Wicker & Associates
COMMERCIAL REAL ESTATE

For Sale: ±8.232 Acres (GROSS) ±7.81 Acres (NET)

12 & 15 Miller Ferry Rd | Hutchins, Texas 75141

LOCATION:
West side of Miller Ferry Rd (Main St) south of Palestine St in Hutchins, Texas

AVAILABILITY:
±8.232 Acres Gross
±7.81 Acres Net

PROPERTY DETAILS:
- Ideal for Truck Container Yards
- Located across from Intermodal
- Zoned Light Industrial
- Excludes 1 acre utility easement
- Easy access to I-45, I-20 & US-67
- Call for Pricing

DEMOGRAPHICS:

	1 MILE	2 MILE	3 MILE	5 MILE
2024 Population	3,760	7,861	11,386	69,304
Daytime Population	3,376	8,367	11,962	57,200
Average HH Income	$55,535	$59,973	$61,344	$64,015

TRAFFIC COUNTS:
Miller Ferry Rd: 2,130 VPD
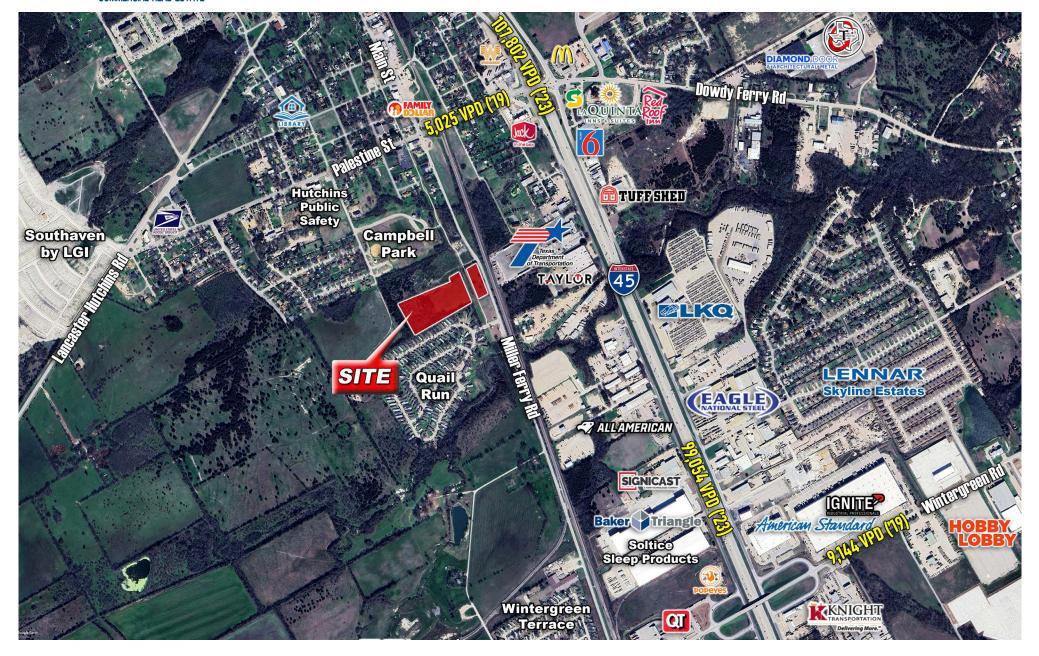(TXDOT 2019)

Interstate 45: 107,802 VPD
(TXDOT 2023)

For More Information:

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R = 1037.17' L = 165.39'
Δ = 09°08'12"
Chd. = S24°51'55"E
165.22'

Approximate location of 100-year floodplain as scaled per FEMA Map

Zone "AE"
Zone "X" Shaded
Zone "X" Unshaded

I.R.F.C. "RPLS 4310" (C.M.)

I.R.S.

I.R.F.C. "RPLS 4310" (C.M.)

N55° 35' 07"E
111.51'

Zone "X" Shaded
Zone "X" Unshaded

MILLER FERRY ROAD
(apparent prescriptive R.O.W.; no R.O.W. documents found)

Zone "X" Shaded
Zone "X" Unshaded

S67°28'23"W
11.53'

5/8" I.R.F.C. "KHA" (C.M.)

S24°07'17"E
72.24'

5/8" I.R.F.C. "KHA" (C.M.)

I.R.F.C. "RPLS 4310" (C.M.)

Jose Alfredo Osegueda Campos
Doc. No. 202200079826
O.P.R.D.C.T.

N22° 43' 34"W
70.00'

I.R.F.C. "RPLS 4310" (C.M.)

Tract I
1.261 Acres

0.951 Acres (41,417 sq. ft.)
"outside" of floodzone

S20° 18' 18"E
241.38'

N58°

N24° 28' 17
401.23'

S24° 399.09'

Thomas Freeman Survey, Abstract No. 453

non. sew. manhole

I.R.S.

N66° 48' 33"E 730.99'

N00°52'46"W 504.32'

I.R.F. (C.M.)

Point of Beginning Tract I

I.R.F. (C.M.)

3/4" I.P.F. (C.M.)

S59° 125.89'

Tract II
6.971 Acres

6.859 Acres (298,799 sq. ft.)
"outside" of floodzone

T.P.&L.
Vol. 2258, Pg. 199
D.R.D.C.T.

Elam Properties
Vol. 70109, Pg. 1337
D.R.D.C.T.

I.R.F. (C.M.)

shed (no conc.)

DLH Logistics LLC
Doc. No. 201700256958
O.P.R.D.C.T.
(Parcel 115)

N30° 32' 46"W
411.18'

concrete flume 0.4'
northwest of

concrete flume 0.5'
northwest of

S59° 37' 2
803.53'

concrete flume

concrete flume

S59°50'42"E 580.76'

7" I.P.F. bears
N40°12'17"at
1.22' from tract

shed (on conc.)

residence

ARC19TX LP
Vol. 2004036, Pg. 9583
D.R.D.C.T.

Point of Beginning Tract II

5/8" I.R.F.C. "KHA" (C.M.)

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:
* A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
* A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
* Put the interests of the client above all others, including the broker's own interests;
* Inform the client of any material information about the property or transaction received by the broker;
* Answer the client's questions and present any offer to or counter-offer from the client; and
* Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listng to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
* Must treat all parties to the transaction impartially and fairly;
* May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner andbuyer) to communicate with, provide opinions and advice to, and carry out the instructoons of each party to the transaction.
* Must not, unless specifically authorized in writing to do so by the party, disclose:
  o that the owner will accept a price less than the wriΣen asking price;
  o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  o any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
* The broker's duties and responsibilities to you, and your obligations under the representation agreement.
* Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____   _____
Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0