

FOR SALE

FM 1488 & US 290 HEMPSTEAD, TX 77445

±1.75 AC OF LAND

**RECENT PRICE
REDUCTION!**

\$795,000

US 290

FM 1488

SITE

W. DOUGLASS LARSON
Principal/Associate Broker
Doug@TexasCRES.com
(713) 824-3799



PROPERTY HIGHLIGHTS



Location

FM 1488 & US 290
Hempstead, TX 77445



Asking Price

\$795,000
**Recent price
reduction!**



Size

±1.75 Acres

Contact Us

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Shovel-Ready Site | Prime Visibility | Motivated Seller

- **Exceptional ±1.75-Acre Development Site** at the intersection of FM 1488 & US 290 – a key growth corridor in Waller County
- **Shovel-Ready** with **Utilities Available** and **Off-Site Detention Provided** – fast-track your development timeline
- **Two Access Easements**, including one sized for a **frontage marquee sign** – perfect for retail or branded visibility
- **Strategically Located** near the new **±500-Acre H-E-B Distribution Center** currently under development
- **H-E-B Grocery owns the hard corner** directly across the highway – strong signal of long-term investment in the area
- Ideal for **Retail, Office, or Multifamily Development** – excellent visibility and accessibility from US 290
- Located in a **fast-growing commercial and logistics corridor**, drawing increasing regional interest
- **Perfect opportunity for users, developers, or investors** looking for immediate potential and long-term upside

