



Hutchins EDC  
UPDATE

December 7, 2023

# Overview of recent HEDC Projects 7.1 Million since 2015

- Carpenter Road \$33,650
- Family Dollar Project \$42,249
- Wintergreen Median Project \$38,000
- Wintergreen RTC Project \$1,000,000
- Cleveland Road Reconstruct \$300,000
- Wintergreen Retail Project \$100,000
- Fire/Police Station \$1,120,942
- East WINTERGREEN ROAD \$558,000\*
- Campbell Park \$250,000'
- Dowdy Ferry U-turn \$300,000'
- Lancaster Hutchins Road \$660,000'
- Recreation Center \$3,000,000

# Wintergreen Road Improvement



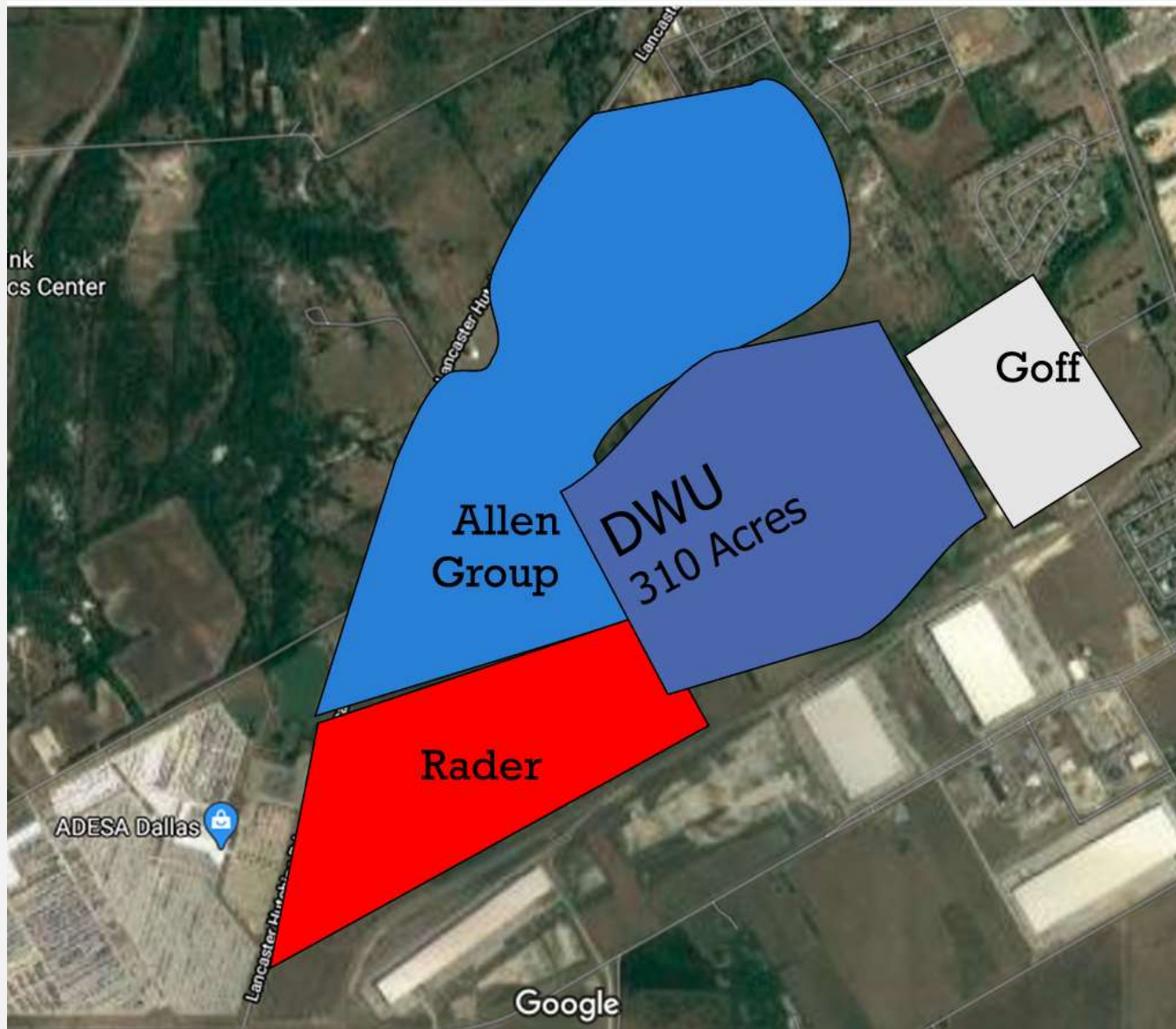


# Wintergreen Road Improvement

- 4 Lane Divided Roadway
- From Carpenter Road to Bonnie View Jefferson
- In Design Spring 2024
- Let Project in Spring of 2025
- Begin Construction in Fall of 2025
- Completion in 2026
- Met this week with Engineers

