



Hutchins EDC
UPDATE

March 21, 2024

Wintergreen Road Improvement

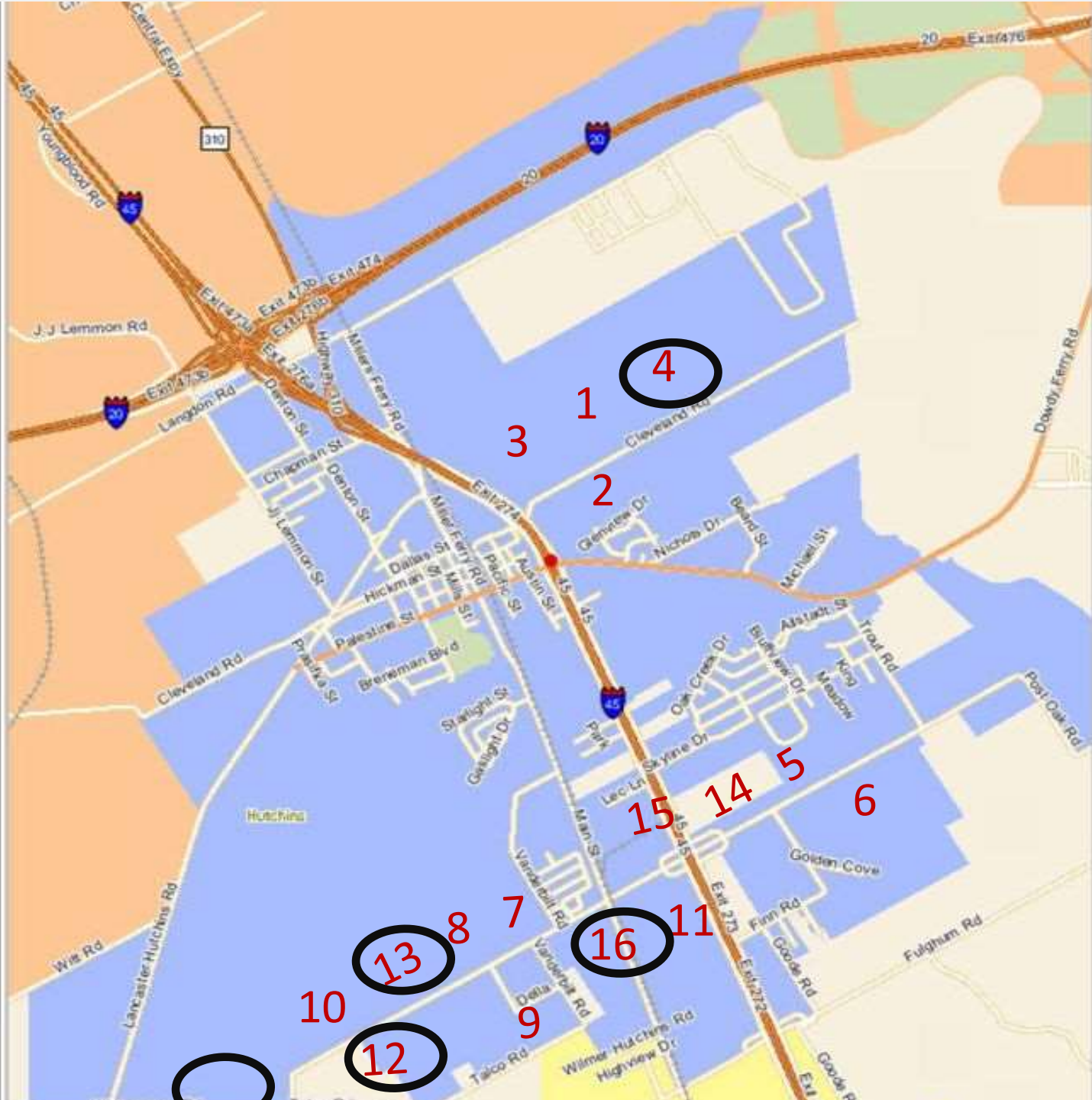




Green Rd

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

4



State Jail

FedEx Ground

Buena Vida Ranch

Foster Farm South

Map

Google

Imagery ©2018 Google, Map data ©2018 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

