

FOR SALE

\$780,000

0 BUSINESS 290 N, HEMPSTEAD, TX 77445

+/- 1.66 AC ON HARD CORNER



TYLER TORRES

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RENDY ELIZALDE

Broker Associate

Rendy@wallercountyland.com

(713) 806-2830



PROPERTY HIGHLIGHTS



Location

0 Business 290 N.
Hempstead, TX 77445



Asking Price

\$780,000
Recently Reduced!



Size

+/- 1.66 AC

Contact Us

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- **Outstanding ±1.66 Acres Available For Sale** in the rapidly growing Hempstead, TX market

- **±345 Feet of Frontage on Business 290 N** - exceptional visibility for retail, flex buildings, or service-based development

- **Just 0.42 Miles from Hwy 290** - excellent access to regional thoroughfares and surrounding markets

- **Major Growth Area** with key developments nearby:
 - **±500-Acre H-E-B Distribution Campus** directly behind the site
 - **New Mustang CAT Headquarters** contributing to regional employment and infrastructure
 - **120-Acre Residential Development** projected to deliver 400+ homes, strategically located near the Hempstead Logistics Park, supporting both commercial and residential growth

- **Utilities Available** Through City of Hempstead Utilities

- **Level, Build-Ready Site** with flexible development potential

- **High Traffic & High Growth Corridor** with expanding residential and industrial demand

