Land site survey · prepared November 9, 2026

Land search for Distribution user (sample)

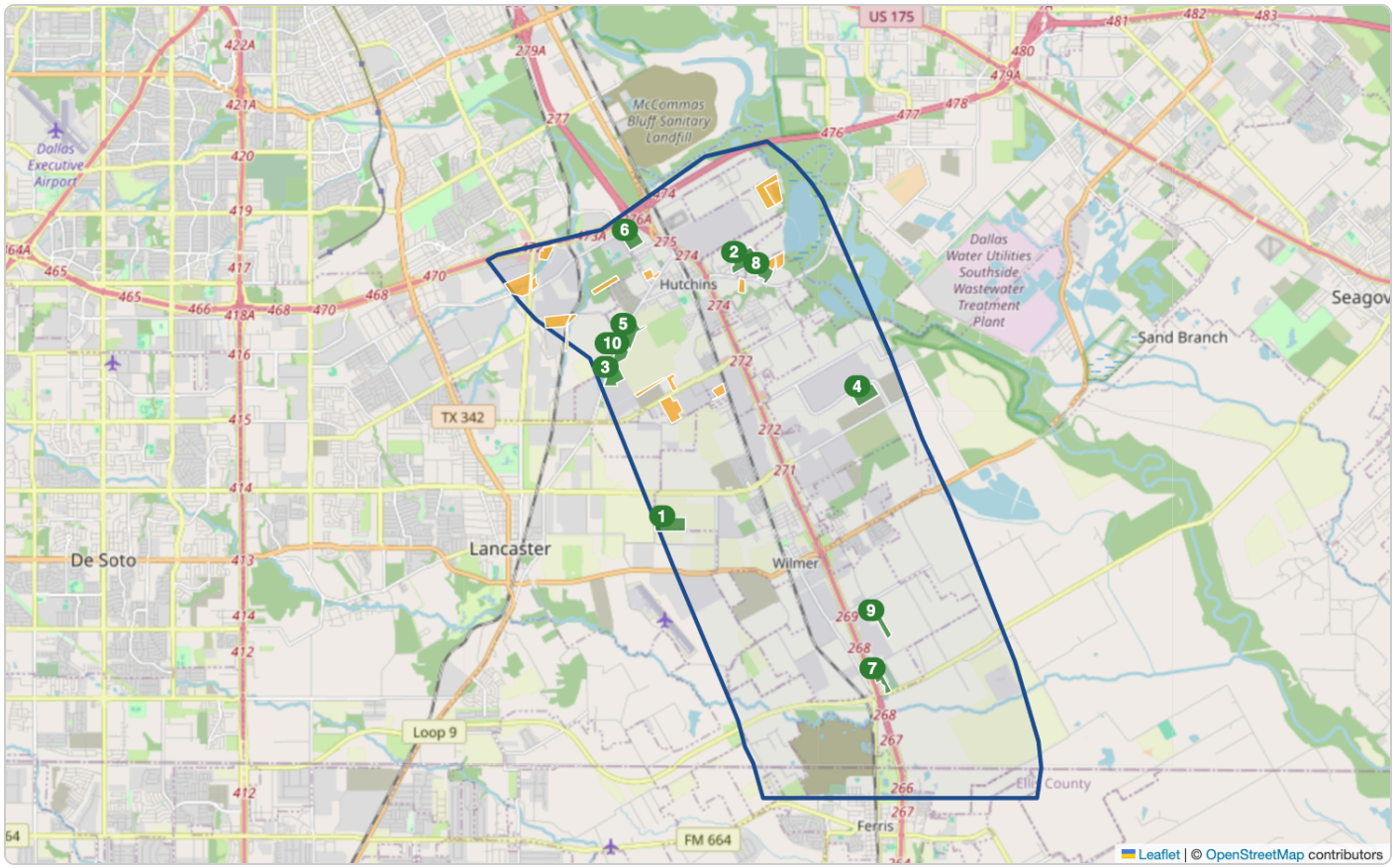
> Distribution user needs 10 to 60 acres of vacant or agricultural land within 2 miles of I-45, south of I-20, zoned industrial, not owned by a government or utility, no sale in the last 3 years, land under about $250k an acre.

Search area: within 2 mi of I-45; south of I-20

38	17	4	398
PARCELS THAT MEET EVERY CRITERION	NEED A CLOSER LOOK	SAME-OWNER ASSEMBLAGES	ACRES ON THE SHORTLIST

Parcel boundaries, ownership and values are Dallas Central Appraisal District public records (approximate, informational, not a survey). Zoning per the appraisal roll; confirm with the city before contracting. Prepared by Monk Flow.

