



Hutchins EDC
UPDATE

February 8, 2024

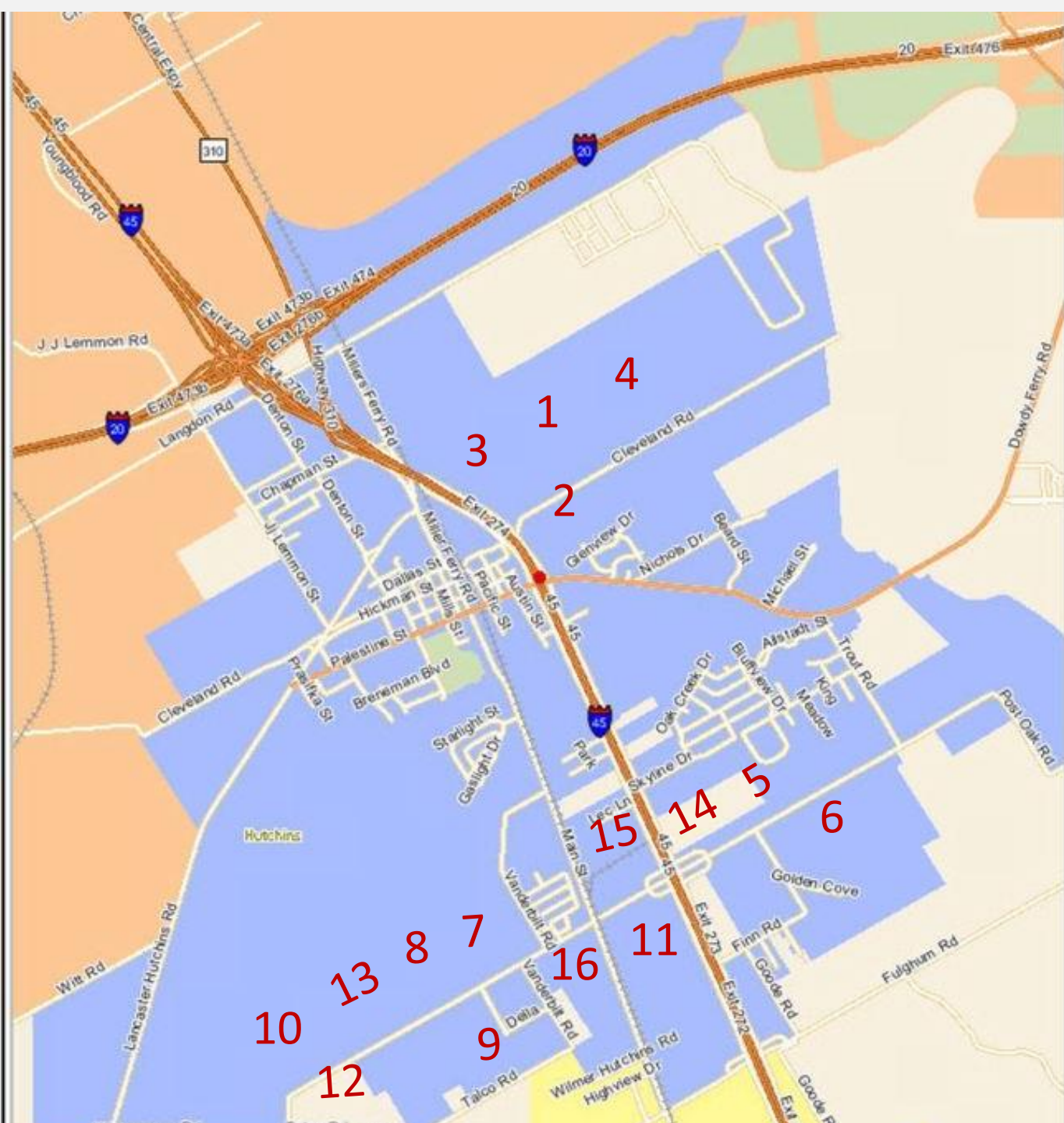
Wintergreen Road Improvement





Wintergreen Road Improvement

- 4 Lane Divided Roadway
- From Carpenter Road to Bonnie View Jefferson
- In Design Spring ~~2024~~ 2025
- Let Project in Spring of ~~2025~~ 2026
- Begin Construction in Fall of ~~2025~~ 2026
- Completion in ~~2026~~ 2027