PROPERTY AERIAL



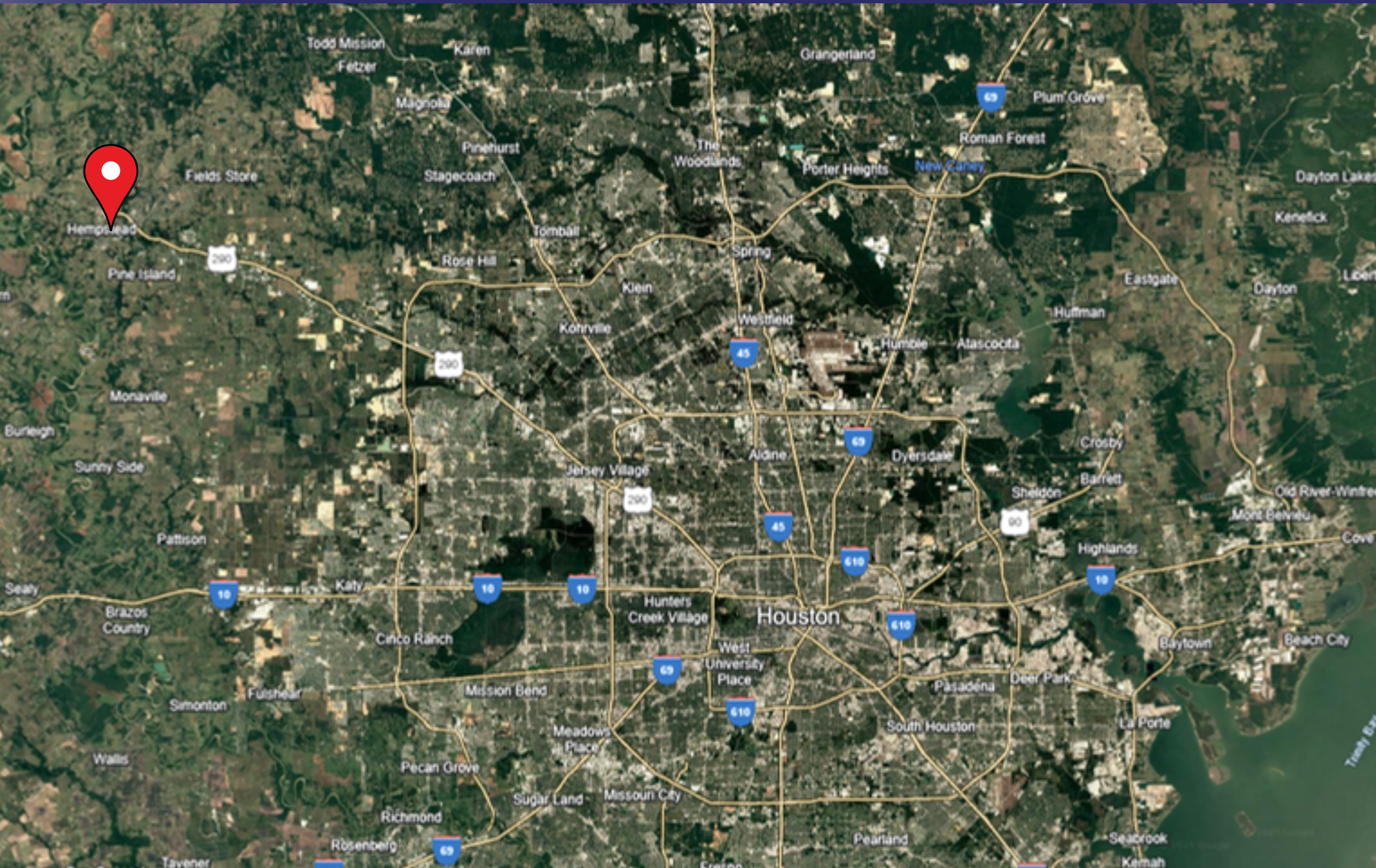
MARKET GROWTH 1



MARKET GROWTH 2



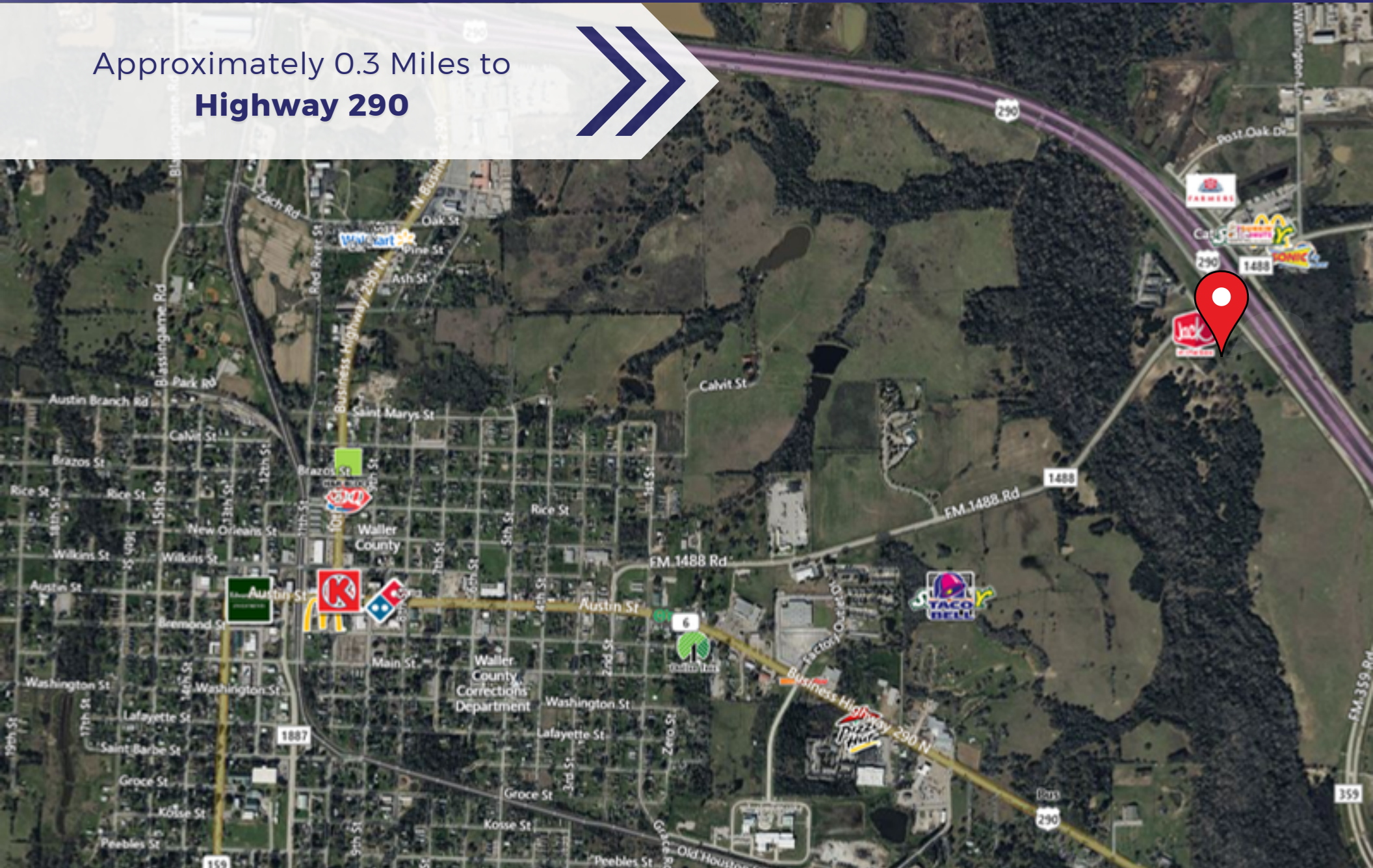
LOCATION MAP



MARKET AERIAL



Approximately 0.3 Miles to
Highway 290



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

FM-1488 & Highway 290, Hempstead, Texas, 77445

Ring of 3 miles

KEY FACTS

7,121

Population



2,664

Households

35.6

Median Age

\$43,387

Median Disposable Income

EDUCATION

11.2%

No High School Diploma



34.8%

High School Graduate



19.9%

Bachelor's/Grad
/ Prof Degree



34.1%

Some College/
Associate's Degree



7,121

2023 Total
Population (Esri)

INCOME



\$51,686