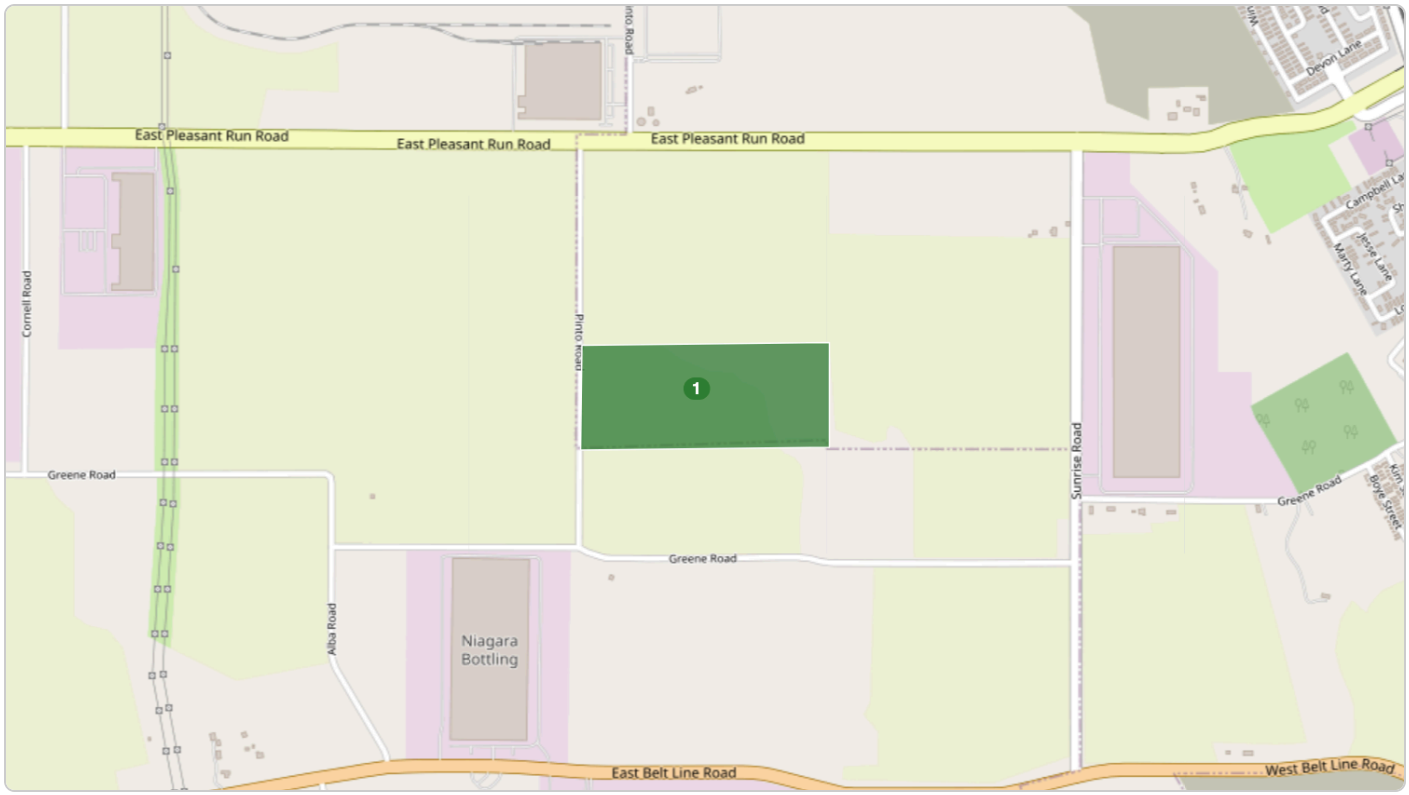
Shortlist



Green: meets every criterion (numbered). Amber: needs a closer look. Blue line: search boundary.

#	Parcel	Owner	Acres	Zoning	Land $/ac
1	1100 Pinto Rd, Wilmer	WHL Dallas 45 LLC	53.306	Light Industrial	$52k
2	200 Nichols Dr, Hutchins	Estrada Concrete Company LLC	51.331	Light Industrial	$23k
3	3650 Lancaster Hutchins Rd, Hutchins	DLH Logistics LLC	43.095	Light Industrial	$35k
4	1500 Fulghum Rd, Wilmer	LPC IV Property	42.716	Light Industrial	$87k
5	1620 Lancaster Hutchins Rd, Hutchins	DLH Logistics LLC	39.615	Light Industrial	$35k
6	900 N Denton St, Hutchins	Hutchins Industrial 55	39.48	Light Industrial	$65k
7	200 Patrick Pike, Wilmer	Burrakh INC	33.253	Light Industrial	$87k
8	304 Nichols Dr, Hutchins	Delhigh Properties	32.475	Light Industrial	$52k
9	350 Mars Rd, Wilmer	Harrington Thomas Lee &	31.42	Light Industrial	$40k
10	600 Lancaster Hutchins Rd, Hutchins	DLH Logistics LLC	31.379	Light Industrial	$36k

1 1100 Pinto Rd, Wilmer



OWNER
WHL Dallas 45 LLC

OWNER MAILING
1601 Elm St Ste 3700, TX

OWNER TYPE
LLC

LAND USE (ROLL)
Agricultural

ZONING (ROLL)
Light Industrial

ACRES
53.306

LAND VALUE
$2,783,870 ($52k/ac)

LAST DEED TRANSFER
Dec 2012

MAJOR-ROAD FRONTAGE
no

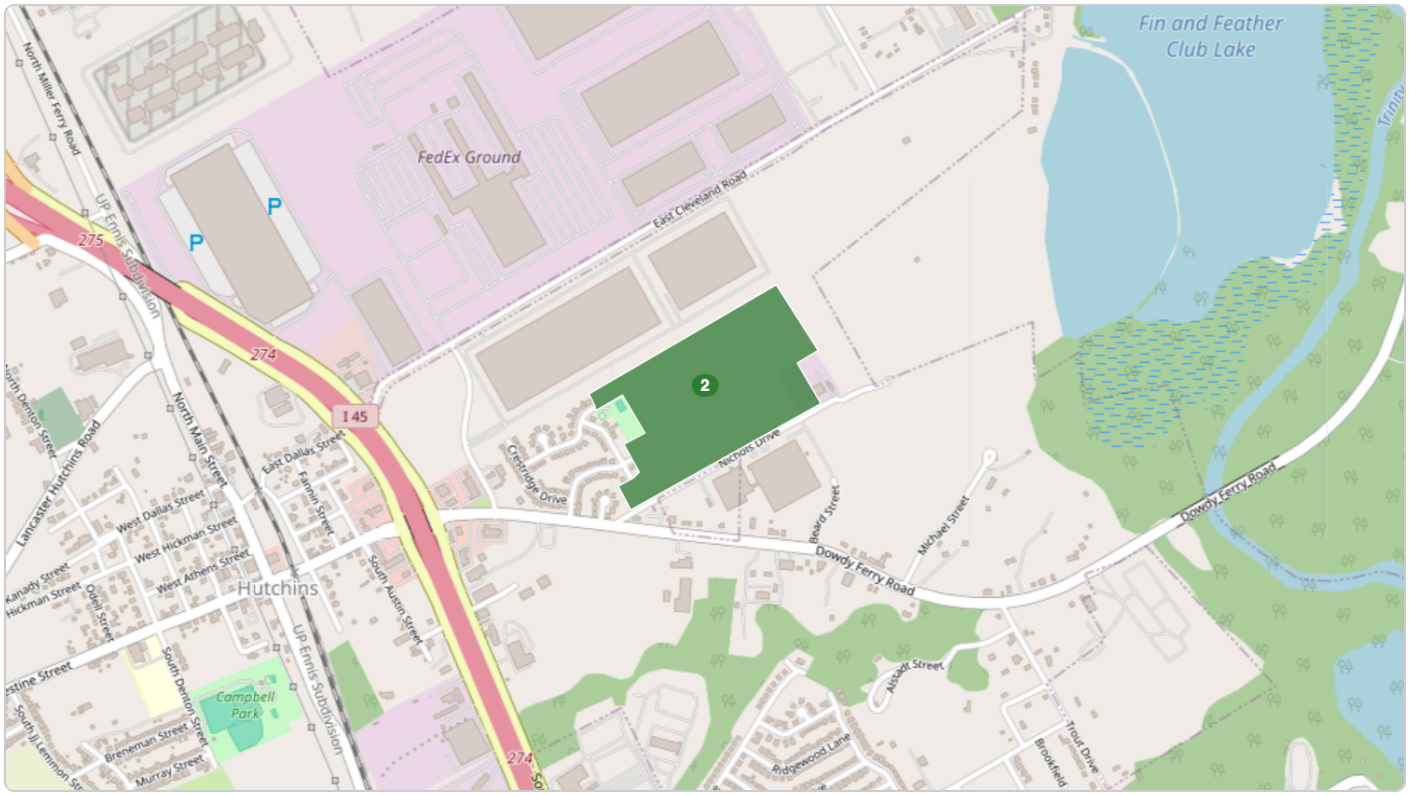
Why it qualifies. Agricultural, 53.306 ac, zoned Light Industrial, last transfer 2012, $52k/ac.

