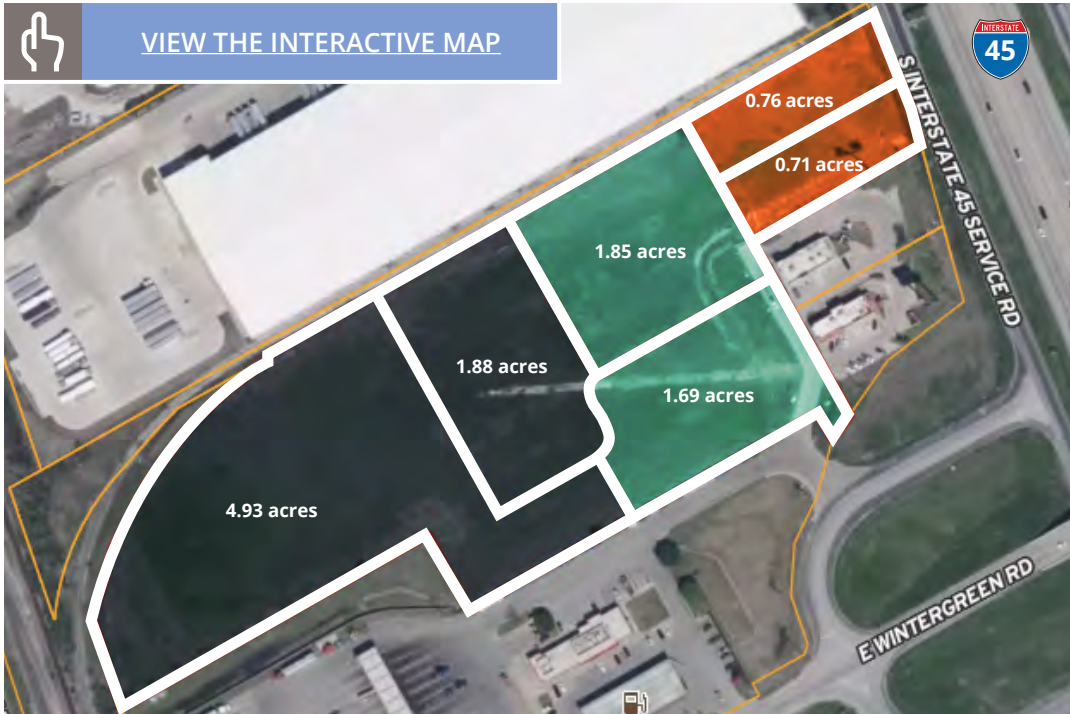
**HOTEL, RETAIL, COMMERCIAL, AND INDUSTRIAL PARCELS AVAILABLE**

**AVISON  
YOUNG**

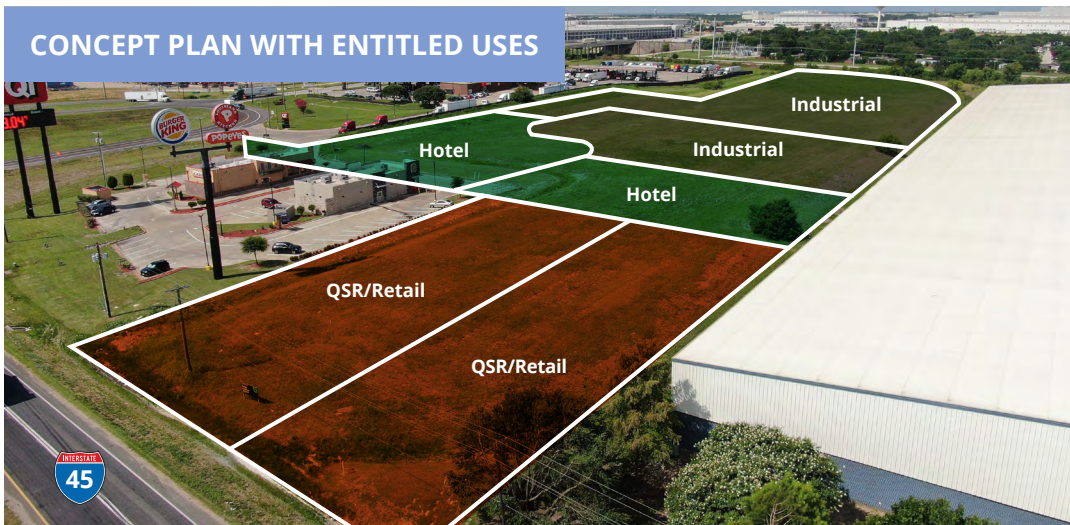