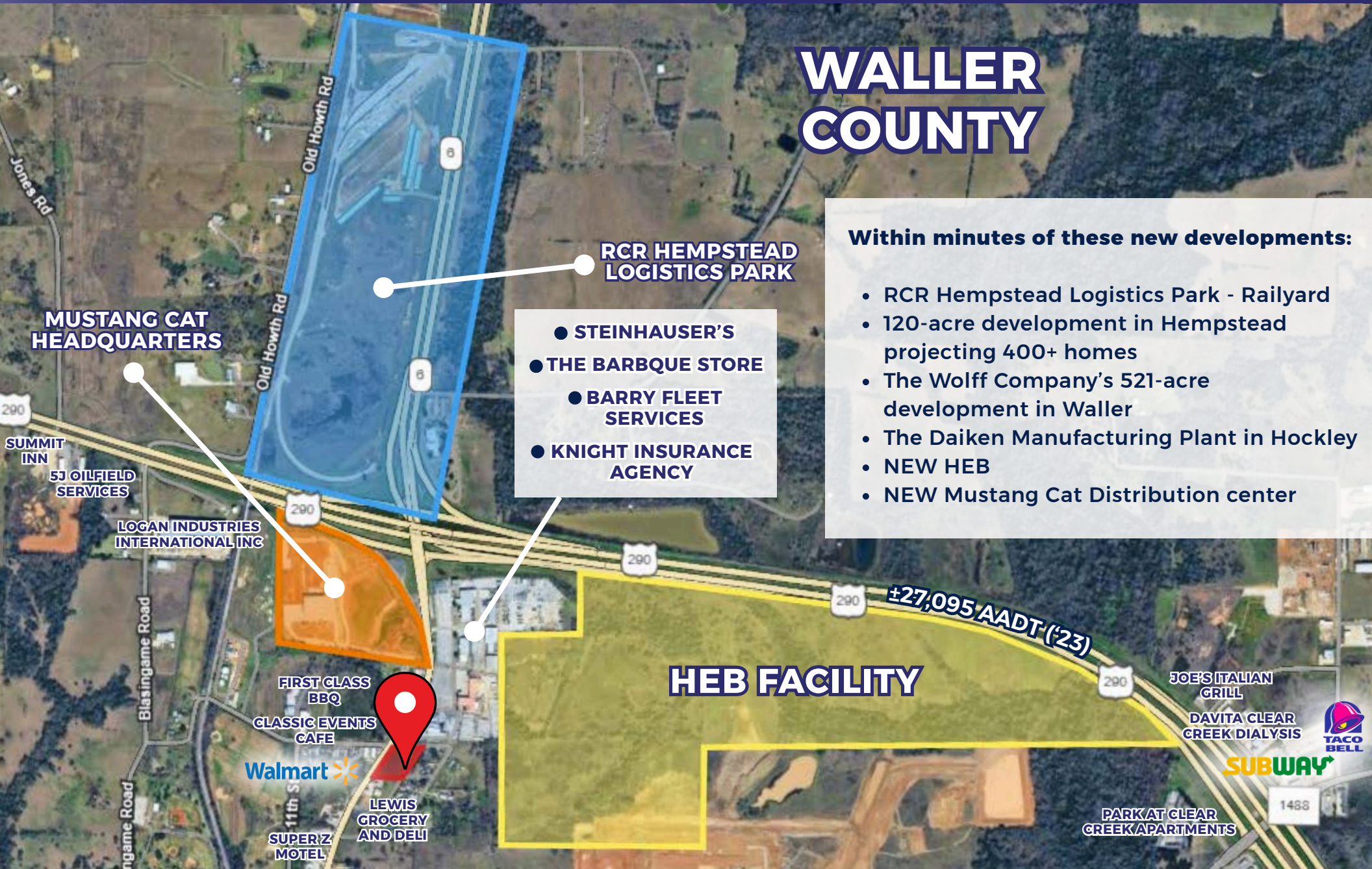


MARKET GROWTH

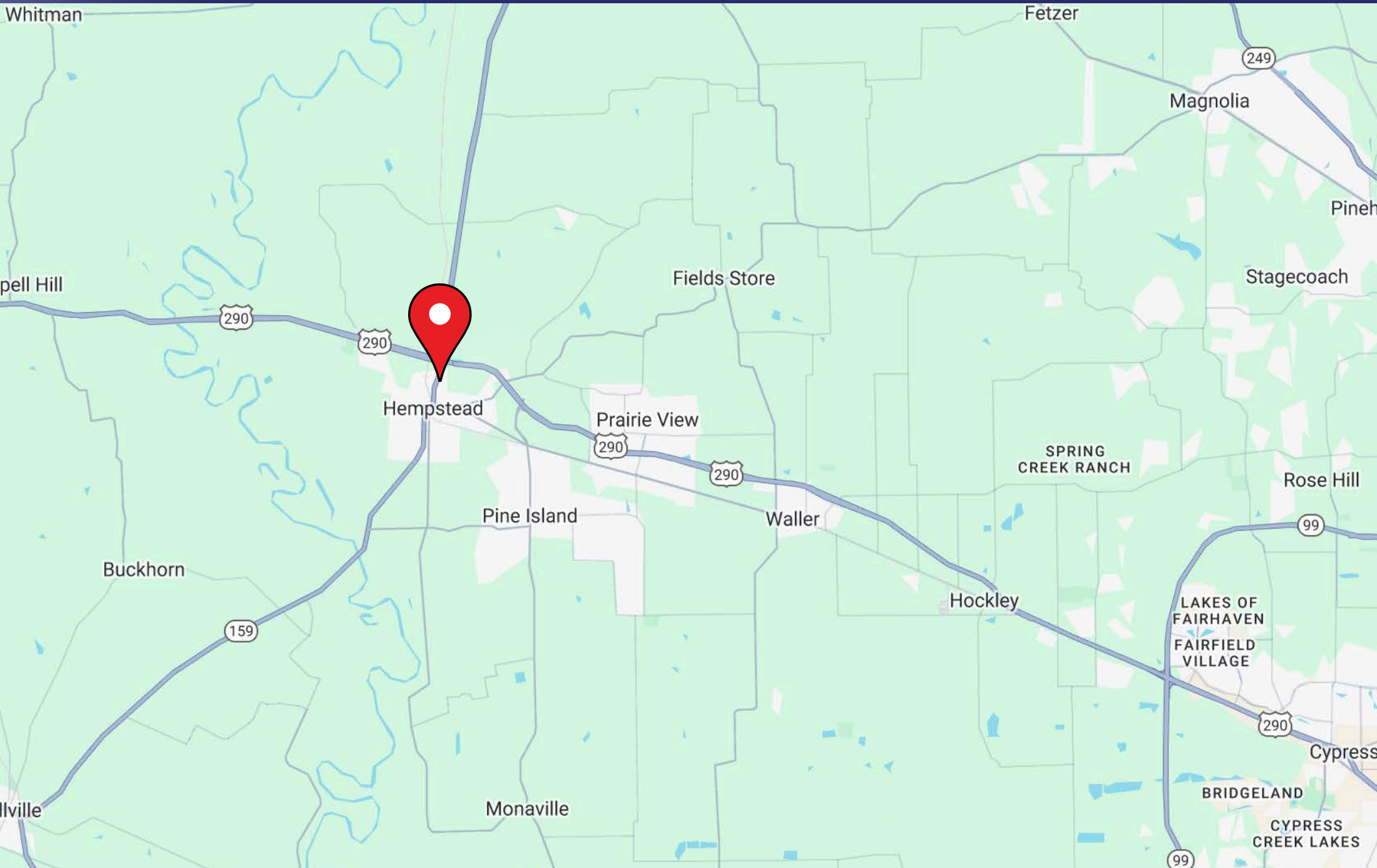
WALLER COUNTY

Within minutes of these new developments:

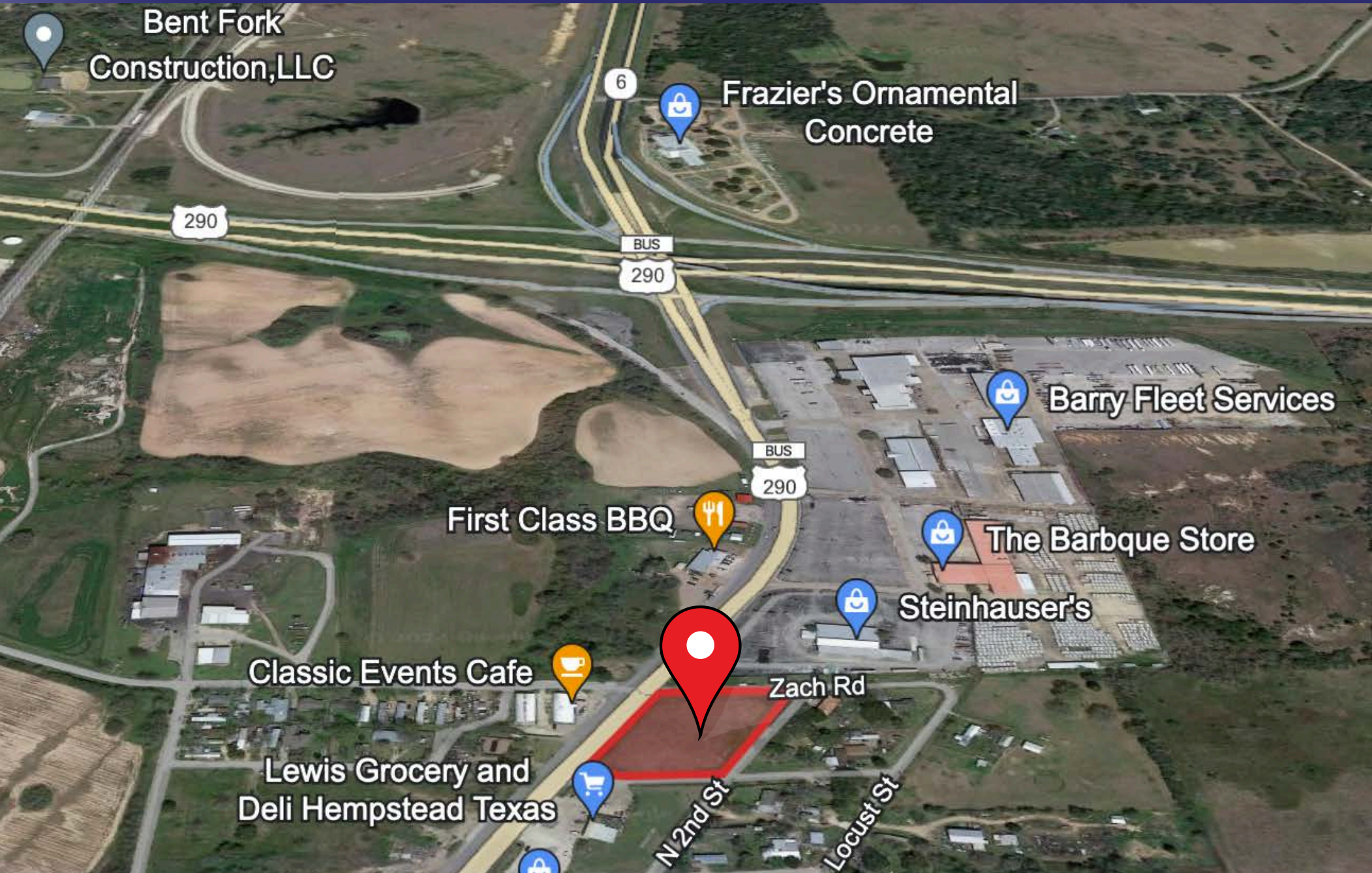
- RCR Hempstead Logistics Park - Railyard
- 120-acre development in Hempstead projecting 400+ homes
- The Wolff Company's 521-acre development in Waller
- The Daiken Manufacturing Plant in Hockley
- NEW HEB
- NEW Mustang Cat Distribution center