Accounts

- #1 · 1100 Pinto Rd · 53.306 ac · DCAD 65112838510040000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

2 200 Nichols Dr, Hutchins



OWNER
Estrada Concrete Company LLC

OWNER MAILING
1623 Garza Ave, TX

OWNER TYPE
LLC

LAND USE (ROLL)
Vacant Land

ZONING (ROLL)
Light Industrial

ACRES
51.331

LAND VALUE
$1,205,560 ($23k/ac)

LAST DEED TRANSFER
Aug 2021

MAJOR-ROAD FRONTAGE
no

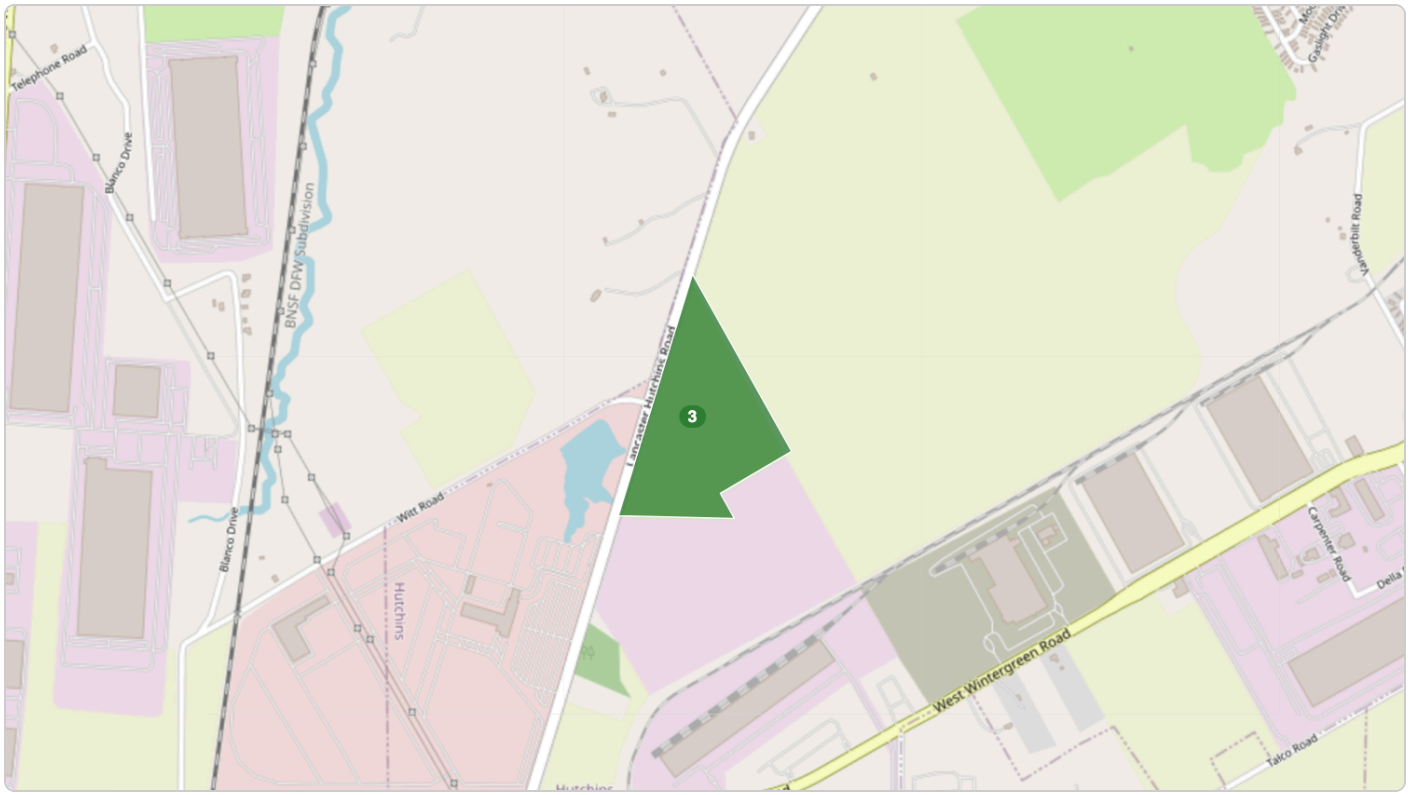
> **Why it qualifies.** Vacant land, 51.331 ac, zoned Light Industrial, last transfer 2021, $23k/ac.