1. Fed Ex
2. Hillwood
3. Majestic
4. Seefried
5. American Standard
6. Hobby Lobby
7. Shippers 1
8. Shippers 2
9. Core 5
10. Biagi
11. Union Pacific
12. KTN
13. Chick Fil A
14. Mauser
15. SignaCast
16. Myers Crow

Myers Crow





Myers Crow



Charger Logistics

Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a



Chick fil a

Sub Zero



Cleveland Road Area

Majestic

3

1

USAA
Seefried

4

Georgia P

2



Seefreid 1

Seefreid 2

Seefreid 3

4

State Jail

FedEx Ground

Buena Vida Ranch

Foster Farm South

Map

Google



Arhaus
Furniture

Seefried 2 Site

September 2021

Arhaus Site January 2024



Seefried 3 & 4 July 2022



Seefried 3 & 4 January 2023



USAA Seefried January 2024





3

Maj
2

A long, dark industrial building under construction, featuring a grid of windows and doors. The building is set against a clear blue sky. The foreground consists of dry, brownish ground with sparse green grass. The text "Majestic 2" and "March 2022" is overlaid in white on the lower right portion of the image.

Majestic 2
March 2022

Majestic 2
January 2023



Majestic 2
March 2024

FOR LEASE
1,013,000 SF
Divisible to 500,000 SF
Abundant Trailer
Auto Parking
40' Clear Height



