



**FOR LEASE OR SALE**

# I-45 Logistics

1701 South I-45 | Hutchins, Texas



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229,907 SF

Building Size

79,861 SF

Space Available

35,724 SF

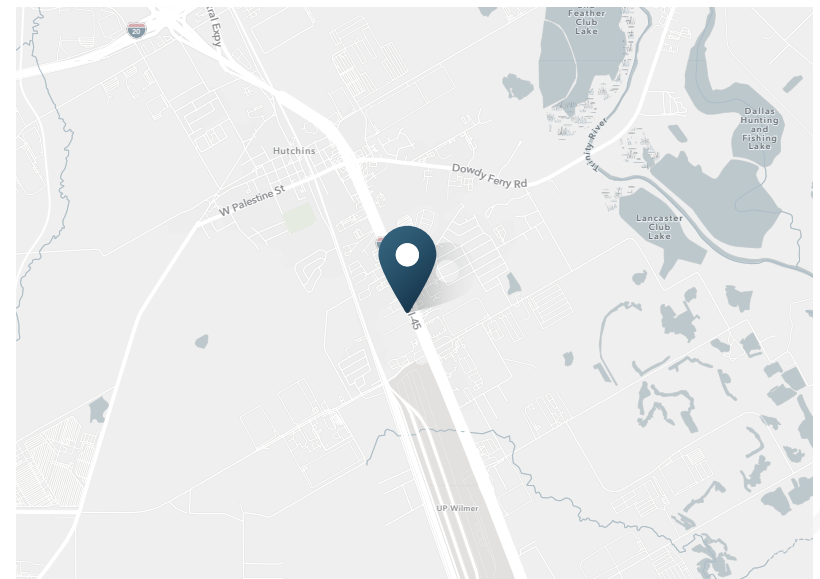
Divisible

Contact Broker

Rental Rate

## PROPERTY HIGHLIGHTS

Available SF	79,861
Divisible SF	35,724
Office SF	BTS
Clear Height	32'
Grade Level	1
Dock High	18
Car Parks	Ample
Truck Court	120'
Trailer Parking	As Needed

