

FOR SALE

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



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

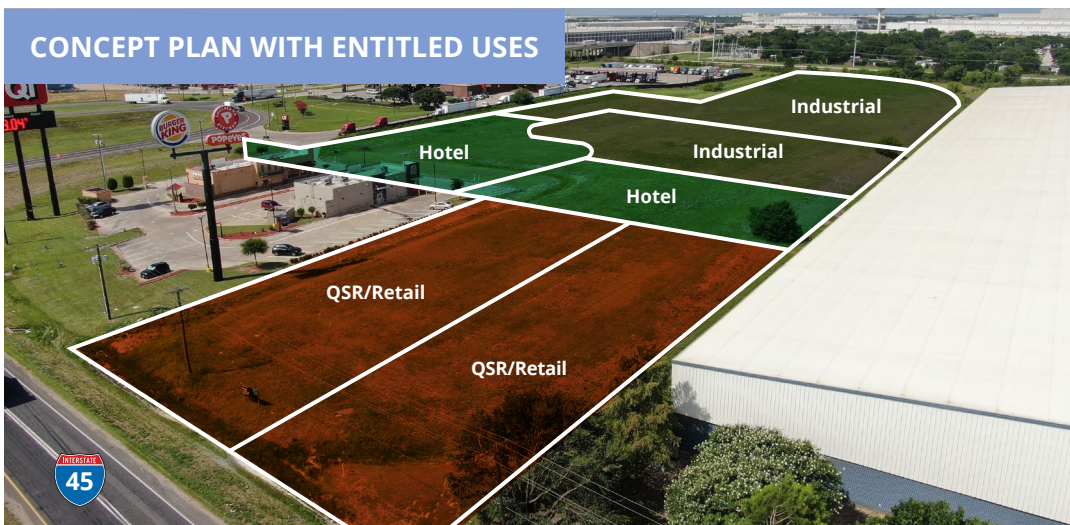
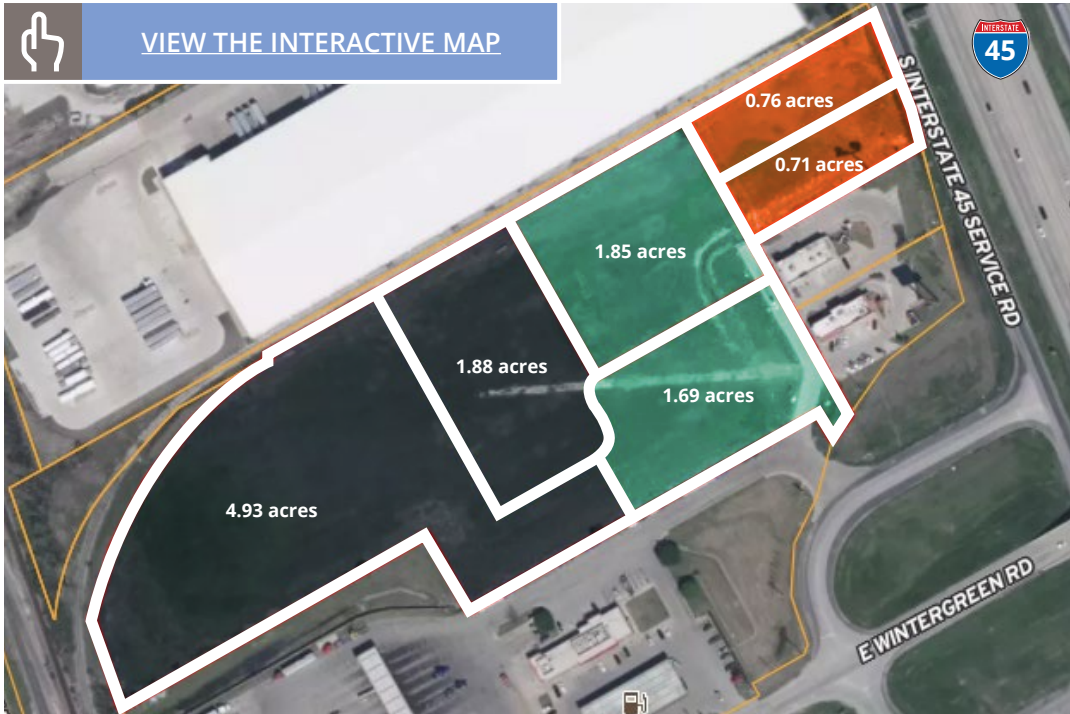
HOTEL, RETAIL, COMMERCIAL, AND INDUSTRIAL PARCELS AVAILABLE