1

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 2023

FOR LEASE
1,212,000 SF
Available to 500,000 SF
Abundant Space!
Auto Parking
40' Clear Height



MAJESTIC
A Service BY CTS
Project Specific



FIRE LANE

NO PARKING

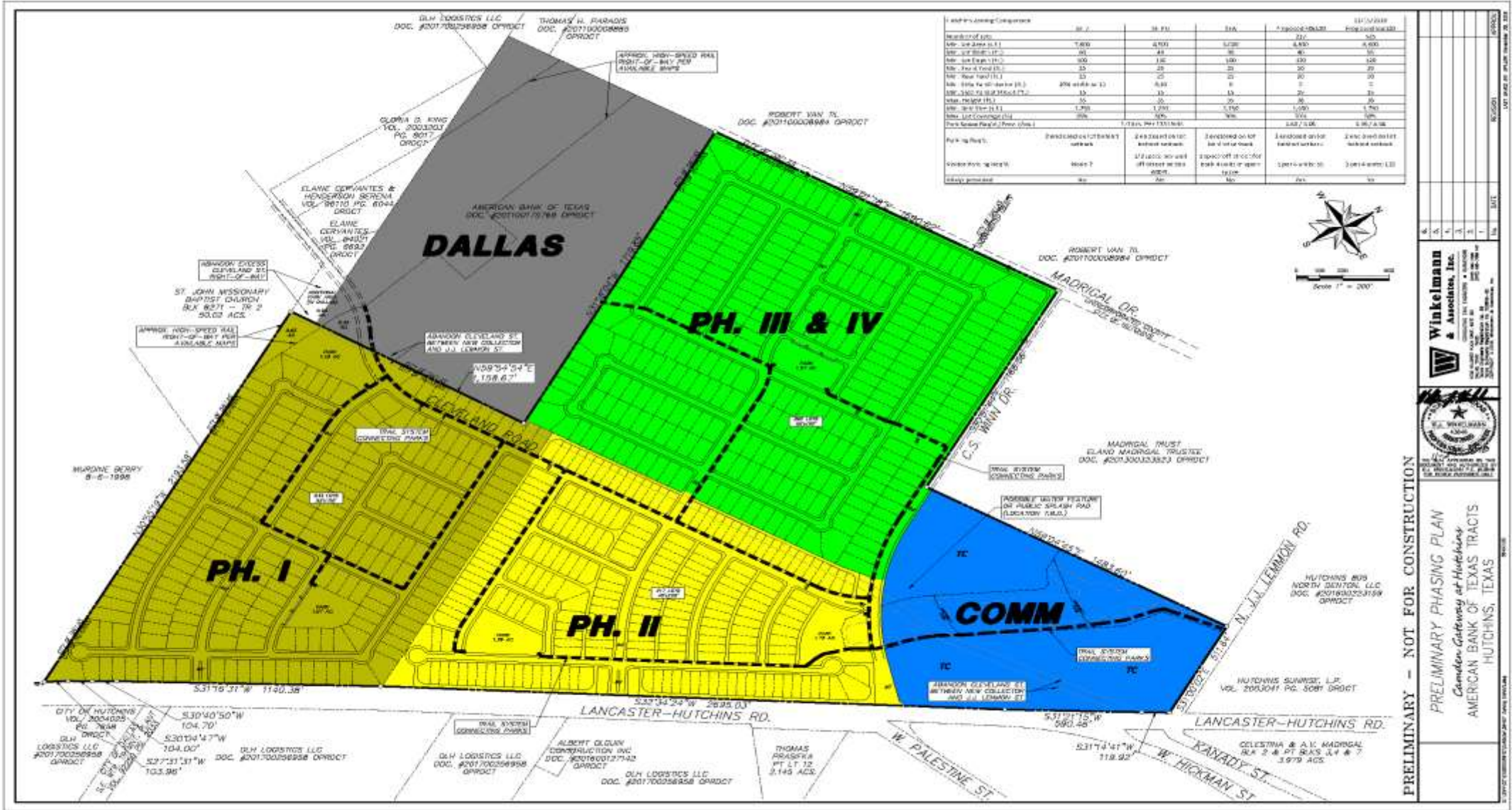
Majestic 2

