

# 12.9 ACRES IN DICKINSON, TEXAS

State Hwy 3 & Hughes Road, Dickinson, TX  
77539

RE/MAX

TRK 30

TRK 30-1

TRK 257

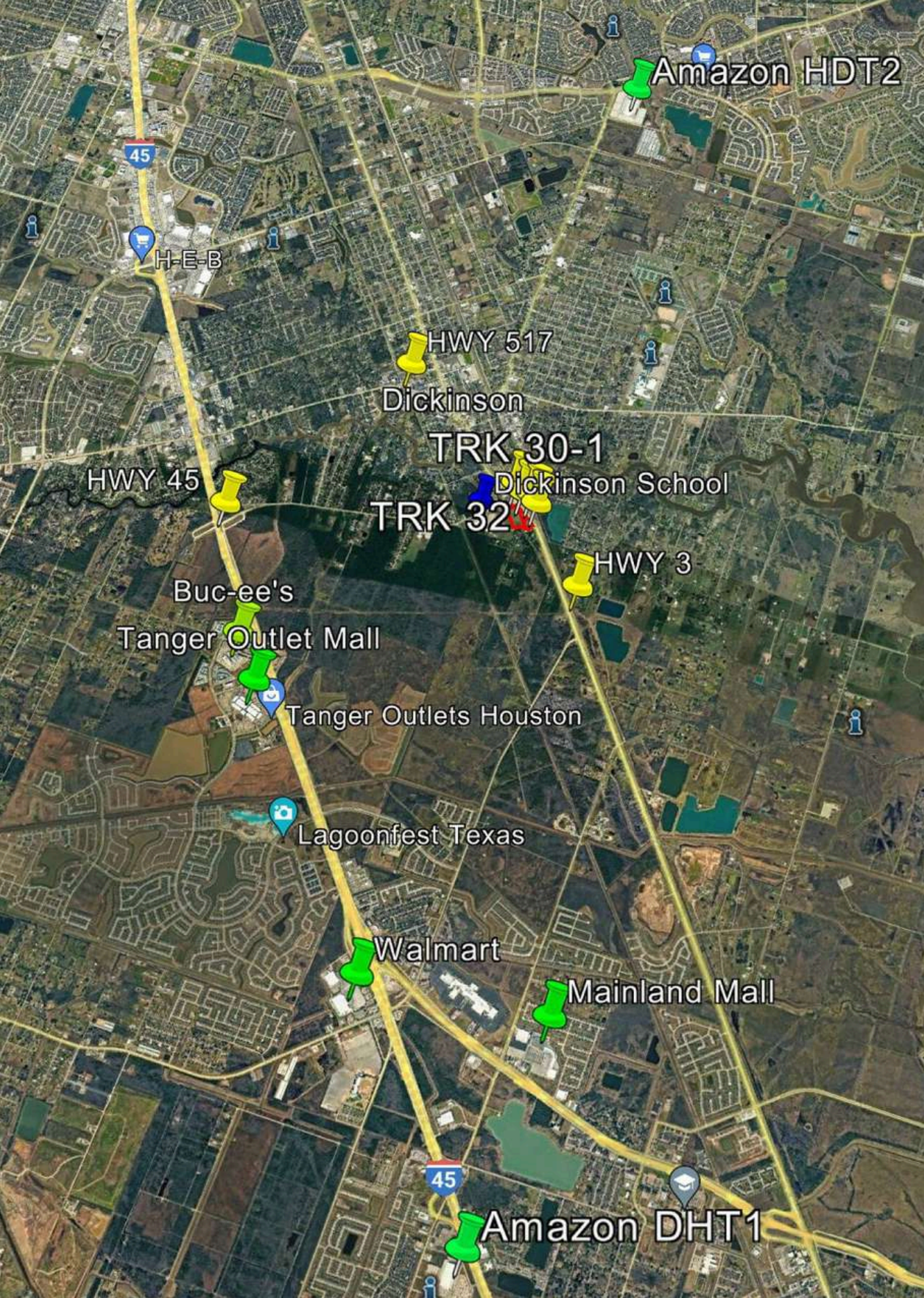
TRK 32

914'

593' +/-

1005'

**PRIME  
DEVELOPMENT  
LAND**



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# 01 EXECUTIVE SUMMARY



# INVESTMENT HIGHLIGHTS

## STRATEGIC CORNER LOCATION

Situated at the prominent corner of HWY 3 and Hughes Road, this 12.9-acre parcel offers unparalleled visibility and access, making it a prime location for development.