**AVISON
YOUNG**

Property details



[VIEW THE INTERACTIVE MAP](#)



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

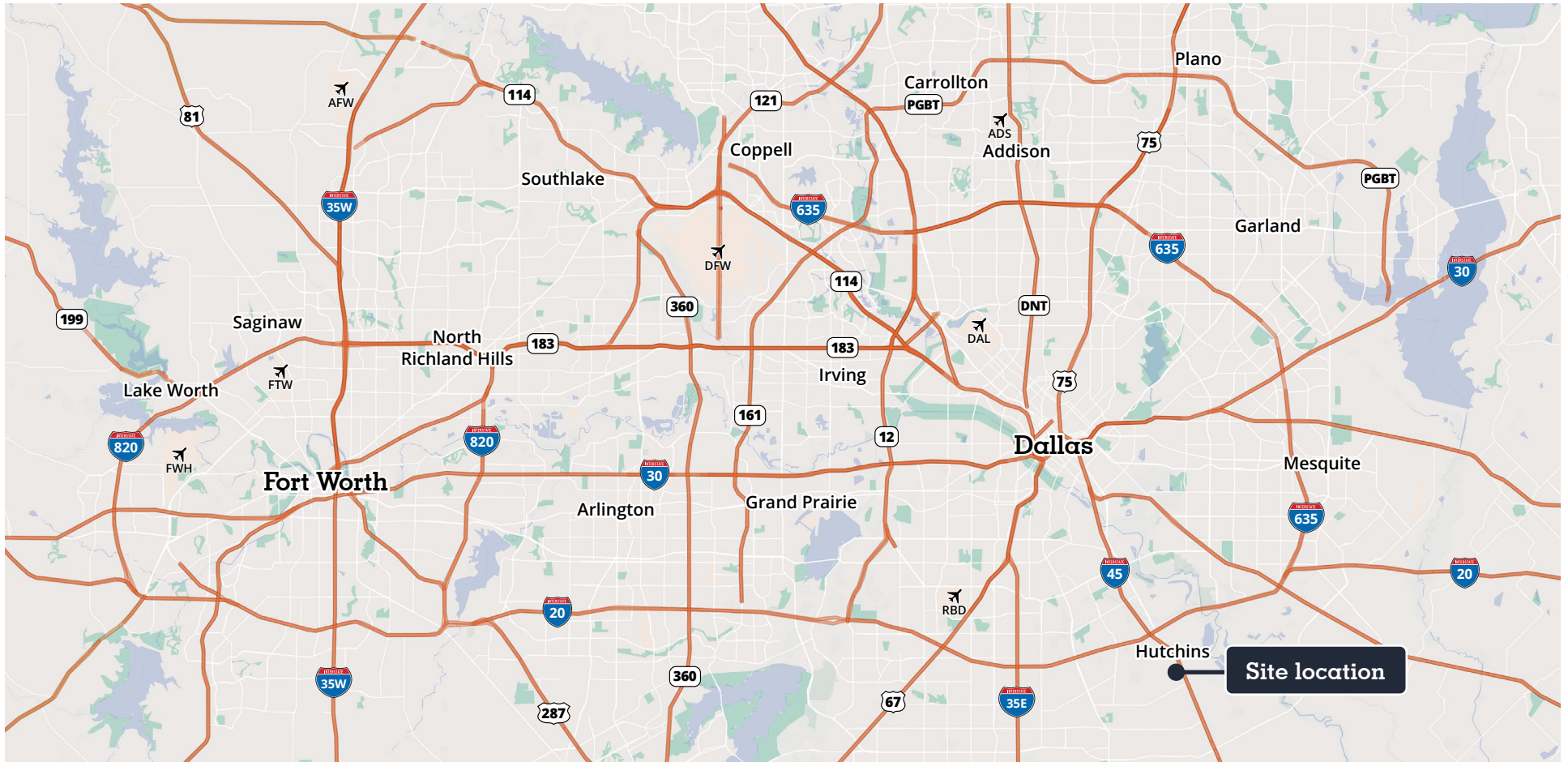
Zoning: Highway Commercial (HC)

