



53447 HWY 290 WEST
9930 Sq Ft Venue | Hempstead, Texas



Size: 9930 Sq Ft Venue
4737 Sq Ft Home
1090 Sq Ft Bride Cottage
890 Sq Ft Groom Cottage

Location: 53447 HWY 290 WEST
Hempstead, Texas

Price: \$2,350,000

Frontage: Hwy 290

Use: Multi-Use Venue

Property Highlights:

- 8.546 Acres
- Layout of land offers additional space for growth

Local Growth in the Area

- H-E-B Distribution Campus 500 plus Acres in the heart of Hempstead
- MUSTANG CAT New Facility Corner of Hwy 6 & Hwy 290
- RCR Hempstead Logistics Park Corner of Hwy 6 & Hwy 290 ±135 acre Logistic & Industrial Park Offering Rail Service by Union Pacific
- Prairie View A&M minutes away
- Prairie View Cricket Fields minutes away
- Wolff Companies Development 521 Acres Waller
 - Beacon Hill 270 Acre Project
 - Business Park 251 Acre Project
- AttWater 470 Acres FM 362 & Owens Rd.

Melissa Hegemeyer

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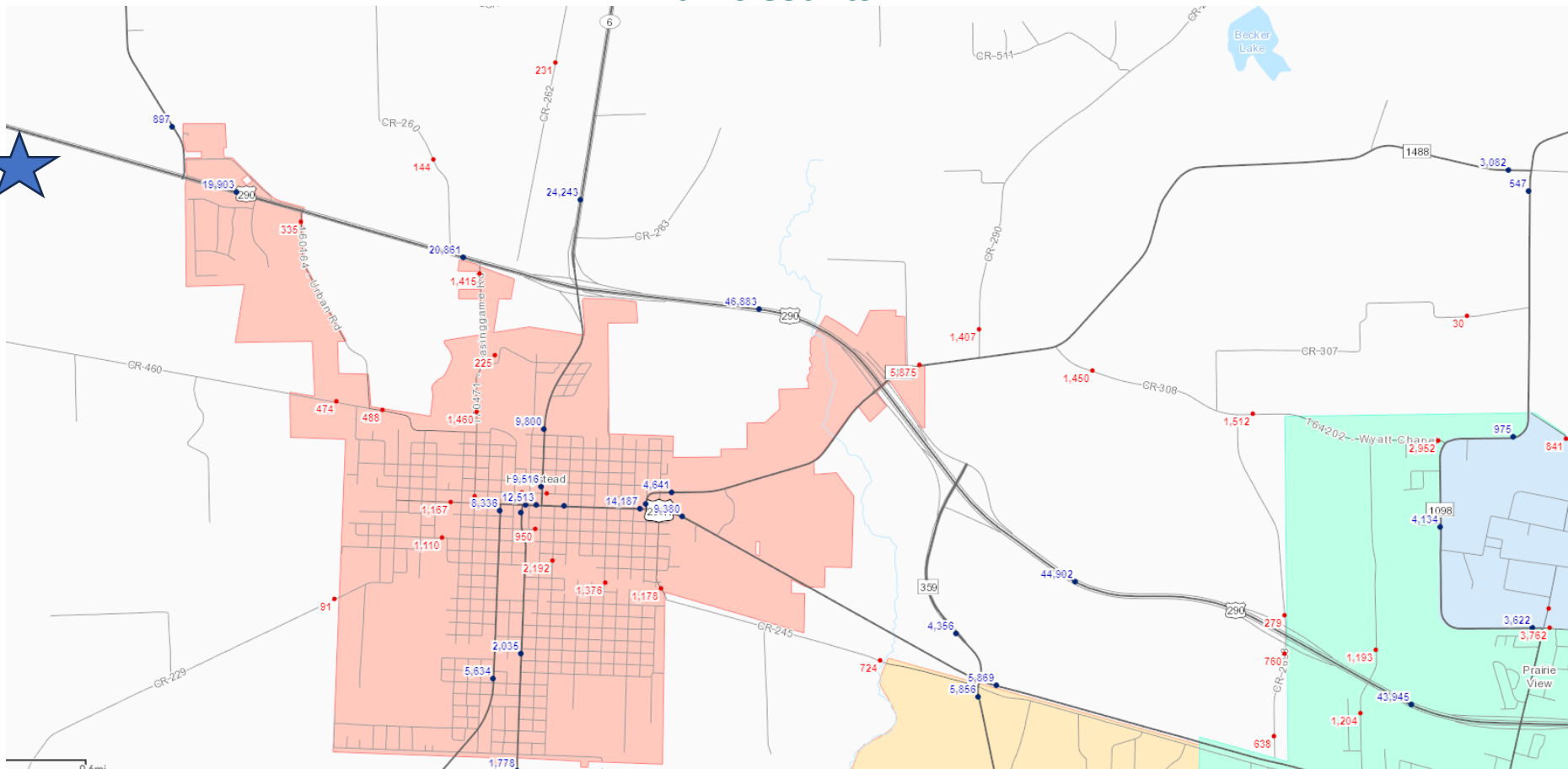
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Traffic Counts



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Investment Highlights

Nestled among the majestic oak trees of northern Waller County, this remarkable venue is more than just a place to gather—it is a destination where memories are made. Once part of a historic dairy farm, the property has been thoughtfully transformed into a contemporary event venue that honors its rich heritage while embracing modern elegance.

Conveniently located directly along the US-290 corridor between Houston and Austin, and just minutes from the rapidly growing communities of Harris and Montgomery Counties, the venue offers exceptional accessibility while maintaining the peaceful charm of the countryside.

Guests are welcomed by a beautifully landscaped entrance that sets the tone for an unforgettable experience. Expansive parking areas and multiple indoor event spaces provide flexibility for gatherings of all sizes, from intimate celebrations to large-scale events. Whether hosting weddings, corporate retreats, family reunions, concerts, festivals, community gatherings, private parties, or special celebrations, the venue offers endless possibilities.

The outdoor setting is equally impressive, featuring acres of manicured grounds shaded by towering trees that create a picturesque backdrop for ceremonies, receptions, and outdoor entertainment. The property's unique blend of historic character, natural beauty, and contemporary amenities allows guests to enjoy the nostalgia of a simpler time without sacrificing comfort and convenience.

Beyond its current use as a successful event destination, the property's prime location along one of Texas' most traveled corridors presents exciting opportunities for future growth. With its inviting atmosphere, abundant outdoor space, and distinctive character, the venue would make an exceptional restaurant and live music destination, offering guests a one-of-a-kind dining and entertainment experience in a setting unlike anything else in the region.

With its versatile layout, strategic location, and timeless appeal, this extraordinary property stands ready to continue its legacy as one of the area's premier destinations for celebrations, entertainment, dining, business events, and community gatherings.

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Lease Options

- A. On a lease of the entire property:
 - 1. Base rent: \$15,500
 - 2. NNN

- B. On a lease of the House, Barns, Bathrooms and area in between
 - 1. Base rent: \$12,500
 - 2. NNN Prorated

- C. On a lease of the Foreman's House: Can only be rented after the main house and barns are leased.
 - 1. Base rent: \$3,500.00
 - 2. NNN: Prorated

- D. On a lease of the Coachman's House: Can only be rented after the main house and barns are leased.
 - 1. Base rent: \$3,000.00
 - 2. NNN: Prorated

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