Median Household
Income



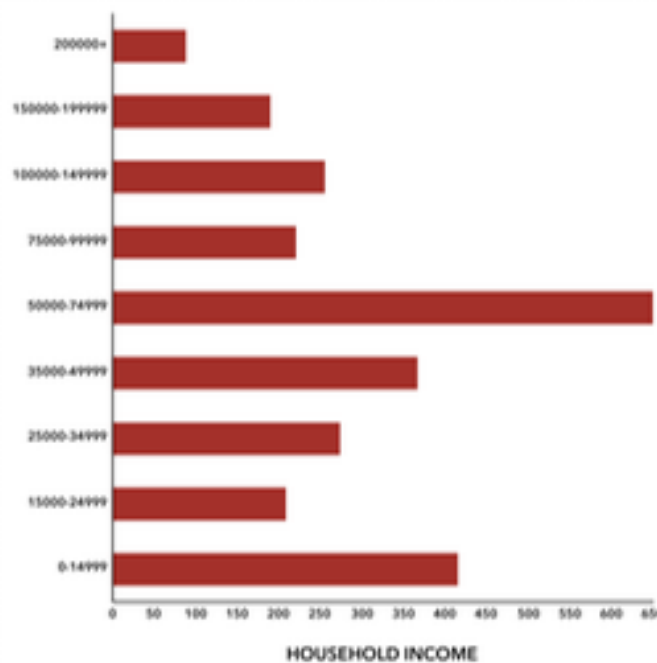
\$25,781

Per Capita Income



\$93,802

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

55.9%

17.3%

28.4%

3.4%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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

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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<u>William Douglass Larson</u> Sales Agent/Associate's Name	<u>227872</u> License No.	<u>doug@texascres.com</u> Email	<u>(713) 824-3799</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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