Accounts

- #2 · 200 Nichols Dr · 51.331 ac · DCAD 30016750000010000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

3 3650 Lancaster Hutchins Rd, Hutchins



OWNER
DLH Logistics LLC

OWNER MAILING
4208 Boca Bay Dr, TX

OWNER TYPE
LLC

LAND USE (ROLL)
Agricultural

ZONING (ROLL)
Light Industrial

ACRES
43.095

LAND VALUE
$1,509,200 ($35k/ac)

LAST DEED TRANSFER
Sep 2017

MAJOR-ROAD FRONTAGE
no

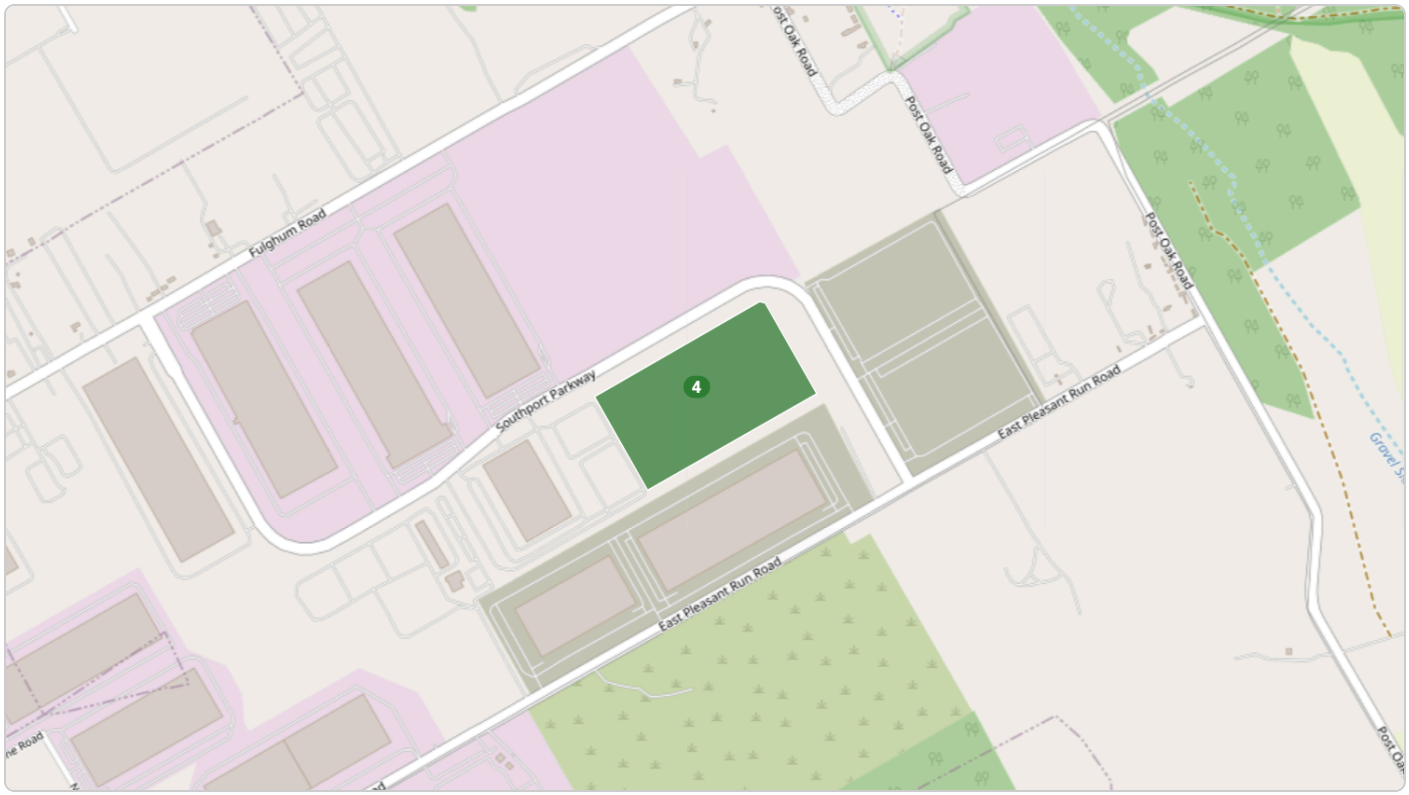
Why it qualifies. Agricultural, 43.095 ac, zoned Light Industrial, last transfer 2017, $35k/ac.

Accounts

- #3 · 3650 Lancaster Hutchins Rd · 43.095 ac · DCAD 65049912510030000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

4 1500 Fulghum Rd, Wilmer



OWNER
LPC IV Property

OWNER TYPE
Individual

ZONING (ROLL)
Light Industrial

LAND VALUE
$3,726,820 ($87k/ac)