RENTALS
REACT Co.
41 Samuels Blvd. Suite 300
PowerSports



FIRE LANE **NO PARKING**

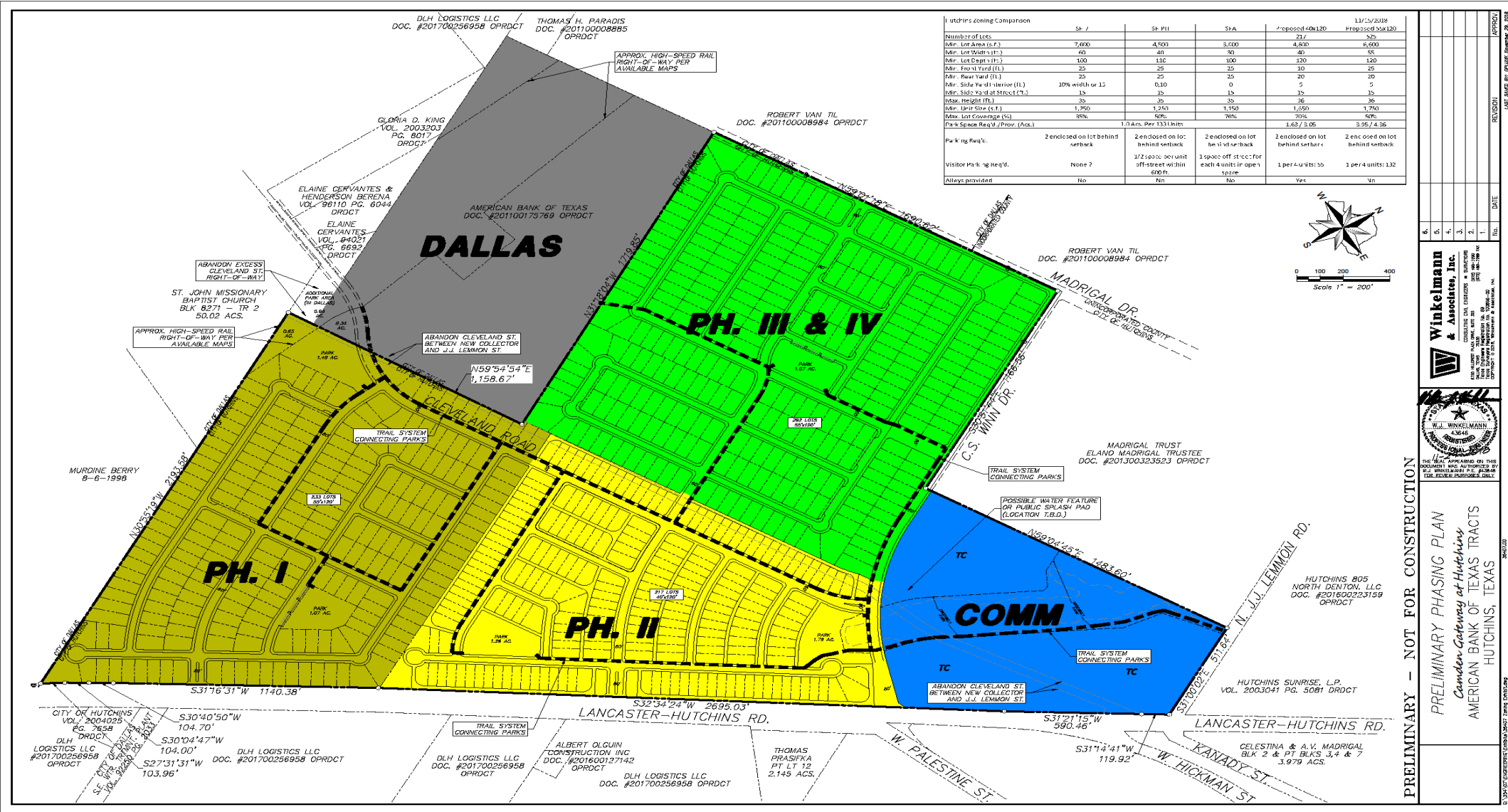
Majestic 2

January 2024



- Shippers Warehouse (Duke) 600,000 Sq. Ft.
- Shippers 2 (Duke) 600,000 Sq. Ft.
- American Standard (Duke) 600,000 Sq. Ft.
- Adessa (Allen) 400,000 Sq. Ft.
- Georgia Pacific (Hillwood) 1,500,000 Sq. Ft.
- Core 5 700,000 Sq. Ft.
- Biagi (Scannell) 400,000 Sq. Ft.
- *Chick Fil A (CFA)* 400,000 Sq. Ft.
- *2 Spec Buildings (Majestic)* 1,500,000 Sq. Ft.
- *KTN* 2,500,000 Sq Ft
- *Charger Logistics* 400,000 Sq. Ft.
- *USAA/Seefried* 2,800,000 Sq. Ft.'
 - *Georgia Pacific* 1,000,000
 - *Arhaus* 1,000,000 ‘
 - *Goya Foods* 400,000 ‘
 - *Cummins Air Filter* 200,000 ‘
 - *Nina Shoes* 200,000 ‘
- *Myers Crow* 500,000 Sq Ft. ‘
- *Landry* 250,000 Sq Ft ‘
- *SUB 0 (SE Lancaster Hutchins Refrigerated)* 400,000 Sq Ft ‘

