



Zoning:	Industrial
Within City Limits:	Yes
Last Updated:	Nov 15, 2024

Property and Area Description

Prime Pointe is a 3,000 acre master planned property located in South Dallas County in the cities of Hutchins, Lancaster, and Wilmer. Prime Pointe includes industrial and commercial sites with close proximity to four major interstate highways and three airports. The property is strategically located adjacent to Union Pacific's Dallas Intermodal Terminal. Prime Pointe is a premiere location for distribution, warehouse, and manufacturing development. 3,000 acre Master Planned for Premier Rail Service. Close proximity to Interstate 45, 20 and 35 as well as Lancaster Airport. Adjacent to Union Pacific - Dallas Intermodal Terminal. Union Pacific Rail Served sites for Manufacturing/Distribution. Abundant Labor Force (2 million population within 30 minute drive time). Manufacturing, Distribution, Refrigerated/ Cold Storage, Bulk Transload. Industrial sites up to 400 acres. Heavy Electricity with Redundant Service. Prime Pointe has parcels for development of up to 400 acres with rail service by Union Pacific Railroad. There are 300 acres of shovel ready sites: 45 foot wide concrete curb streets. 12 water lines, 12 sanitary sewer, Oncor Electric (redundant heavy power) Atmos Gas, Fiber Optics, Incentives, Foreign Trade Zone, No State Income Tax, Local Tax Abatements, Triple Freeport Exempt, 20 minutes to Dallas Central Business District.

Population

	506,684 10 Mile Radius	2,153,040 20 Mile Radius	4,378,069 30 Mile Radius
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Source: ESRI®, 2024

Households

	159,723 10 Mile Radius	778,411 20 Mile Radius	1,622,282 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Interstate: I-45
Nearest Airport: Lancaster Airport
Nearest Commercial Airport: DFW International
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Contact: Cherramiee Peterson
Rail Contact Phone: 903-922-6104
Rail Contact Email: capeter2@up.com

Utilities

Natural Gas: Atmos Energy
Water: City of Wilmer
Sewer: City of Wilmer

Property Images



Rona Stringfellow | City Administrator | Wilmer Economic Development Corp.
128 North Dallas Ave. | Wilmer, TX 75172 | (972) 441-6373 | rstringfellow@cityofwilmer.net