MAJOR-ROAD FRONTAGE
no

OWNER MAILING
C/o Logistics Property Co 191 N Wacker Dr Ste 1720, IL

LAND USE (ROLL)
Vacant Land

ACRES
42.716

LAST DEED TRANSFER
Jun 2018

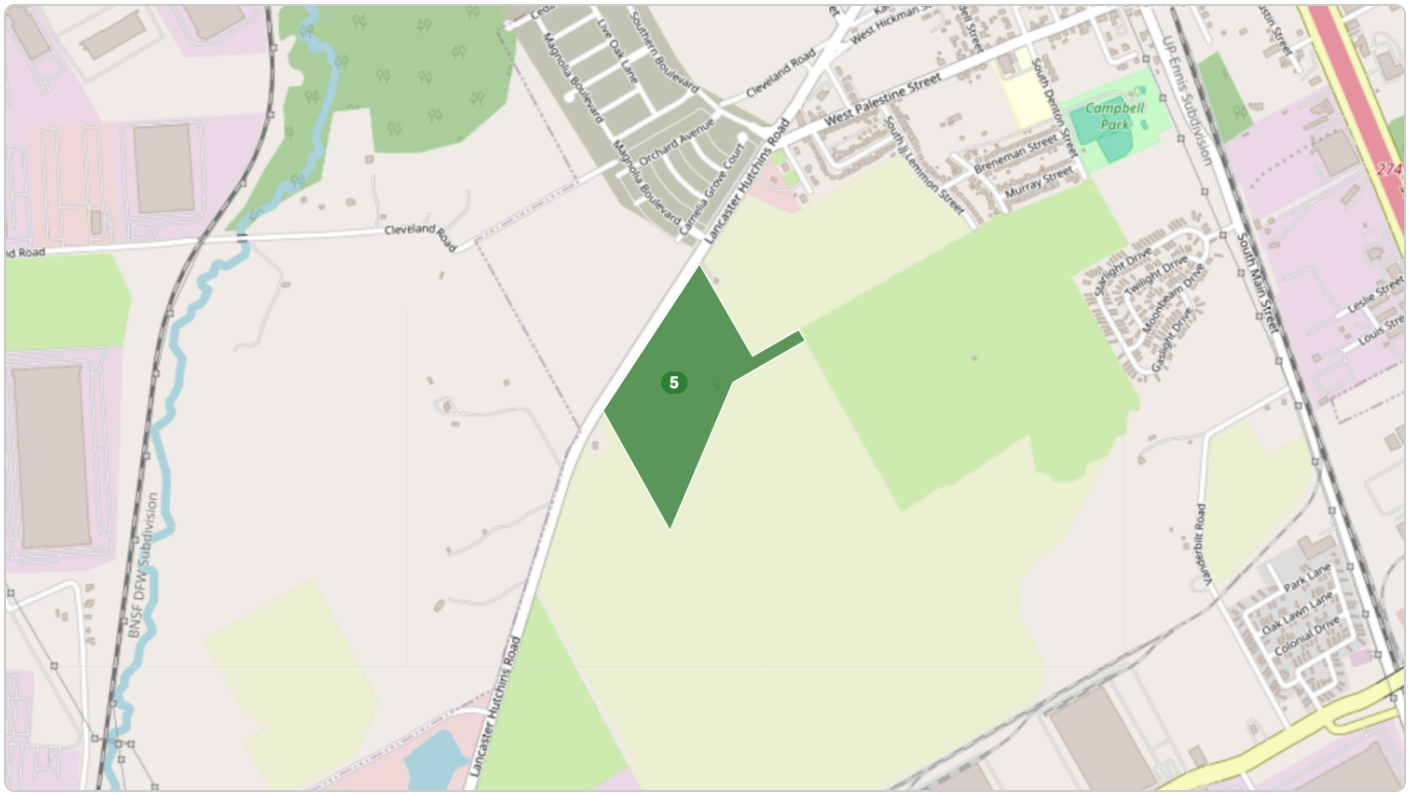
Why it qualifies. Vacant land, 42.716 ac, zoned Light Industrial, last transfer 2018, $87k/ac.

Accounts

- #4 · 1500 Fulghum Rd · 42.716 ac · DCAD 65127160510010400

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

5 1620 Lancaster Hutchins Rd, Hutchins



OWNER
DLH Logistics LLC

OWNER MAILING
4208 Boca Bay Dr, TX

OWNER TYPE
LLC

LAND USE (ROLL)
Agricultural

ZONING (ROLL)
Light Industrial

ACRES
39.615

LAND VALUE
$1,381,100 ($35k/ac)

LAST DEED TRANSFER
Sep 2017

MAJOR-ROAD FRONTAGE
no

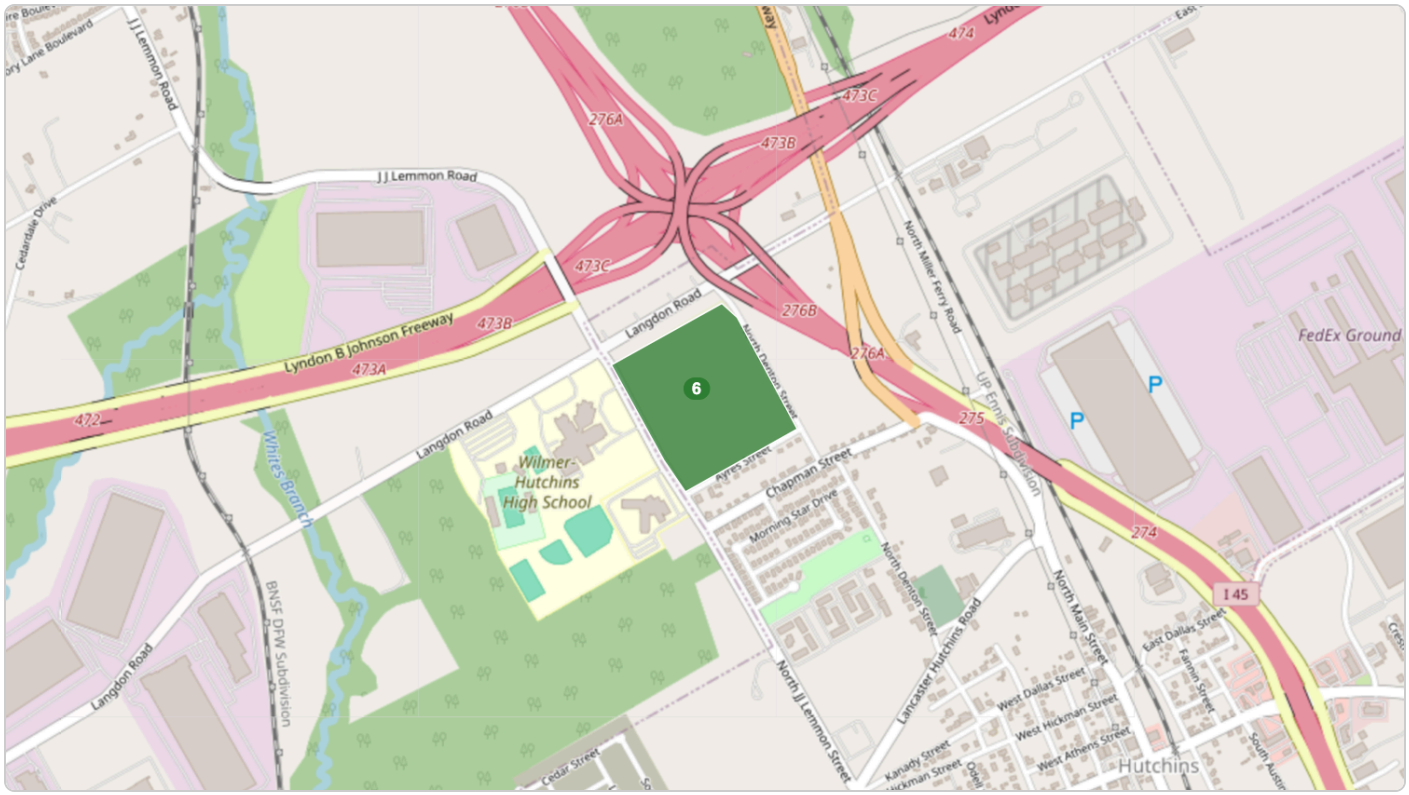
Why it qualifies. Agricultural, 39.615 ac, zoned Light Industrial, last transfer 2017, $35k/ac.