- 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 ‘
- *SE Lancaster Hutchins Refridrated* 400,000 Sq Ft ‘

Approximately 15 Million Square Feet



Lancaster  
Hutchins  
Commercial  
3 – 8 years

## 18 Acre Town Center

- Develop a town center on 18 Acres in in the LGI/Warren Development
- Over 750 Residential Units Planned
- Corner of JJ Lemon, Lancaster Hutchins and West Cleveland



# 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

KTN



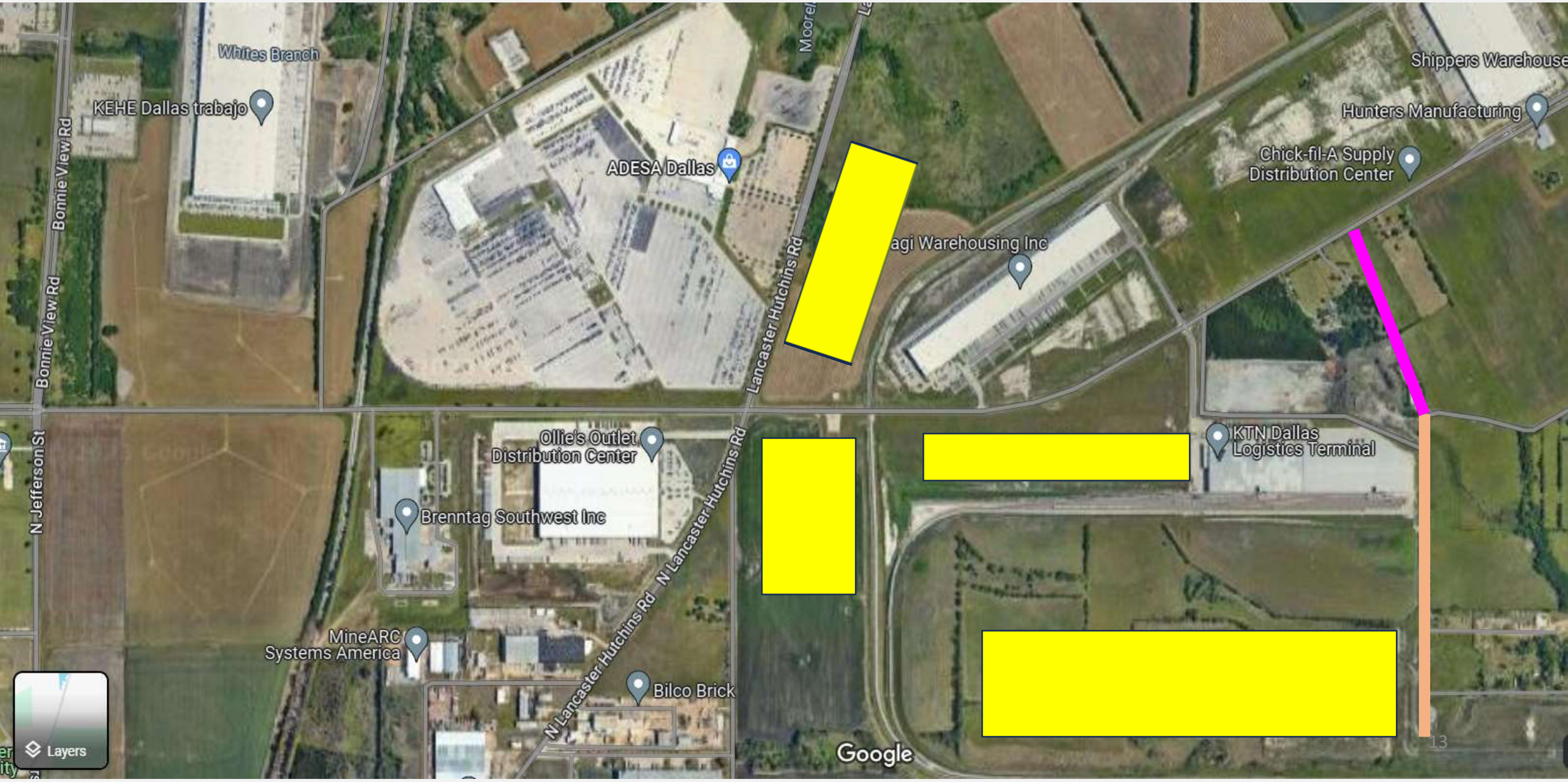
# Southeast Corner of Lancaster Hutchins