# Property details



[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

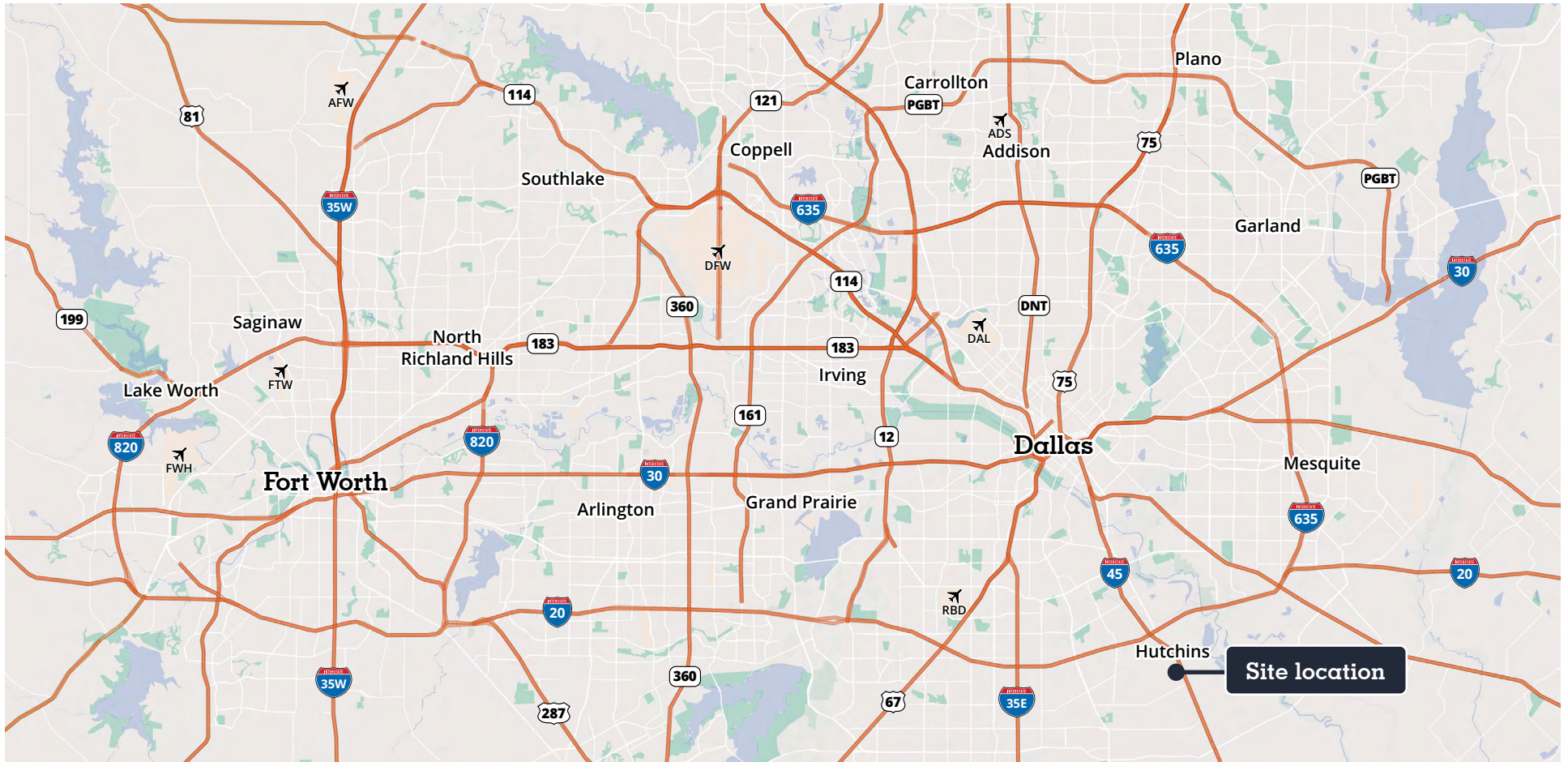
**Zoning:** Highway Commercial (HC)