## FLEXIBLE DEVELOPMENT POTENTIAL

With commercial zoning and a cleared, development-ready site, the property is perfectly suited for a wide range of uses, including a residential subdivision, retail center, or an industrial warehouse and distribution hub.

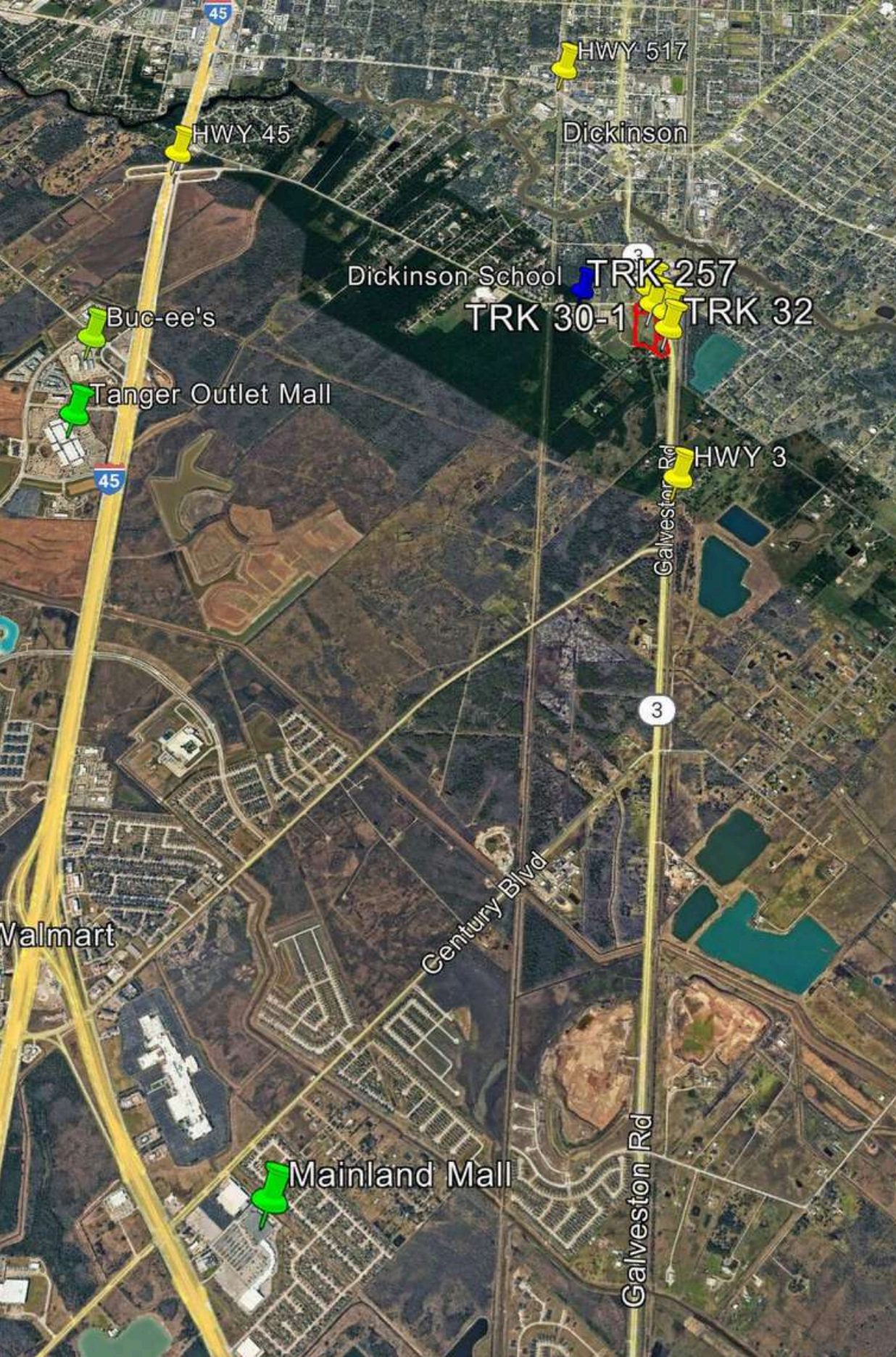
## EXTENSIVE ROAD FRONTAGE

Boasting over 1,000 feet of frontage on HWY 3, 200 feet on Hughes Road, and 600 feet on Benoist Drive, the property provides multiple points of ingress and egress, enhancing its development appeal.