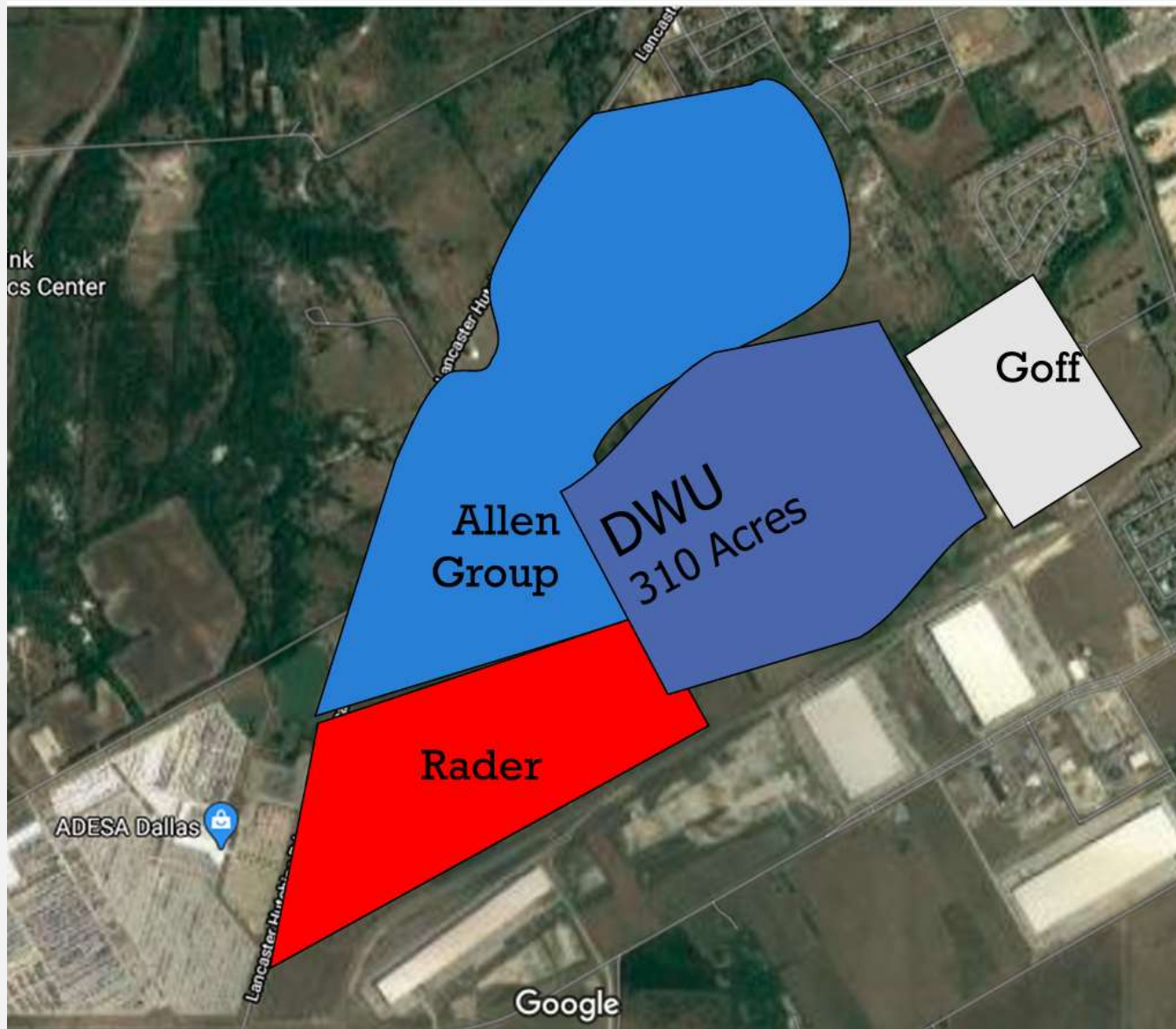


# Northeast Corner of Lancaster Hutchins



# Pinto Road





Lancaster  
Hutchins  
Commercial  
3 – 8 years