Accounts

- #5 · 1620 Lancaster Hutchins Rd · 39.615 ac · DCAD 65045349010030000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

6 900 N Denton St, Hutchins



OWNER
Hutchins Industrial 55

OWNER MAILING
Partners LP 10210 N Central Expy Ste 300, TX

OWNER TYPE
Individual

LAND USE (ROLL)
Vacant Land

ZONING (ROLL)
Light Industrial

ACRES
39.48

LAND VALUE
$2,578,190 ($65k/ac)

LAST DEED TRANSFER
May 2023

MAJOR-ROAD FRONTAGE
no

Why it qualifies. Vacant land, 39.48 ac, zoned Light Industrial, last transfer 2023, $65k/ac.

Accounts

- #6 · 900 N Denton St · 39.48 ac · DCAD 65151803510090000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

7 200 Patrick Pike, Wilmer



OWNER
Burrakh INC

OWNER TYPE
LLC

ZONING (ROLL)
Light Industrial

LAND VALUE
$2,897,610 ($87k/ac)

MAJOR-ROAD FRONTAGE
yes

OWNER MAILING
Hussain Afshan S 2300 Story Rd W Ste 168087, TX

LAND USE (ROLL)
Agricultural

ACRES
33.253

LAST DEED TRANSFER
Oct 2020

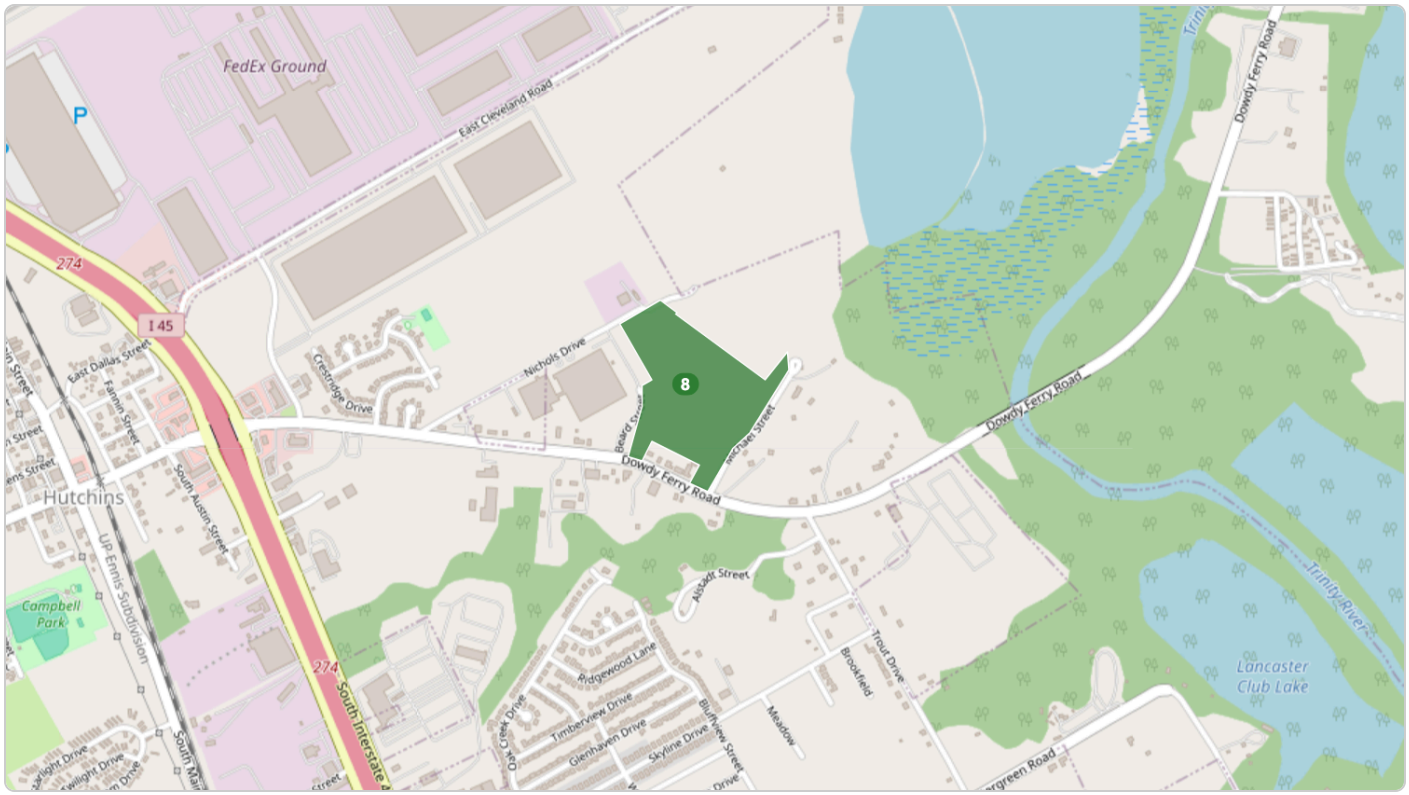
Why it qualifies. Agricultural, 33.253 ac, zoned Light Industrial, last transfer 2020, $87k/ac.