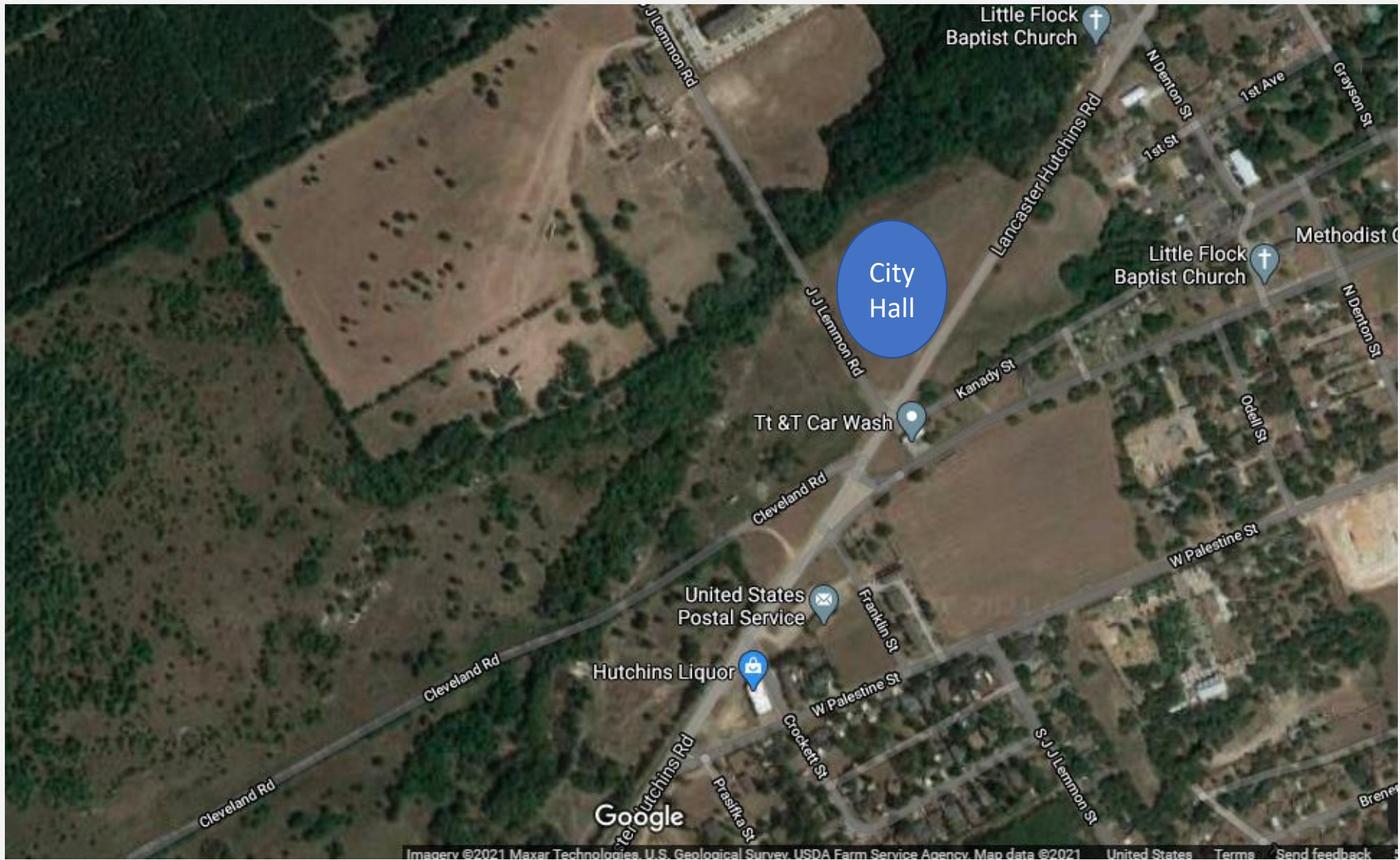
Approximately 15 Million Square Feet



PRELIMINARY - NOT FOR CONSTRUCTION

PRELIMINARY PHASING PLAN
Camden Gateway at Hutchins
 AMERICAN BANK OF TEXAS TRACTS
 HUTCHINS, TEXAS

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • ARCHITECTS
 2000 W. PALM BLVD., SUITE 200
 HOUSTON, TEXAS 77057-3000
 TEL: 713-865-0000
 FAX: 713-865-0001
 WWW.WINKELMANN.COM