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



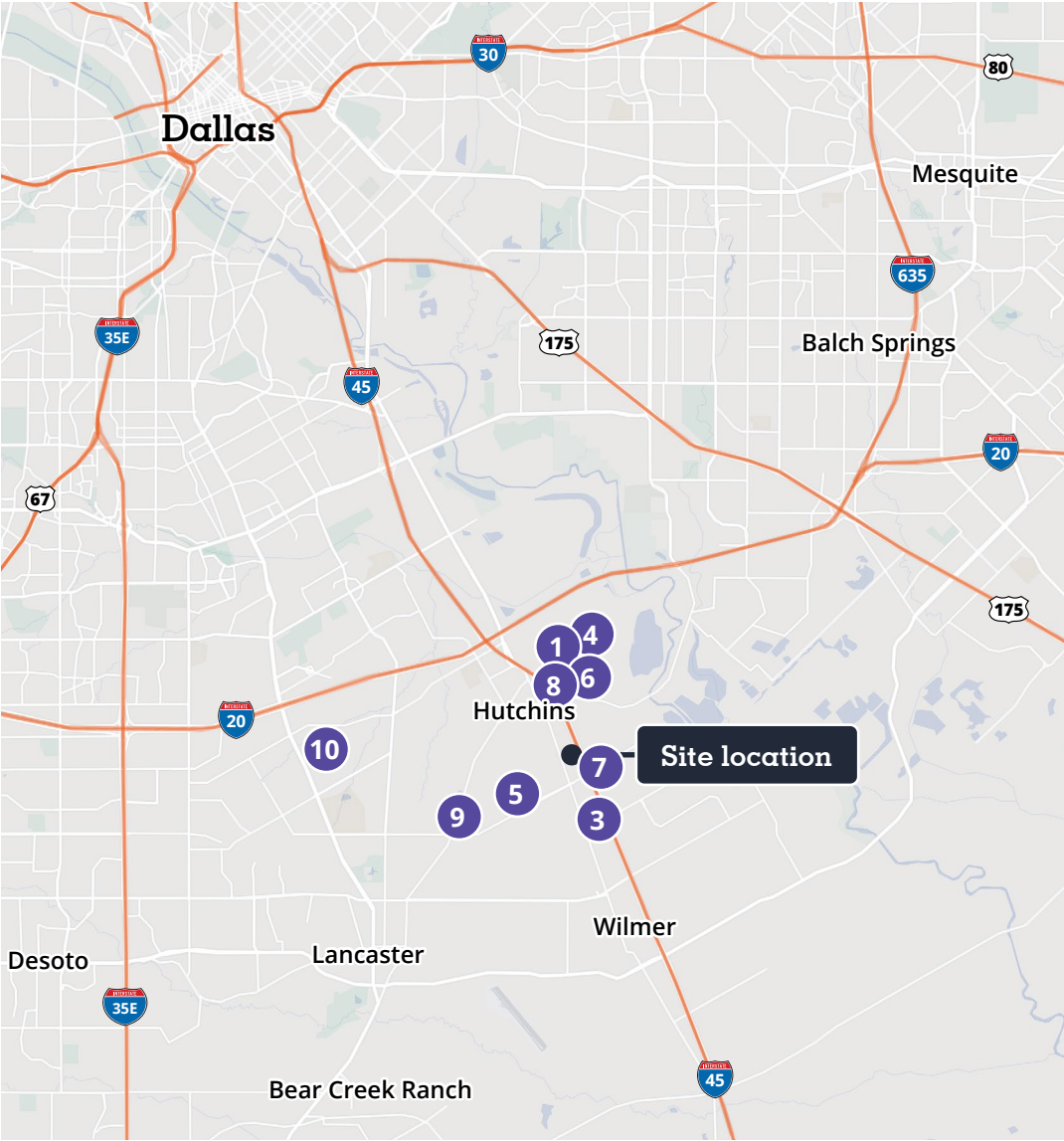
35 miles to
DFW International
Airport



Adjacent to
existing retail &
distribution hubs