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

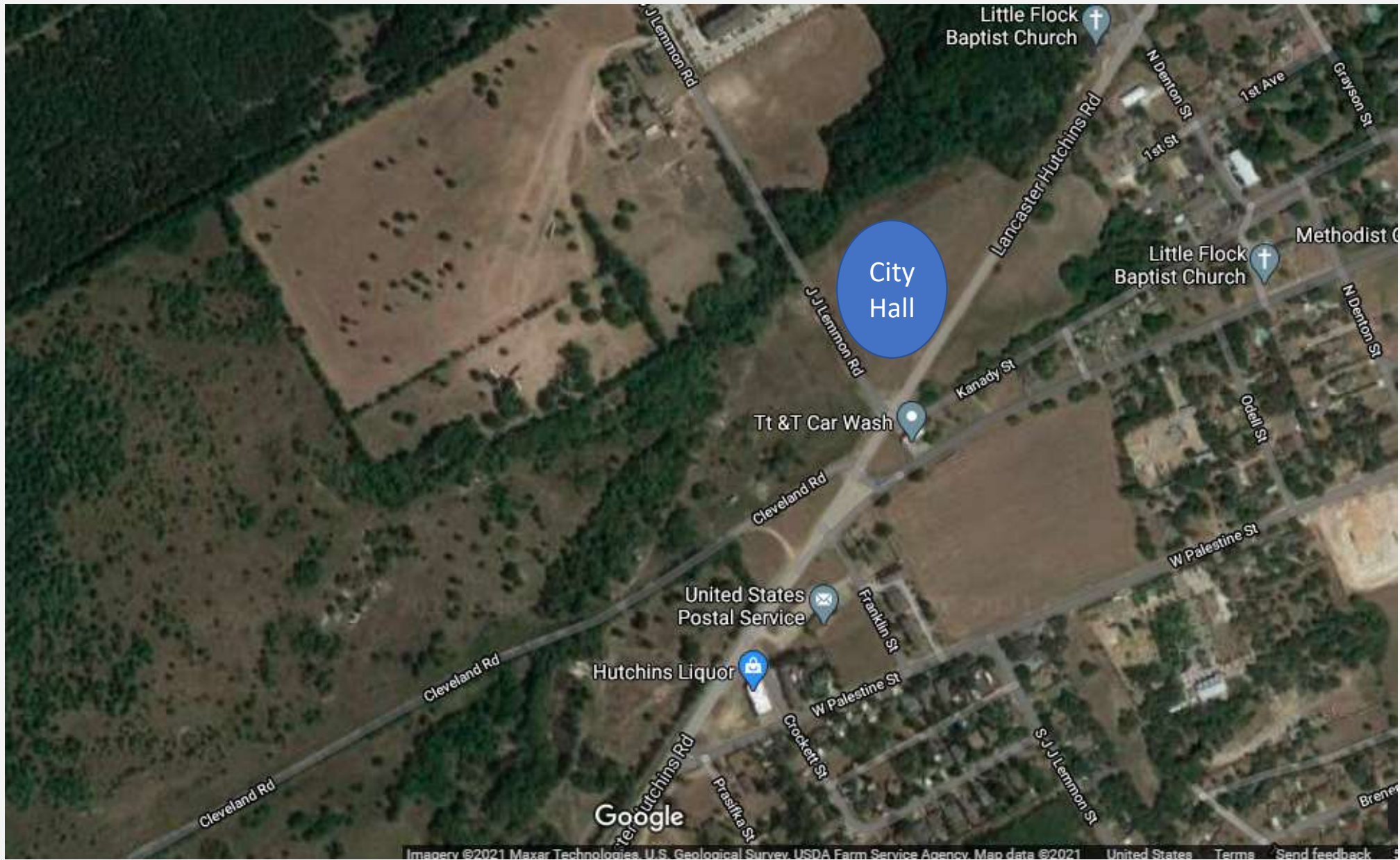


PRELIMINARY - NOT FOR CONSTRUCTION

Winkelmann & Associates, Inc.
 10000 W. HICKMAN ST. SUITE 100
 DALLAS, TEXAS 75241
 TEL: 972.382.1111 FAX: 972.382.1112
 WWW.WINKELMANN.COM