## PROXIMITY TO ECONOMIC DRIVERS

Located adjacent to Dickinson High School and within five miles of two major Amazon delivery centers, the site benefits from constant traffic and proximity to significant employment and community hubs.





Purchase Price:	\$1,300,000
Price/Acre:	\$93,023
Lot Size:	12.9 Acres
Zoning:	Commercial

”  
*A rare opportunity to acquire a large, strategically positioned land parcel in a growing Texas corridor, cleared and ready for immediate development.*

# 02 PROPERTY DESCRIPTION



HWY 3 & Hughes  
12 +/- ACRES

Legend  
Lot  
TRK

Dickinson School

TRK 30

TRK 30-1

TRK 257

TRK 32

# THE SPECS

Address	State Hwy 3, Dickinson, TX 77539
APNs	0208-0030-0001-000, 0208-0030-0000-000, 0208-0032-0000-000, & 0208-0257-0001-000
Lot Size (Acres)	12.9 +/- Acres
Zoning	Commercial
HWY 3 Frontage	Over 1,000 feet
Hughes Road Frontage	Approximately 200 feet
Benoist Drive Frontage	Approximately 600 feet
Condition	The land is cleared and ready for development with three existing access culverts.

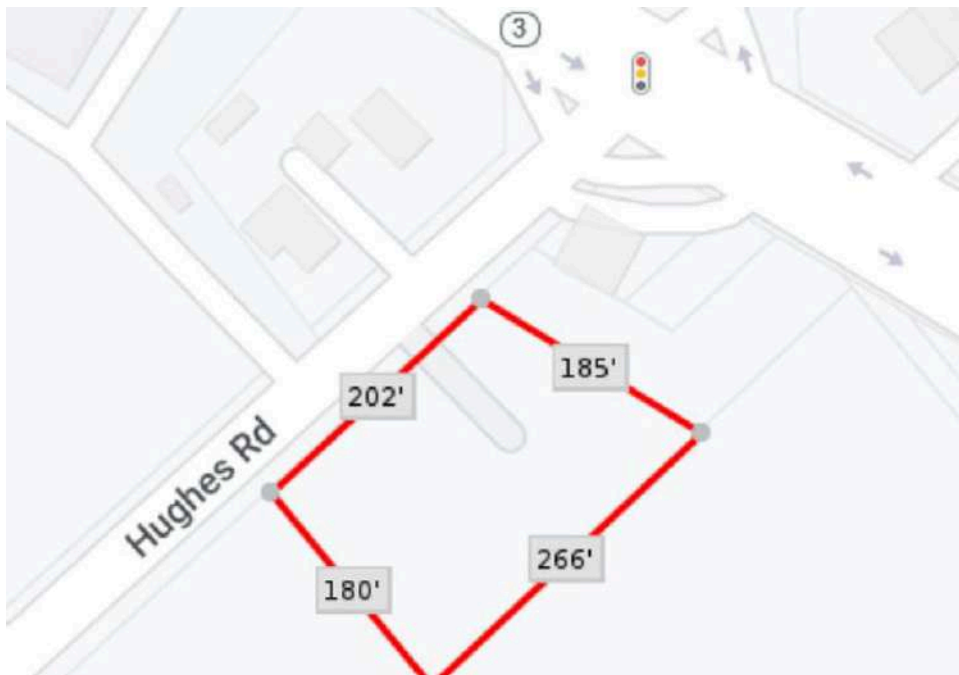
*All prospective buyers are advised to independently verify acreage and square footage. Discrepancies exist between the current survey and*



# PARCEL & FRONTAGE DETAILS



A simplified plat map diagram in red, illustrating the extensive frontage and parcel dimensions along Galveston Rd (HWY 3), with key measurements shown.



# DISCLAIMER

This Confidential Offering Memorandum is being delivered subject to the terms of the Confidentiality Agreement. It has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The presenting brokerage has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, or the physical condition of the improvements thereon.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, the brokerage has not verified, and will not verify, any of the information contained herein, nor has the brokerage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**RE/MAX**

State Hwy 3 & Hughes  
Road, Dickinson, TX 77539

## CONTACTS



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