



24 hour line: 281-580-4855

[Home](#)

[Listings](#)

[Marketing](#)

[Contact Us](#)

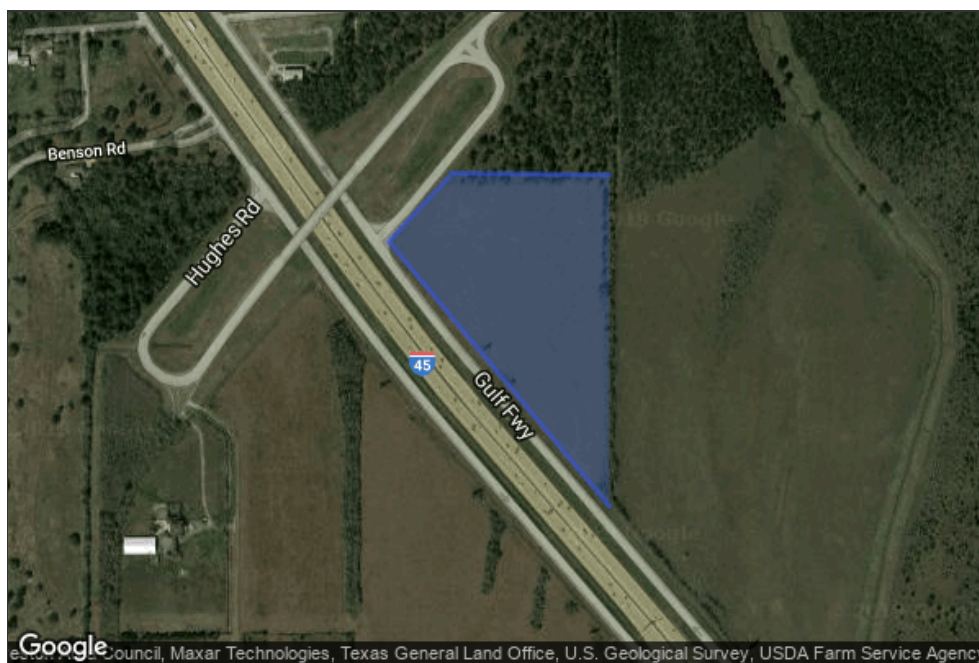
## I-45 & HUGHES ROAD, 16.22 ACRES

---

|                       |                             |                     |                |
|-----------------------|-----------------------------|---------------------|----------------|
| <b>Property Type:</b> | Corners and Commercial Land | <b>Acres:</b>       | 16.22          |
| <b>County:</b>        | Galveston                   | <b>Sq Ft:</b>       | 706,543.20     |
| <b>Address:</b>       | I-45                        | <b>Price:</b>       | Call For Price |
| <b>City:</b>          | Dickinson                   |                     |                |
| <b>State:</b>         | TX                          |                     |                |
| <b>Zip:</b>           | 77539                       | <b>Lease Price:</b> |                |
| <b>Key Map:</b>       |                             |                     |                |

### Map

---



### Description

---

TRACT IS LOCATED AT THE SOUTHEAST CORNER OF I-45 AND HUGHES ROAD, JUST SOUTH OF CLEAR LAKE AND NORTH OF TEXAS CITY.

### Area Info

---

THIS PROPERTY IS JUST ONE INTERSECTION NORTH OF THE UPSCALE TANGER OUTLET MALL. TANGER OUTLET MALL IS ON I-45 AND HOLLAND ROAD IN TEXAS CITY, AND HAS BECOME ONE THE MOST POPULAR SHOPPING LOCATIONS FOR BRAND NAMES AND DESIGNER PRODUCTS SINCE IT OPENED IN 2012. IN ADDITION, BUC-EE'S OPENED A FABULOUS 60,000 SQUARE FOOT CONVENIENCE STORE, WITH 56 FUELING STATIONS ON I-45 AND HOLLAND ROAD. RECENT NEWS ARTICLES INDICATE FURTHER COMMERCIAL, RETAIL AND DEVELOPMENT EXPANSIONS SUCH A MOVIE THEATER, A 25 ACRE AMUSEMENT PARK, AND A 2,033 ACRE "LAGO MAR" RESIDENTIAL DEVELOPMENT ARE UNDER CONSTRUCTION.

### Ideal Use

---

RETAIL/CONVENIENCE.

## Restrictions

---

UNRESTRICTED.

## Access

---

APPROXIMATELY 1,350 FEET ON I-45 FEEDER ROAD, AND 387 FEET ON HUGHES ROAD. SEE TxDOT'S PRELIMINARY MAP ATTACHED. DUE TO PLANNED UPDATES OF I-45 AND HUGHES NORTHBOUND "OFF" RAMP, A PART OF THE 16 ACRE ACCESS MAY BE DENIED.

## Utilities

---

WATER AND SEWER MAYBE AVAILABLE FROM DICKINSON-GALVESTON COUNTY MUD ACROSS HUGHES ROAD. WATER IS ON ADJACENT 8 ACRE TRACT AT HUGHES ROAD. BUYER SHOULD CONTACT MUD FOR CONNECTION AND CAPACITY COSTS AND REQUIREMENTS.

## Minerals

---

SURFACE MINERALS.

## Divisible

---

COULD DIVIDE. PRICE NEGOTIABLE DEPENDING UPON SIZE, LOCATION AND SHAPE.

Information contained within this web site herein is deemed to be reliable, but no representations or warranties either expressed or implied are made by Terpstra & Associates, as to the suitability, usability, feasibility, merchantability of any property contained herein. Availability, Size and Price are subject to change without notice. Maps of any kind contained herein may or may not be to scale.