AMERICAN BANK OF TEXAS
 10000 W. HICKMAN ST. SUITE 100
 DALLAS, TEXAS 75241
 TEL: 972.382.1111 FAX: 972.382.1112
 WWW.ABT.COM

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



Town Center

Southaven January 2023



Southaven January 2024





Southaven

Southaven

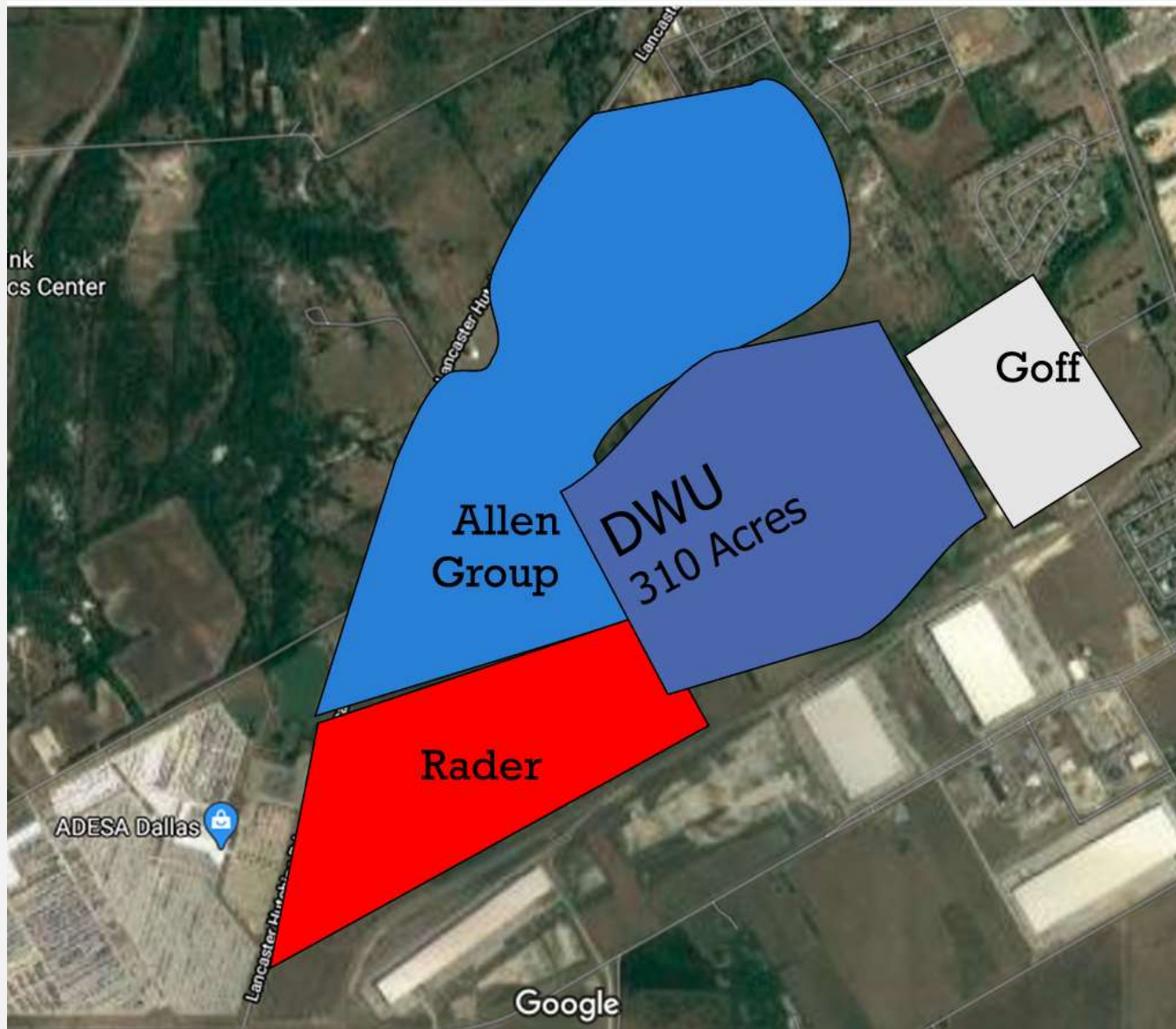




Southaven



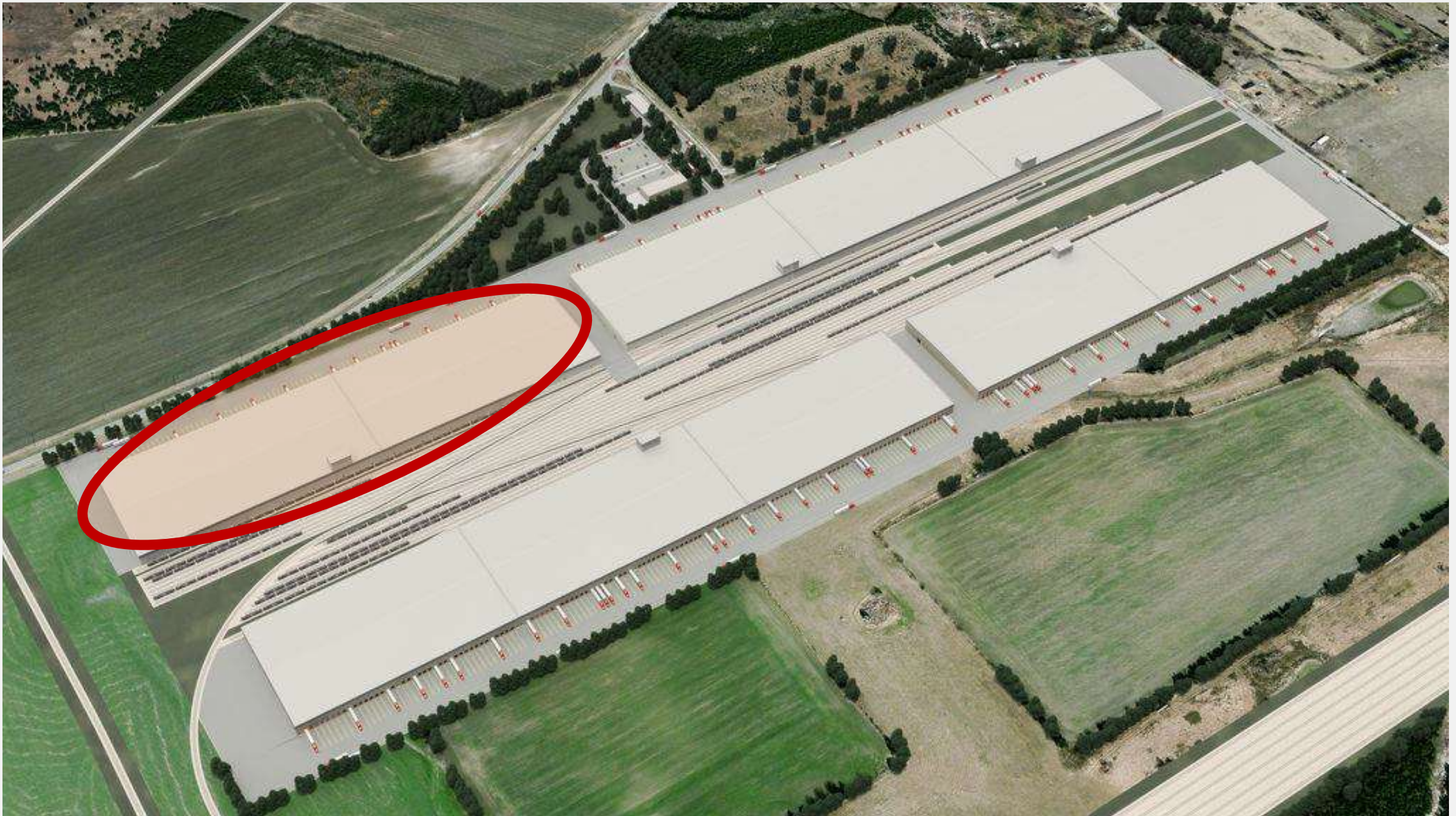
Southaven



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