Accounts

- #7 · 200 Patrick Pike · 33.253 ac · DCAD 65068862510460000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

8 304 Nichols Dr, Hutchins



OWNER
Delhigh Properties

OWNER MAILING
3603 Bryn Mawr Dr, TX

OWNER TYPE
LLC

LAND USE (ROLL)
Agricultural

ZONING (ROLL)
Light Industrial

ACRES
32.475

LAND VALUE
$1,699,270 ($52k/ac)

LAST DEED TRANSFER
Aug 2013

MAJOR-ROAD FRONTAGE
no

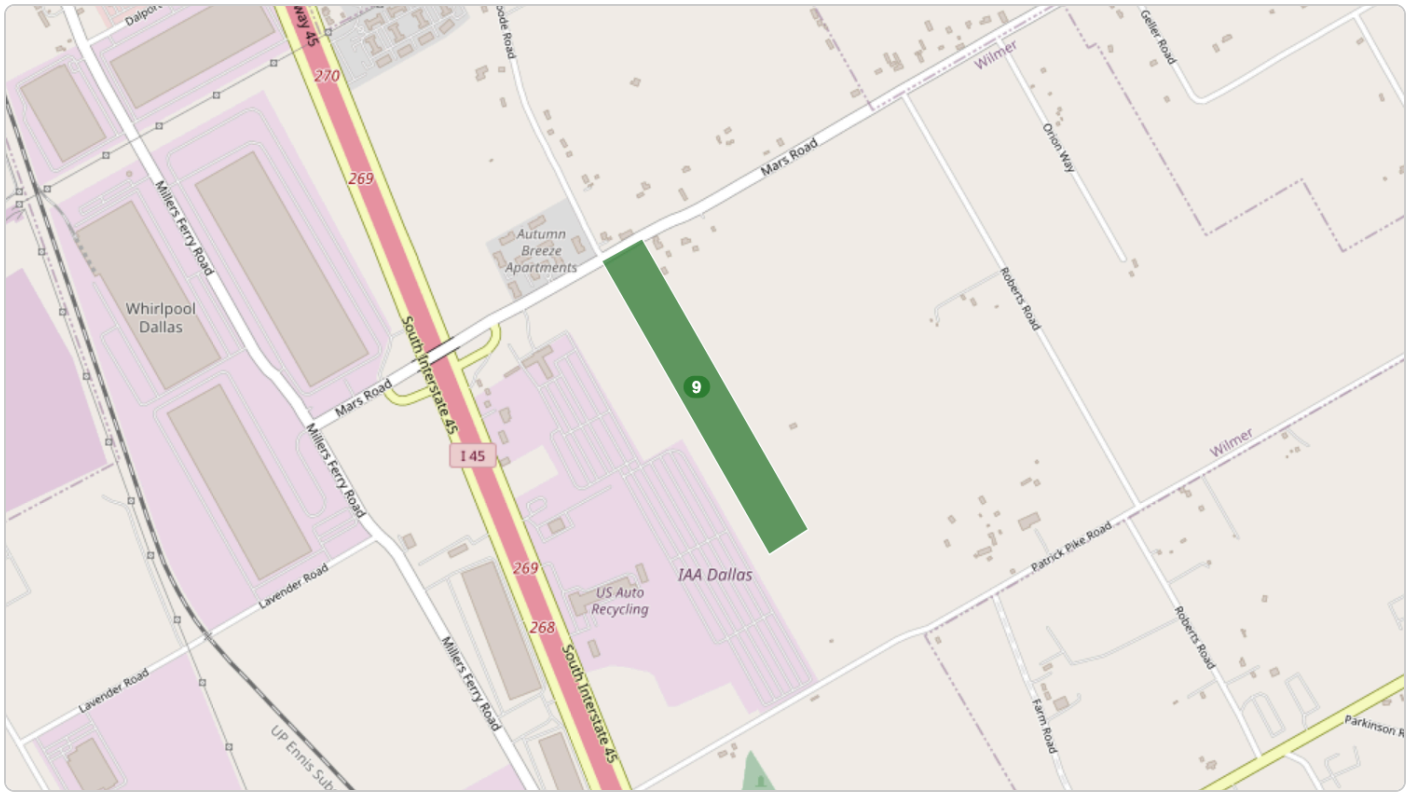
Why it qualifies. Agricultural, 32.475 ac, zoned Light Industrial, last transfer 2013, $52k/ac.

Accounts

- #8 · 304 Nichols Dr · 32.475 ac · DCAD 30016750010030000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

9 350 Mars Rd, Wilmer



OWNER
Harrington Thomas Lee &

OWNER MAILING
Schlienz Mary Ann 8 Garden Ln, TX

OWNER TYPE
Individual

LAND USE (ROLL)
Agricultural

ZONING (ROLL)
Light Industrial

ACRES
31.42

LAND VALUE
$1,251,600 ($40k/ac)

