

# Highly Visible Site in Rapidly Developing Area | For Sale

TVCRE.com

## FM 1488 & US 290 (SW Side), Hempstead, Texas 77445



17.88 Acre (+/-) development site at the southwest corner of FM 1488 and US 290 in Hempstead, Texas - approximately 15 miles west of Houston, Texas and 15 miles east of Brenham, Texas.

Prepared by:



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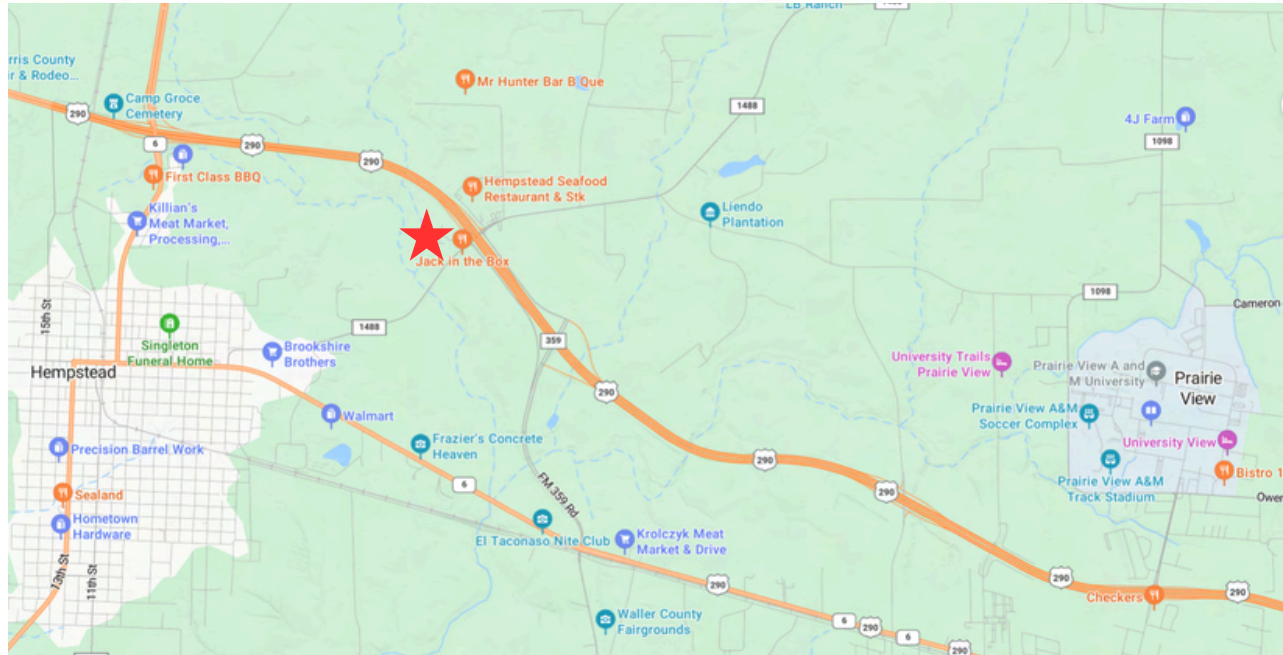
**TEAM & VASSEUR**  
COMMERCIAL REAL ESTATE

4420 W. Vickery Blvd., Suite 200, Fort Worth, TX 76107  
817.335.7575 | info@TVCRE.com  
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## Property Details

- Land area: 17.88 Acres (+/-) - 9.78 Acres (+/-) lie within the 100-year flood plain leaving 8.1 Acres (+/-) ready for development
- Frontages: 1,300' (+/-) of frontage on FM 1488
- Zoning: HC - Highway Commercial (allows for most retail and office uses)
- Located within close proximity to a future H-E-B grocery store site and less than ½ mile from H-E-B 500 Acre distribution campus currently under construction
- City of Hempstead utilities available
- 3.5 miles (+/-) from Prairie View A&M
- Adjacent to Clear Creek Apartments
- Seller offering 2% Co-Broker fee