**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



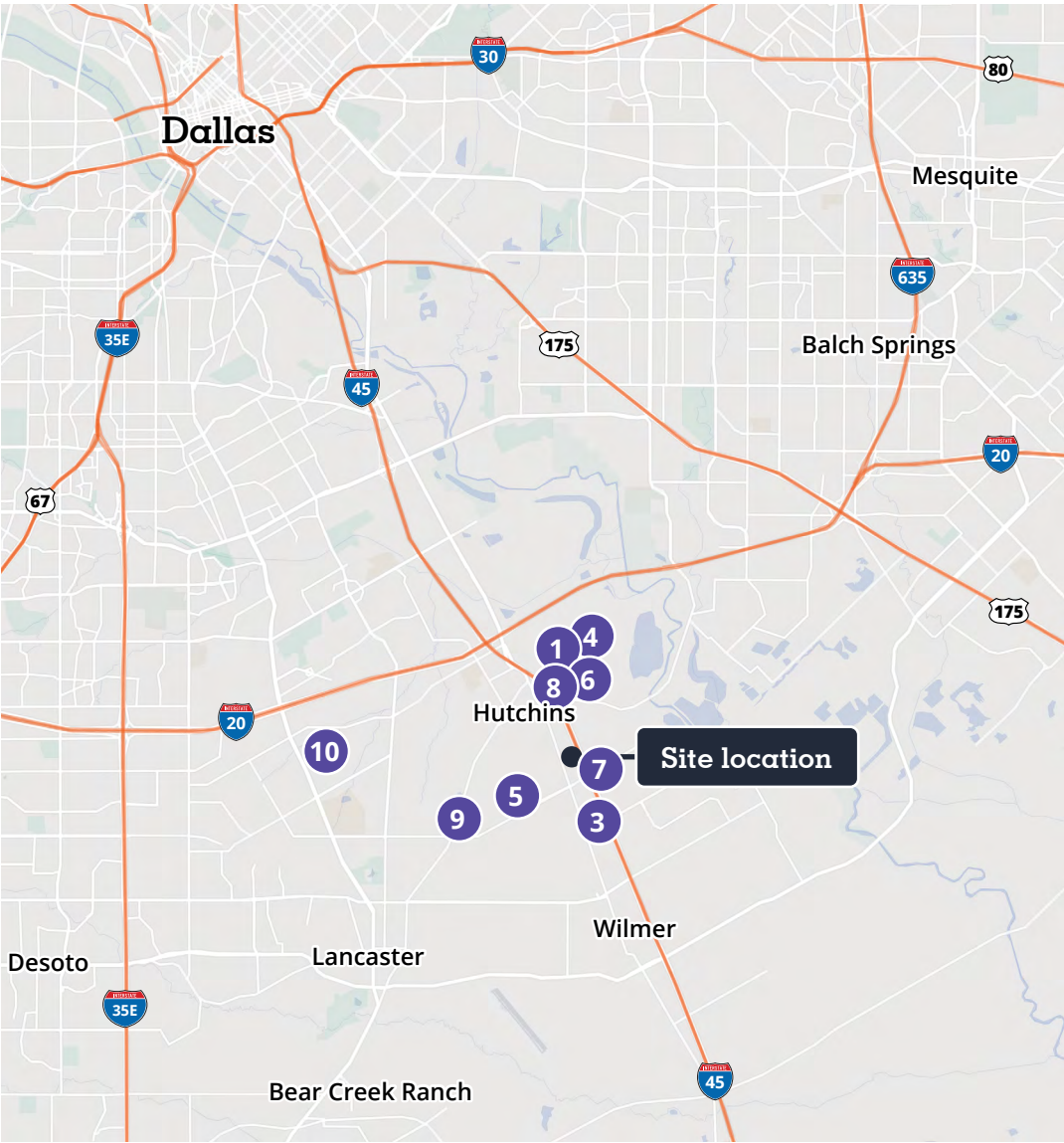
Adjacent to  
existing retail &  
distribution hubs