LAST DEED TRANSFER
May 2018

MAJOR-ROAD FRONTAGE
no

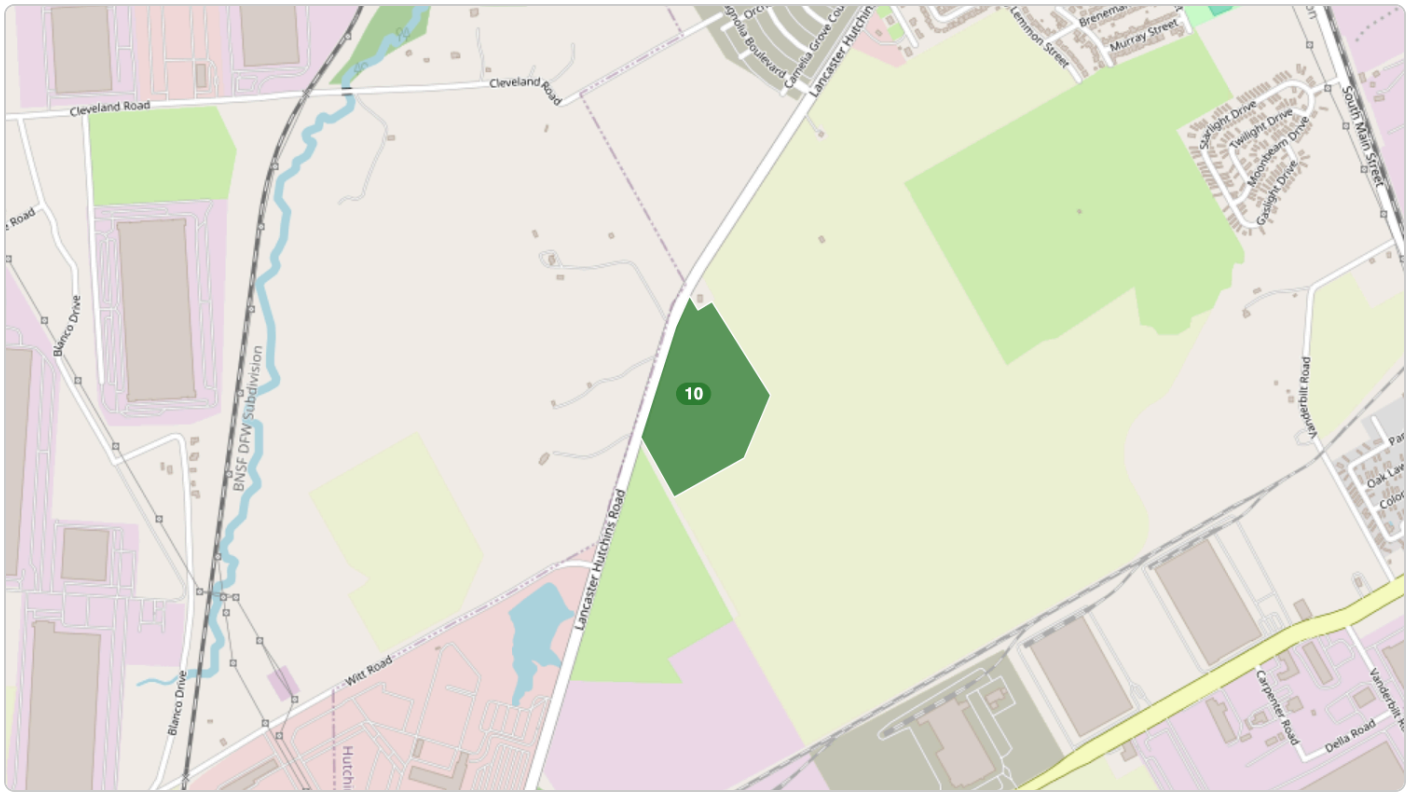
Why it qualifies. Agricultural, 31.42 ac, zoned Light Industrial, last transfer 2018, $40k/ac.

Accounts

- #9 · 350 Mars Rd · 31.42 ac · DCAD 65022357010020000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

10 600 Lancaster Hutchins Rd, Hutchins



OWNER
DLH Logistics LLC

OWNER MAILING
4208 Boca Bay Dr, TX

OWNER TYPE
LLC

LAND USE (ROLL)
Agricultural

ZONING (ROLL)
Light Industrial

ACRES
31.379

LAND VALUE
$1,116,850 ($36k/ac)

LAST DEED TRANSFER
Sep 2017

MAJOR-ROAD FRONTAGE
no

Why it qualifies. Agricultural, 31.379 ac, zoned Light Industrial, last transfer 2017, $36k/ac.

Accounts

- #10 · 600 Lancaster Hutchins Rd · 31.379 ac · DCAD 65049912510060000

Next: confirm zoning and any platting with the city; pull the deed; check utilities and floodplain; owner outreach.

Needs a closer look (17)

Each row says what a person needs to check.

Parcel	Owner	Acres	What to check
8201 Bonnie View Rd, Dallas	Archway Bonnie View 49 LTD	50.202	Zoned Planned Development District: check the PD ordinance.
1359 W Wintergreen Rd, Hutchins	Hutchins Development	49.832	Zoned Logistics Port B: check it allows the use.
1450 E Cleveland Rd, Hutchins	Moore Industrial Disposal	45.062	Zoned Special Use Permit: check it allows the use; owned by Moore Industrial Disposal: landfill, salvage or waste site: likely environmental issues; confirm it's actually available.
9155 Southlink Dr, Dallas	Southlink Owner LLC	35.896	Zoned Planned Development District: check the PD ordinance.
1450 E Cleveland Rd, Hutchins	Browning Ferris INC	30.014	Zoned Special Use Permit: check it allows the use.
5501 Cleveland Rd, Dallas	5000 Langdon Rd LLC	20.506	Zoned Clustered Housing District: check it allows the use.
5401 Witt Rd, Dallas	Prologis LP	20.122	Zoned Planned Development District: check the PD ordinance.
33810 Lbj Fwy, Dallas	Racetrac Petroleum	17.899	Zoned Planned Development District: check the PD ordinance.
420 Nichols Dr, Hutchins	Medford Don D Estate of	14.673	Zoned Special Use Permit: check it allows the use.
300 W Wintergreen Rd, Hutchins	WHL Dallas 45 LLC	13.879	Zoned Logistics Port B: check it allows the use.
8900 Blanco Dr, Dallas	DLH Logistics LLC	12.046	Zoned Planned Development District: check the PD ordinance.
800 N Denton St, Hutchins	Hutchins Sunrise LP	11.646	Zoned Planned Development: check the PD ordinance.
412 Michael St, Hutchins	Medford Don D Est of	11.611	Zoned Special Use Permit: check it allows the use.
1230 Dowdy Ferry Rd, Hutchins	Republic Waste Services	11.292	Zoned Special Use Permit: check it allows the use; owned by Republic Waste Services: landfill, salvage or waste site: likely environmental issues; confirm it's actually available.
1015 W Wintergreen Rd, Hutchins	Duke Realty LTD Partnership	10.563	Zoned Logistics Port B: check it allows the use.
1225 W Wintergreen Rd, Hutchins	WHL Dallas 45 LLC	10.287	Zoned Logistics Port B: check it allows the use.
4381 Langdon Rd, Dallas	Smartway Logistics INC	10.087	Zoned Planned Development District: check the PD ordinance.