

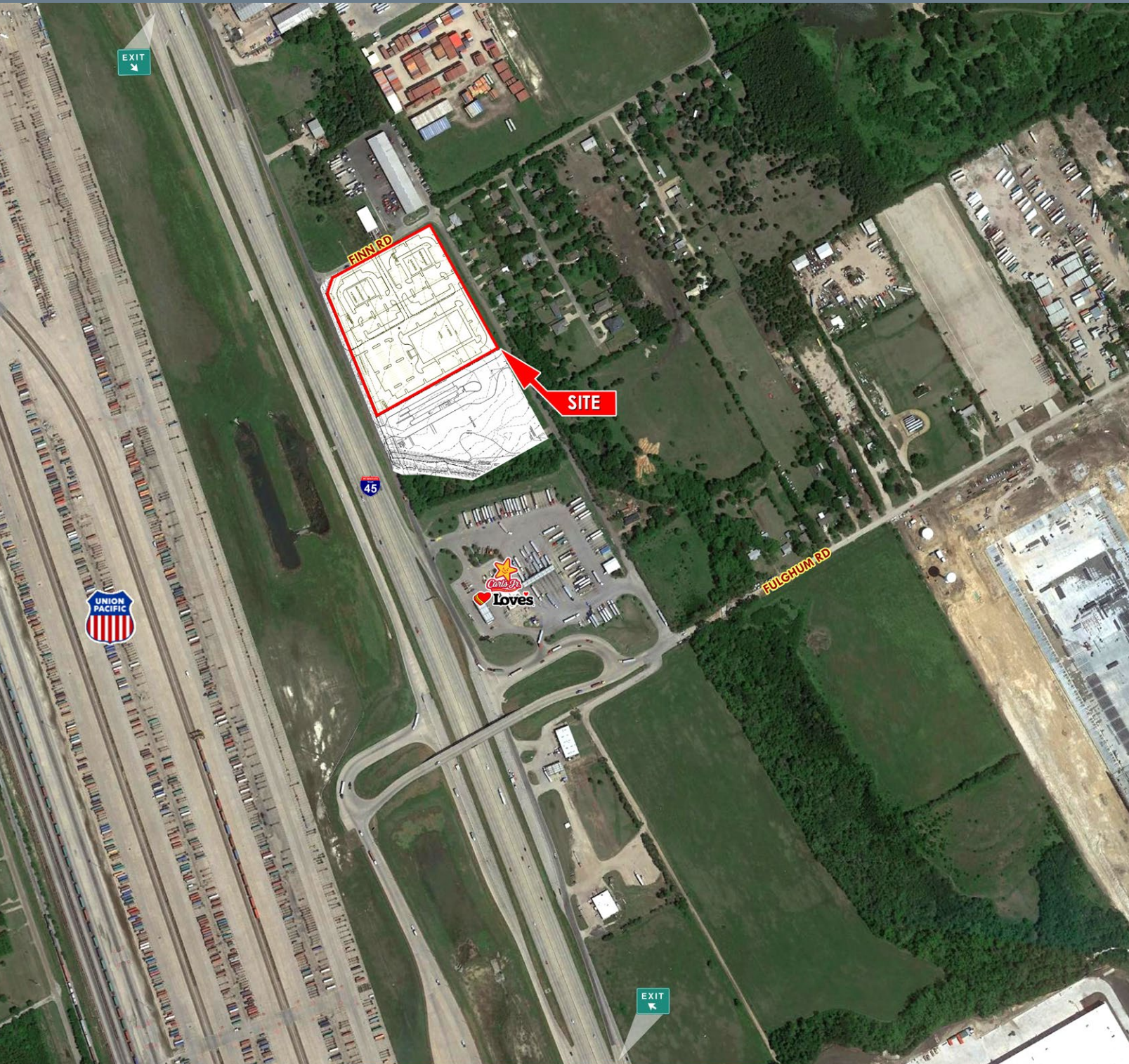
I-45 @ FINN ROAD

I-45 RESTAURANT & HOTEL SITES

HUTCHINS, TEXAS

CHARLOTTE COOPER

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



Logistics & Electronics
HILLWOOD COMMUNITIES
Con's Advanced USA

FedEx
Georgia-Pacific

BNSF RAILWAY
ADESA WORKING WONDERS
BRENNTAG
Bentwood Luxury Kitchens
LANCASTER HUTCHINS RD
SBC