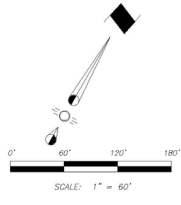
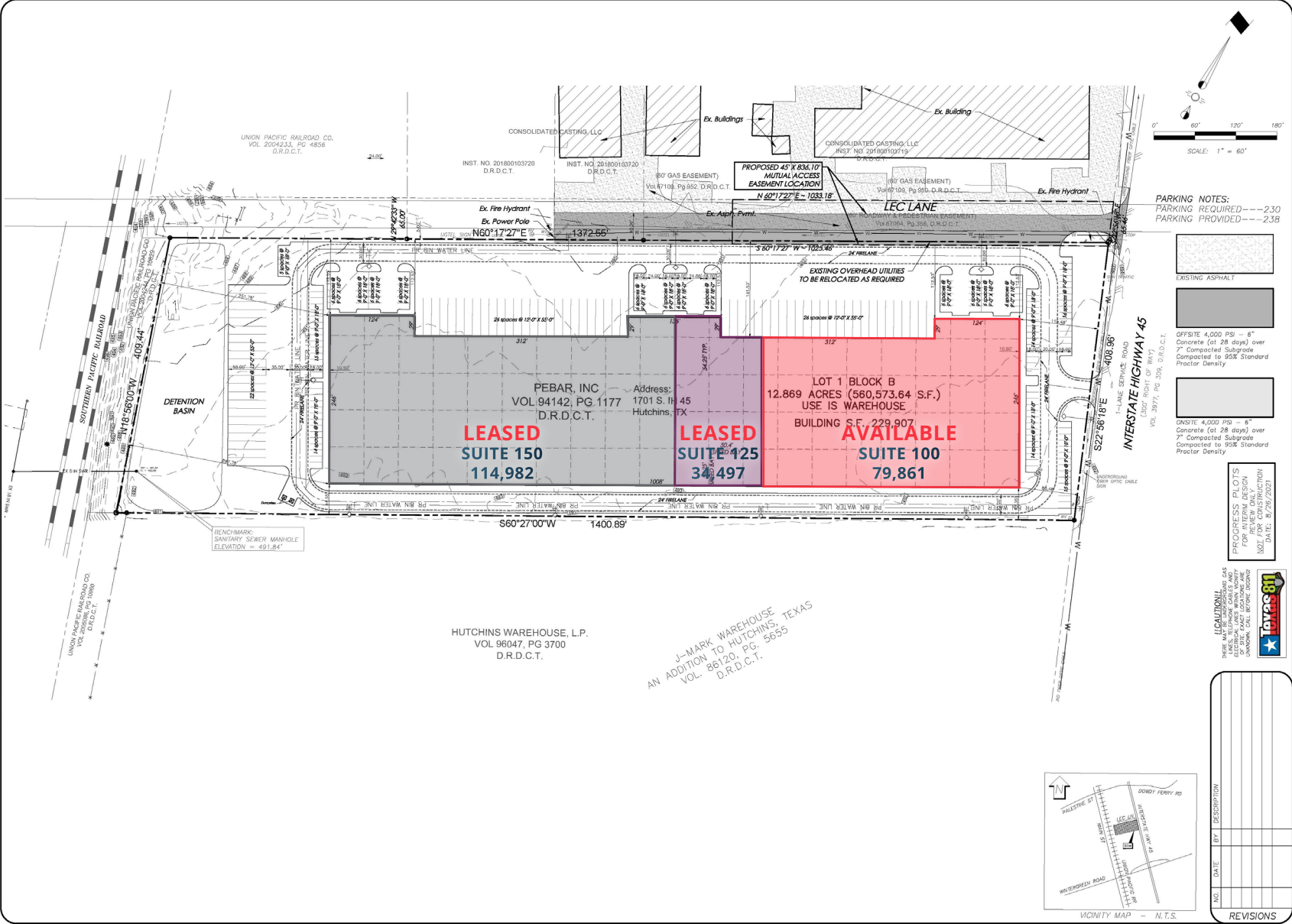


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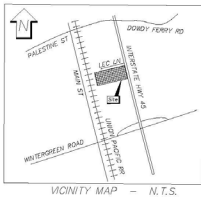
**PARKING NOTES:**  
 PARKING REQUIRED --- 230  
 PARKING PROVIDED --- 238

- EXISTING ASPHALT
- OFFSITE 4,000 PSI - 6" Concrete (at 28 days) over 7" Compacted Subgrade Compacted to 95% Standard Proctor Density
- ONSITE 4,000 PSI - 6" Concrete (at 28 days) over 7" Compacted Subgrade Compacted to 95% Standard Proctor Density

PROGRESS PLOTS FOR REVIEW ONLY. NOT FOR CONSTRUCTION. DATE: 8/23/2021



NO.	DATE	BY	DESCRIPTION



**VILBIG & ASSOCIATES, INC.**  
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF THE AUTHORITY OF DAVIS-BAKER ACT. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. FINAL REVIEW OF ALL DOCUMENTS.

**HUTCHINS WAREHOUSE**  
 12,869 AC. TRACT  
 CITY OF HUTCHINS, TEXAS  
 DALLAS COUNTY, TEXAS

**CONCEPTUAL SITE PLAN**

SUBMITTAL #1: 8/11/2021  
 SUBMITTAL #2: 8/11/2021  
 SUBMITTAL #3: 8/11/2021  
 DESIGN DIVISION: DRAFTER: RS  
 CHECKED: DAK  
 DATE: 8/23/2021  
 VIAL PROJECT NO.: 564-14

SHEET  
**SP 1**  
 VERS. 8/26/2021

Aug 22, 2021 - 10:20am - User: A:\2021-14-Hutchins Warehouse\DWG\SP1.dwg - Plot: A:\2021-14-Hutchins Warehouse\DWG\SP1.dwg - Plot: A:\2021-14-Hutchins Warehouse\DWG\SP1.dwg