# 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

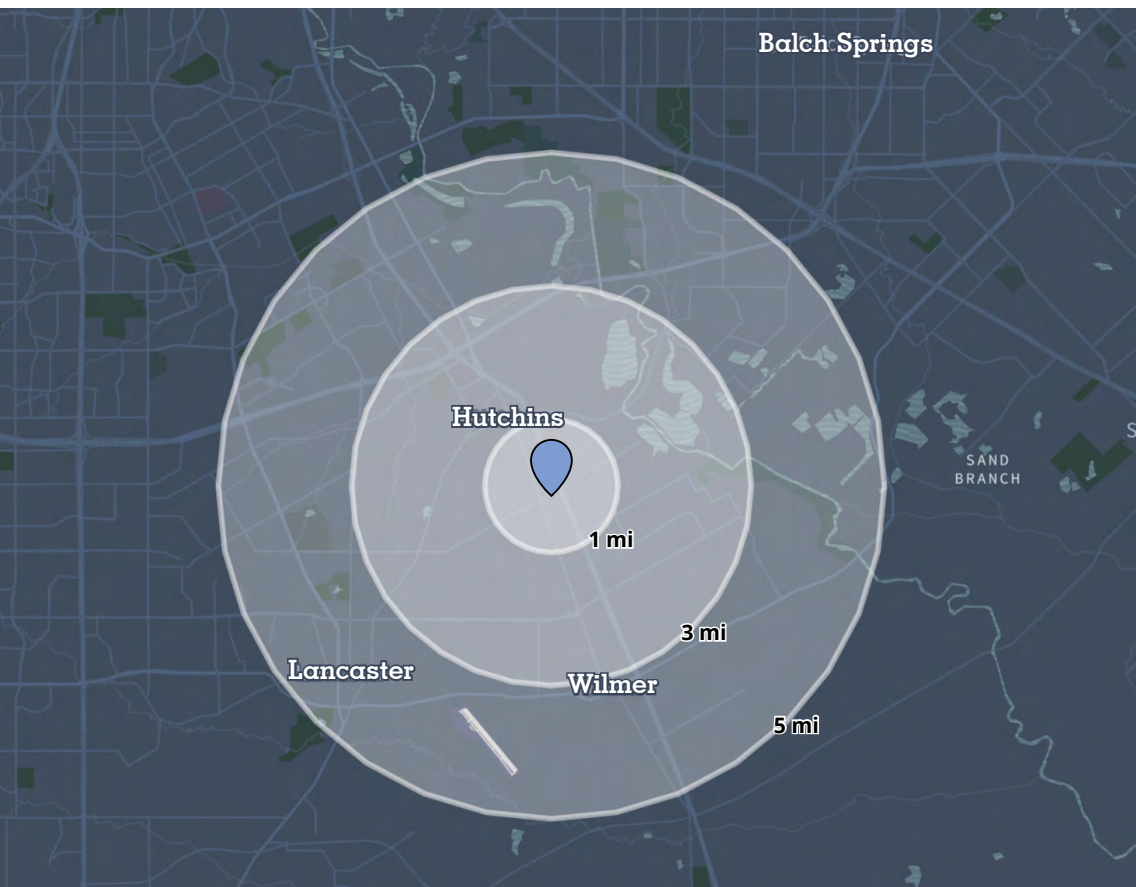


4.48%

ANNUAL GROWTH RATE

Source: [neighborhoodscout.com](https://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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**AVISON  
YOUNG**

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