

HUTCHINS, TX MARKET SUMMARY

Overview

Hutchins, TX is a young, diverse, growing community with strong ties to the broader Dallas economy being that it's situated only 12 miles from downtown Dallas.

The population is significantly younger than the national average as young professionals are flocking to the area due to higher affordability and short commute times.

Market Snapshot

Metric	Hutchins, TX	National Average
Median Age	29.8 years old	39.1 years old
Median Household Income	\$45,250	\$83,730
Homeownership	50%	65%
Median Property Value	\$242,000	\$303,400
High School Graduates	72%	89.4%
Civilian Labor Force Participation	48.6%	63.0%
Population Growth	2.1% annually	

Why We Like This Area

- DFW Metro spillover at an entry-level base
- 80.6% of people live in same home as 1 year ago
- Proximity to expanding Dallas/Ft Worth metroplex which allows this to be a commuter town
- Strong rental demand driven by affordability gap
- Rent levels comparable to national averages despite lower home values
- Embedded in a diverse, job-rich regional economy

Sample Property Analysis*

Property Data		
Purchase Price	\$323,900	
Bed	3	
Bath	2	
Garage	2	
Sq Ft	1,229	
Year Built	2025	
Cash Flow Information		
Metric	Monthly	Annually
Net Operating Income (NOI)	\$1,483.34	\$17,800.03
Principal & Interest Payment	\$1,189.32	\$14,271.84
Total Cash Flow	\$294.02	\$3,528.18
Return on Investment		
Year 1 Cash-On-Cash	5.20%	
Year 1 Cap Rate	5.50%	
Year 1 ROI w/ Tax Offset	9.85%	
10 Year Appreciation Percentage for Market (per BestPlaces.net)	159.20%	
Yearly Appreciation Average Last 10 Years	9.99%	
Year 1 ROI with Avg Appreciation	57.56%	
Total Year 1 ROI w/ Loan Paydown	57.56%	

[Click Here to Schedule a Call!](#)

*Disclaimer: The Sample Property Analysis shown in this market summary may differ from current website listings due to availability. The pro forma attached to each property reflects financial data specific to that property. This analysis is intended as a sample of properties offered by Premier Turnkey in that specific area.