## Sales Price

**\$1,900,000**

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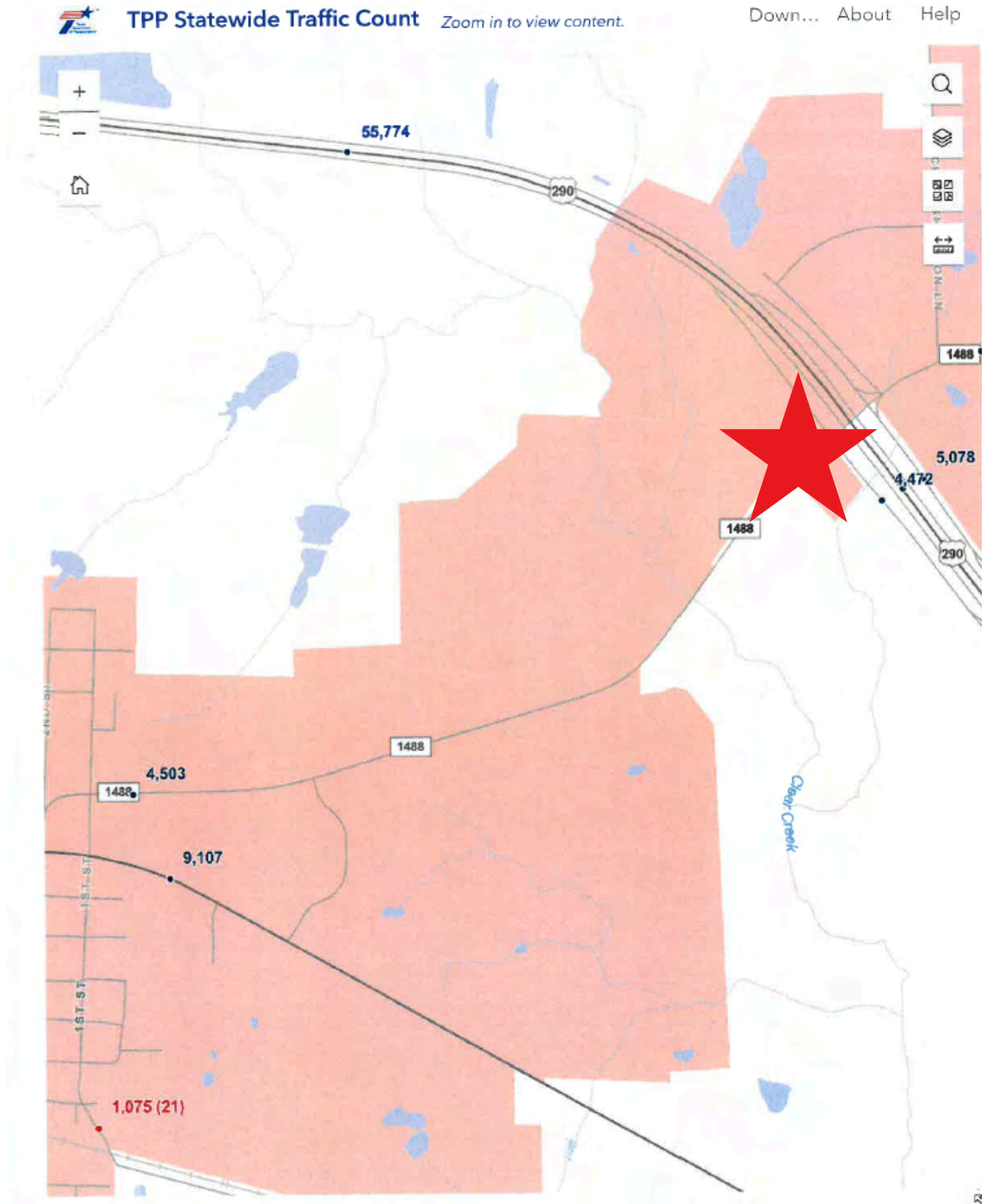


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## TRAFFIC COUNT MAP



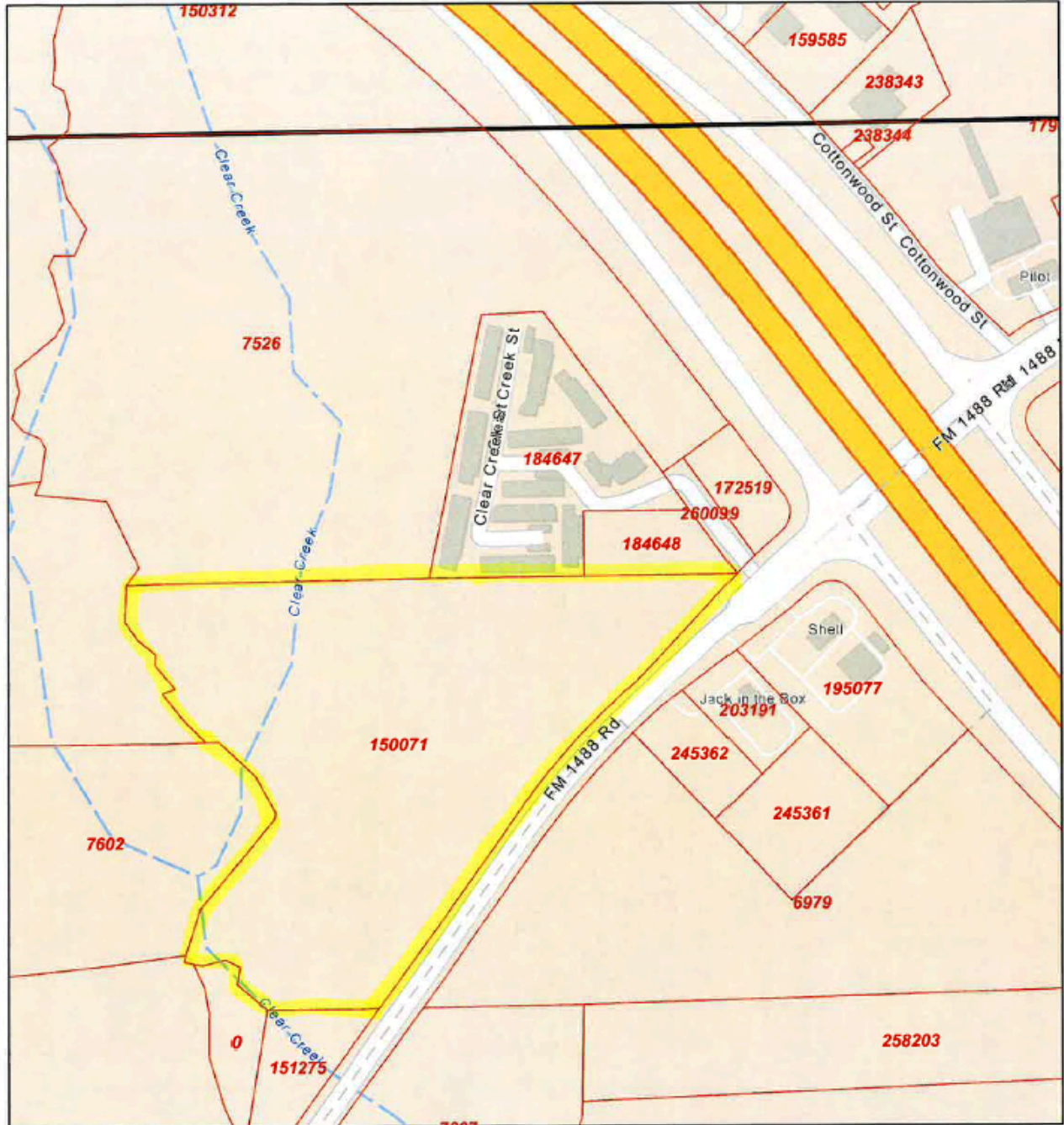
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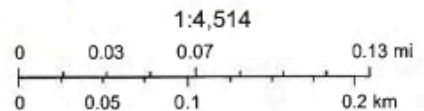
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## WALLER CAD MAP