AAE
LKQ
CTG
American Standard
Bridge Terminal Transport
KKNIGHT TRANSPORTATION

UNION PACIFIC
Loves
SUBJECT

ACE Sunridge Business Park
PLEASANT RUN RD

CRETE CARRIER
ARCH
IMCG
Unilever
Duke REALTY

LANCASTER AIRPORT

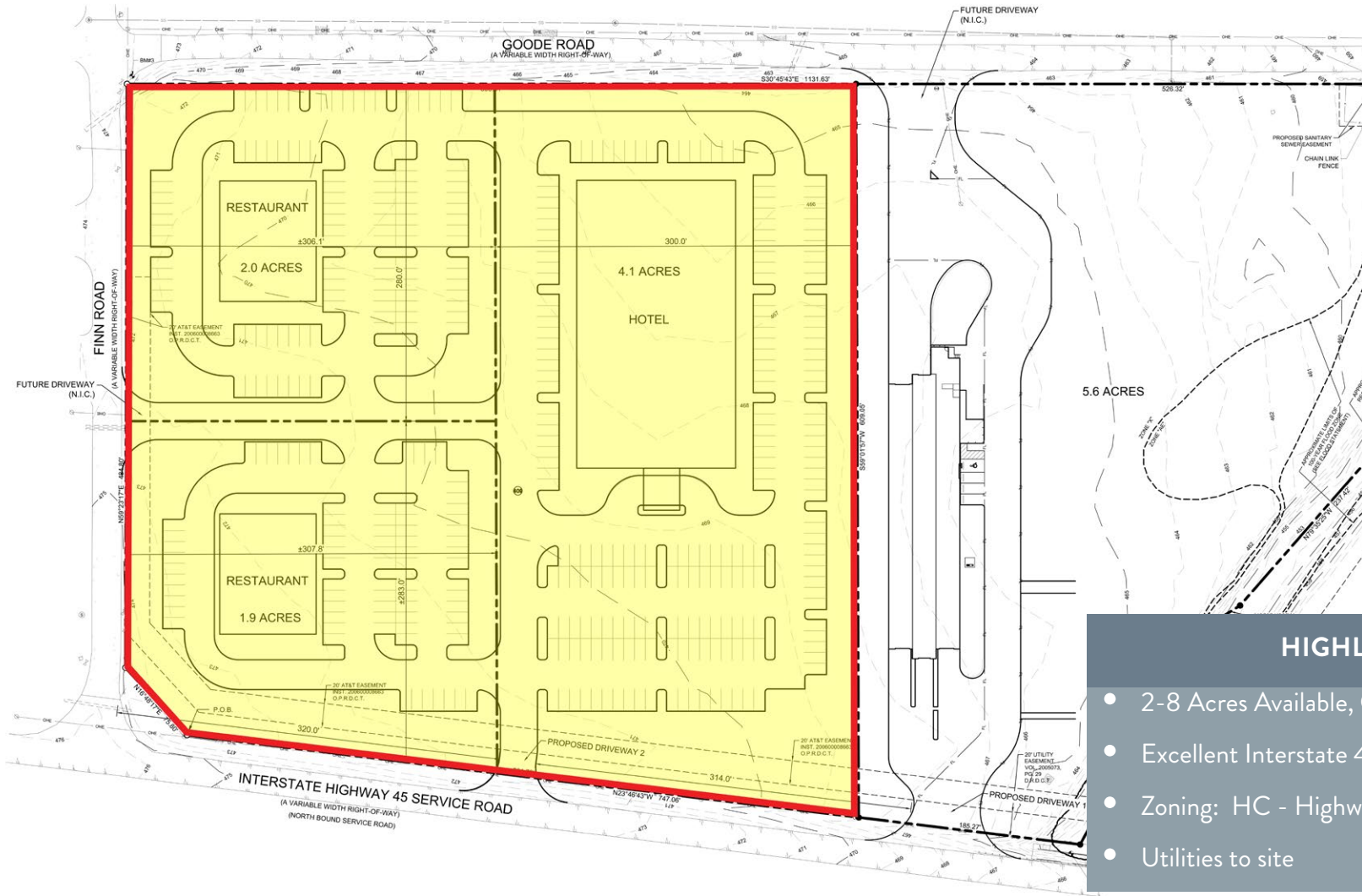
Continental TIRE
Whirlpool
CALSTRS

BELT LINE RD

I-45 RESTAURANT & HOTEL SITES



GRAPHIC SCALE IN FEET
0 20 40 80



HIGHLIGHTS

- 2-8 Acres Available, Owner will divide
- Excellent Interstate 45 Frontage
- Zoning: HC - Highway Commercial
- Utilities to site

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2017 EST POPULATION | 835 | 10,954 | 32,486 |
| 2017 EST AVG HH INCOME | \$65,235 | \$60,188 | \$56,536 |

| TRAFFIC COUNTS |
|-------------------|
| INTERSTATE HWY 45 |
| 53,744 VPD |