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

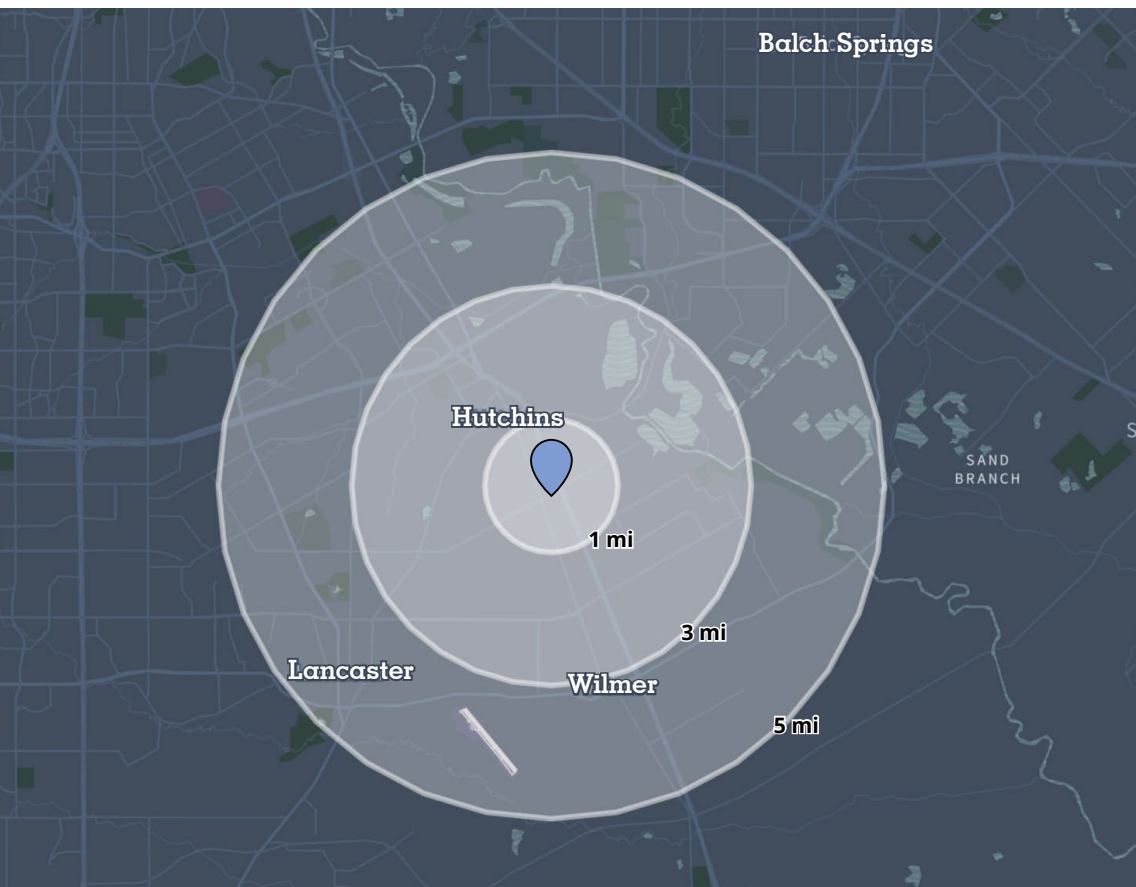


4.48%

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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