12/8/2025, 4:52:18 PM

-  Parcels
-  Abstracts



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## AERIAL



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## DEMOGRAPHICS

SWC US 290 & FM 1488, Hempstead, TX 77445				
Building Type: <b>Land</b>	Total Available: <b>0 SF</b>			
Class: -	% Leased: <b>0%</b>			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	683	9,732	15,543	
2024 Estimate	542	7,678	12,308	
2020 Census	504	6,838	11,239	
Growth 2024 - 2029	26.01%	26.75%	26.28%	
Growth 2020 - 2024	7.54%	12.28%	9.51%	
<b>2024 Population by Hispanic Origin</b>	<b>190</b>	<b>3,197</b>	<b>4,855</b>	
<b>2024 Population</b>	<b>542</b>	<b>7,678</b>	<b>12,308</b>	
White	196 36.16%	2,538 33.06%	4,321 35.11%	
Black	173 31.92%	2,273 29.60%	3,571 29.01%	
Am. Indian & Alaskan	10 1.85%	95 1.24%	166 1.35%	
Asian	4 0.74%	33 0.43%	49 0.40%	
Hawaiian & Pacific Island	1 0.18%	8 0.10%	10 0.08%	
Other	159 29.34%	2,730 35.56%	4,191 34.05%	
U.S. Armed Forces	0	0	1	
<b>Households</b>				
2029 Projection	252	3,527	5,684	
2024 Estimate	200	2,790	4,511	
2020 Census	185	2,463	4,092	
Growth 2024 - 2029	26.00%	26.42%	26.00%	
Growth 2020 - 2024	8.11%	13.28%	10.24%	
Owner Occupied	112 56.00%	1,714 61.43%	2,799 62.05%	
Renter Occupied	88 44.00%	1,076 38.57%	1,712 37.95%	
<b>2024 Households by HH Income</b>				
Income: <\$25,000	49 24.62%	693 24.85%	1,198 26.56%	
Income: \$25,000 - \$50,000	2 1.01%	800 28.68%	1,180 26.16%	
Income: \$50,000 - \$75,000	81 40.70%	713 25.56%	990 21.95%	
Income: \$75,000 - \$100,000	24 12.06%	214 7.67%	436 9.67%	
Income: \$100,000 - \$125,000	23 11.56%	139 4.98%	274 6.08%	
Income: \$125,000 - \$150,000	20 10.05%	118 4.23%	223 4.94%	
Income: \$150,000 - \$200,000	0 0.00%	85 3.05%	145 3.22%	
Income: \$200,000+	0 0.00%	27 0.97%	64 1.42%	
<b>2024 Avg Household Income</b>	<b>\$63,852</b>	<b>\$55,192</b>	<b>\$58,040</b>	
<b>2024 Med Household Income</b>	<b>\$58,083</b>	<b>\$42,570</b>	<b>\$43,888</b>	



# 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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Team & Vasseur Commercial Real Estate	9015393	info@tvcre.com	817-335-7575
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Designated Broker of Firm	License No.	Email	Phone
Charles "C.B." Team	563820	cteam@tvcre.com	817-335-7575
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nathan Vasseur	588136	nvasseur@tvcre.com	817-335-7575
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date