

NWQ I-45 & WINTERGREEN INTERSTATE PAD/HOTEL SITES HUTCHINS, TEXAS

CLAY MOTE



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



WINTERGREEN RD
EXIT

45

SUBJECT



CT
QuikTrip

American Standard
Style That Works Better

WINTERGREEN RD



WINTERGREEN RD
EXIT



SUBJECT

WINTERGREEN RD

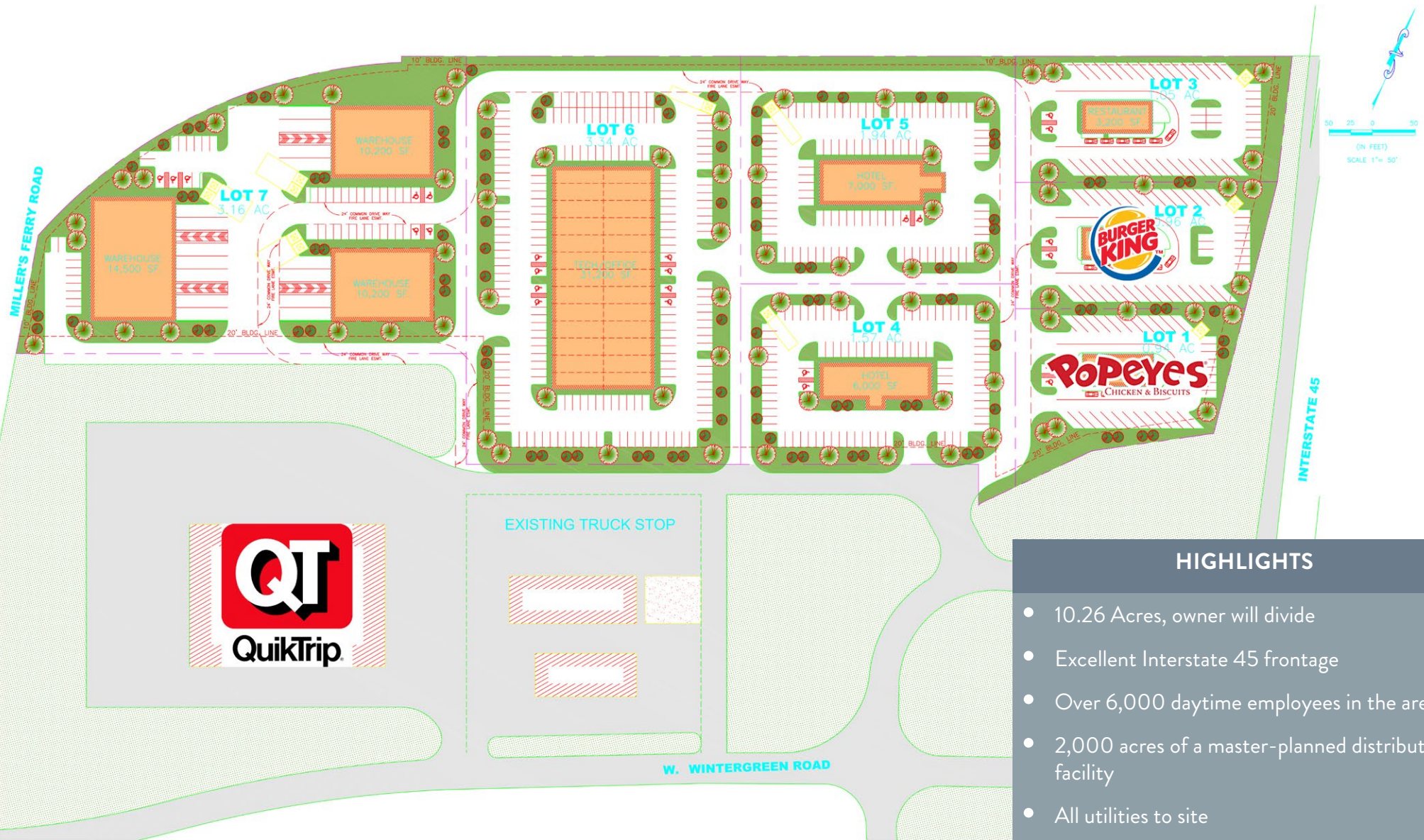
Bentwood
Lancaster Hutchins Rd

ACE
Sunridge Business Park
Pleasant Run Rd

LANCASTER AIRPORT

BELT LINE RD

NWQ I-45 & WINTERGREEN



HIGHLIGHTS

- 10.26 Acres, owner will divide
- Excellent Interstate 45 frontage
- Over 6,000 daytime employees in the area
- 2,000 acres of a master-planned distribution facility
- All utilities to site

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	1,700	10,896	44,955
2017 EST AVG HH INCOME	\$57,373	\$59,854	\$51,847

TRAFFIC COUNTS	
INTERSTATE HWY 45	68,497 VPD