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

301-607 Oak St, Hempstead, Texas, 77445

Ring of 3 miles

KEY FACTS

6,087

Population

35.5

Median Age



2,258

Households

\$44,221

Median Disposable Income

EDUCATION

10.2%

No High School Diploma

35.7%

High School Graduate

33.5%

Some College/
Associate's Degree

20.6%

Bachelor's/Grad / Prof Degree

6,087

2023 Total Population (Esri)

INCOME



\$52,362

Median Household Income



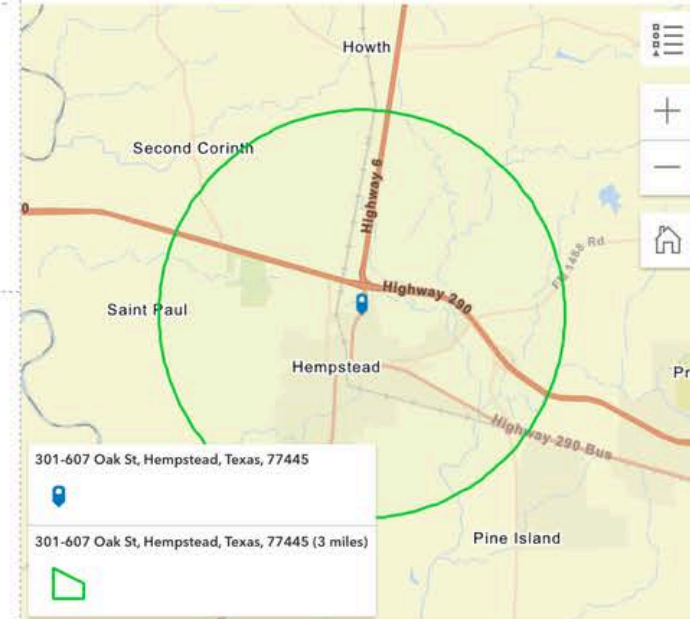
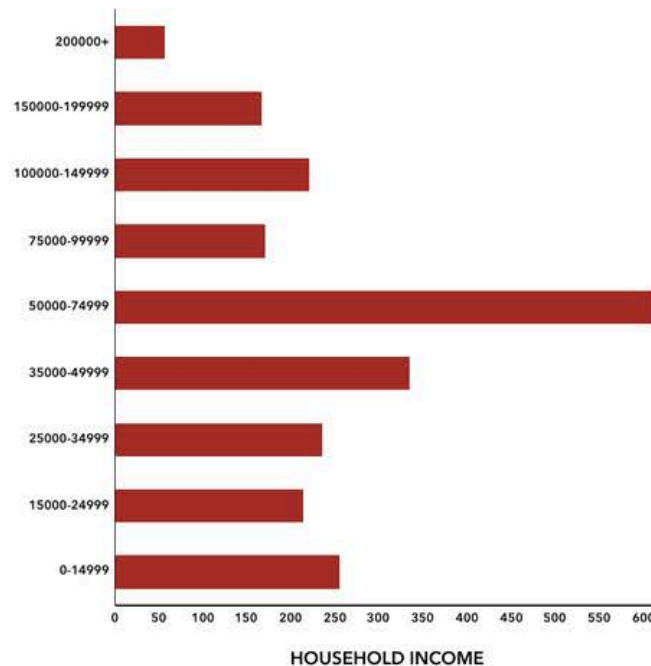
\$25,265

Per Capita Income



\$114,236

Median Net Worth



EMPLOYMENT

54.4%

White Collar

17.3%

Blue Collar

29.7%

Services

3.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

Full demographic package available upon request.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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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Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Torres		tyler@texasces.com	
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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