Town Center

Southaven January 2023



Southaven January 2024





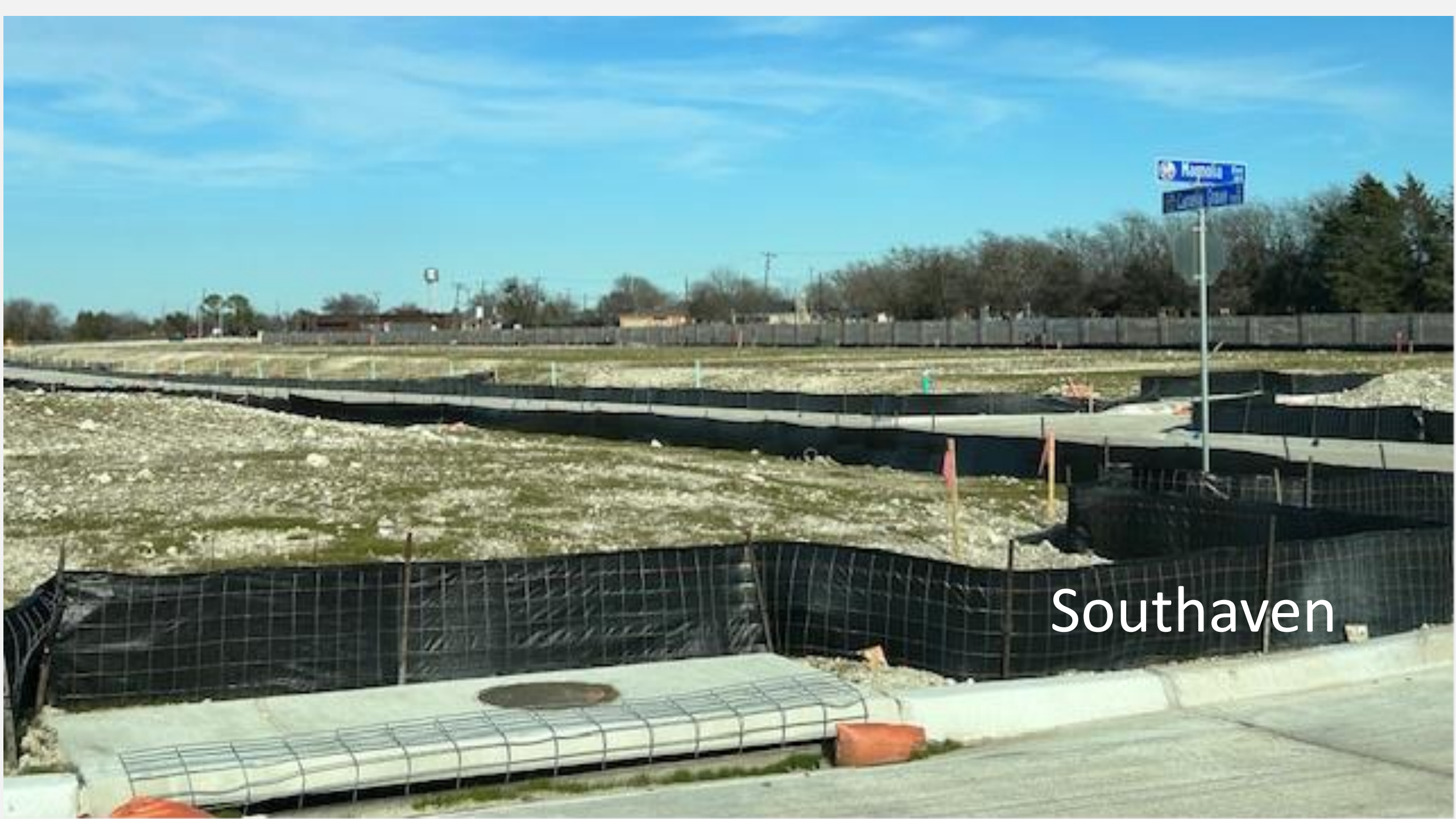
Southaven

Southaven

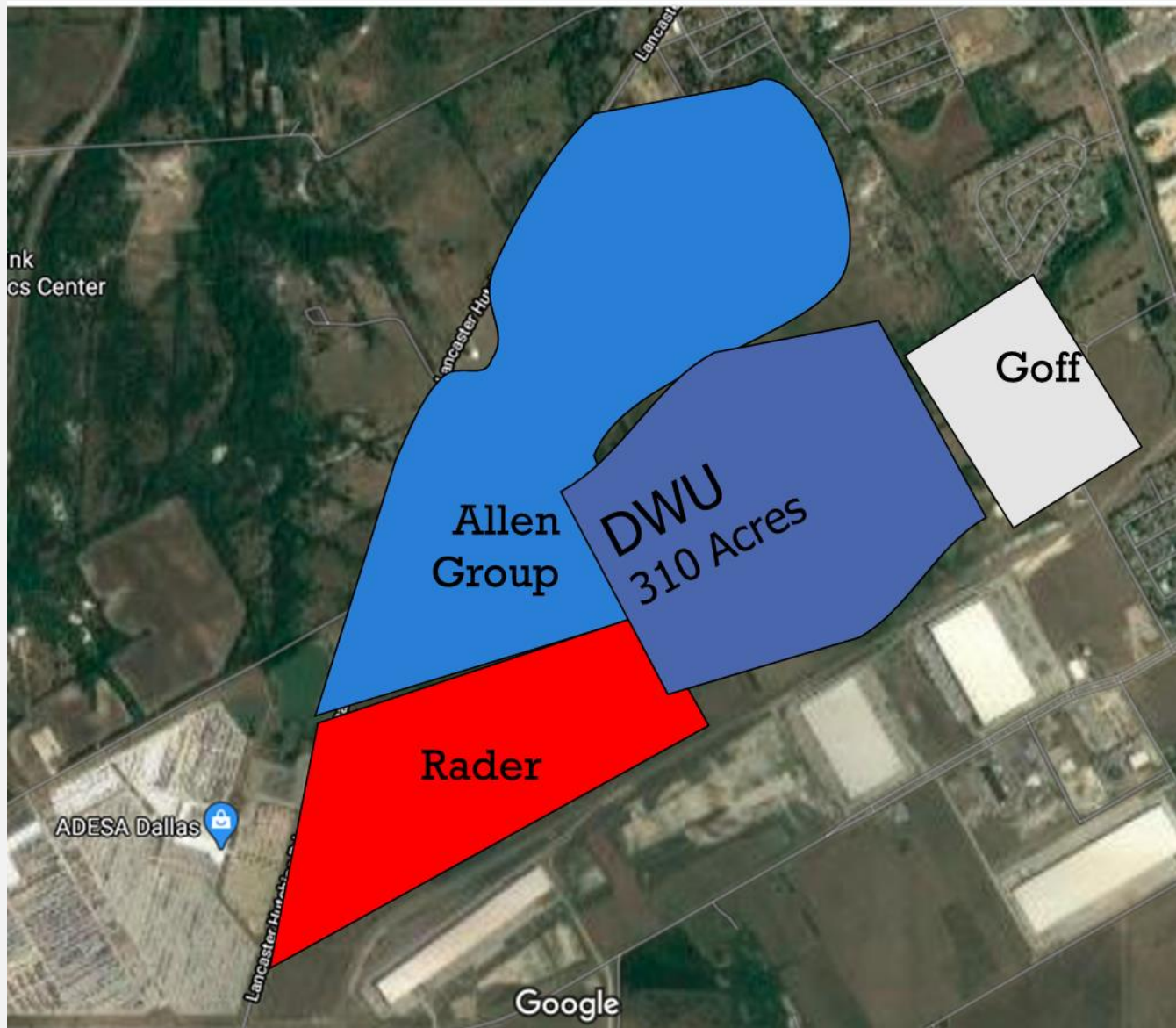




Southaven



Southaven



Lancaster
Hutchins
Commercial
3 – 8 years

Upcoming Items

- Entry Feature at Dowdy Ferry
- Recreation Center Planning
- City Hall Design
- Lancaster Hutchins Property
- South Haven Development (town center)
- Pinto Road
- Northeast Wintergreen and Lancaster Hutchins
- Southeast Wintergreen and Lancaster Hutchins
- KTN Expansion



Southeast Corner of Lancaster Hutchins



Northeast Corner of Lancaster Hutchins



Pinto Road