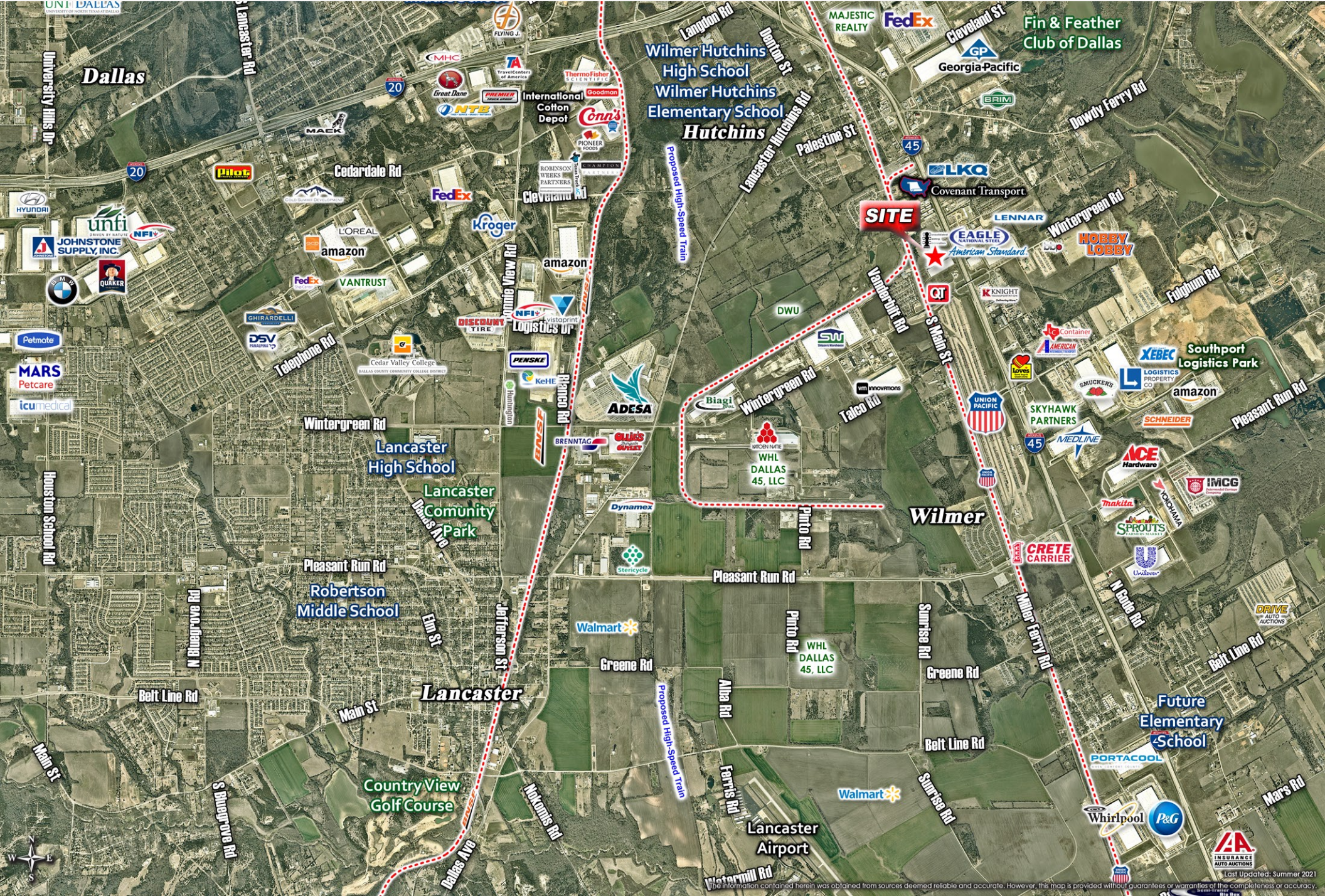
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# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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 listing 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 and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing 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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Designated Broker of Firm	License No.	Email	Phone

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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