

FOR SALE

\$1,999,999

24811 HIGHWAY 6, HEMPSTEAD, TX 77445

±10.731 ACRES OF LAND

OLD HOWTH RD

KELLY RD

SITE

HIGHWAY 6
±23,373 AADT (24)

TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

RAUL TORRES

Associate

Raul@TexasCRES.com

(346) 328-5847

JEFFREY A. ENGLISH

Associate

Jeff@TexasCRES.com

(832) 533-6873



PROPERTY HIGHLIGHTS



Location

24811 Highway 6
Hempstead, TX 77445



Asking Price

\$1,999,999



Size

±10.7 AC

Contact Our Team

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- **±455 Feet of Direct Frontage on Highway 6**, providing exceptional exposure to daily traffic and strong signage opportunities

-
- **Approximately 1.5 miles north of Highway 290**

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- **Prominent Corner Location** allowing for multiple access points and enhanced visibility from two road frontages

-
- **±2,900 SF Residential Home at the Front of the Property**

-
- **No Zoning Restrictions**

-
- **Located Outside of the Flood Plain**

-
- **On-Site Well & Septic Systems**

-
- **Agricultural Exemption in Place**

-
- **Situated Within an Opportunity Zone**, presenting potential long-term tax advantages for qualifying investors

PROPERTY PICTURES



PROPERTY PICTURES



PROPERTY PICTURES



MARKET GROWTH



VETTICAL RANCH

HILL
COUNTRY
BBQ

LOST OAKS
RV PARK

THE RETREAT
AT HEMPSTEAD

STRAT SELF
STORAGE

TED'S AUTO
COLLISION PAINT
& BODY

DIAMOND K
RANCH

OLD HOWTH RD

SITE

KELLY RD

HIGHWAY 6
#23,373 AADT (24)



MARKET GROWTH



HIGHWAY 290

**BENT FORK
CONSTRUCTION
LLC**

**RCR HEMPSTEAD
RAIL LOGISTICS
PARK**

**CRIBLEY
MATERIALS**

**PIPE &
VALUE**

OLD HOWTH RD

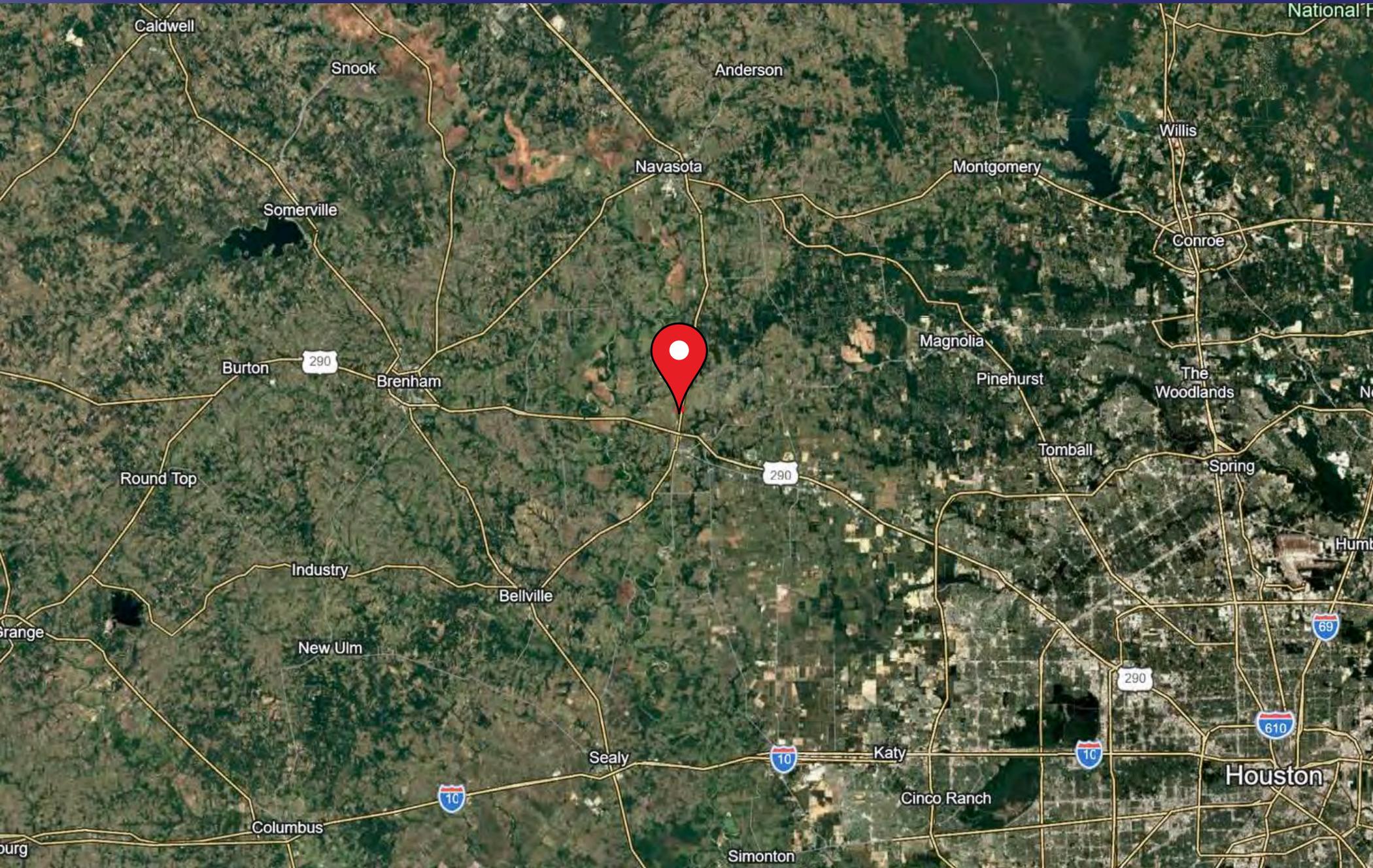
KELLY RD

SITE

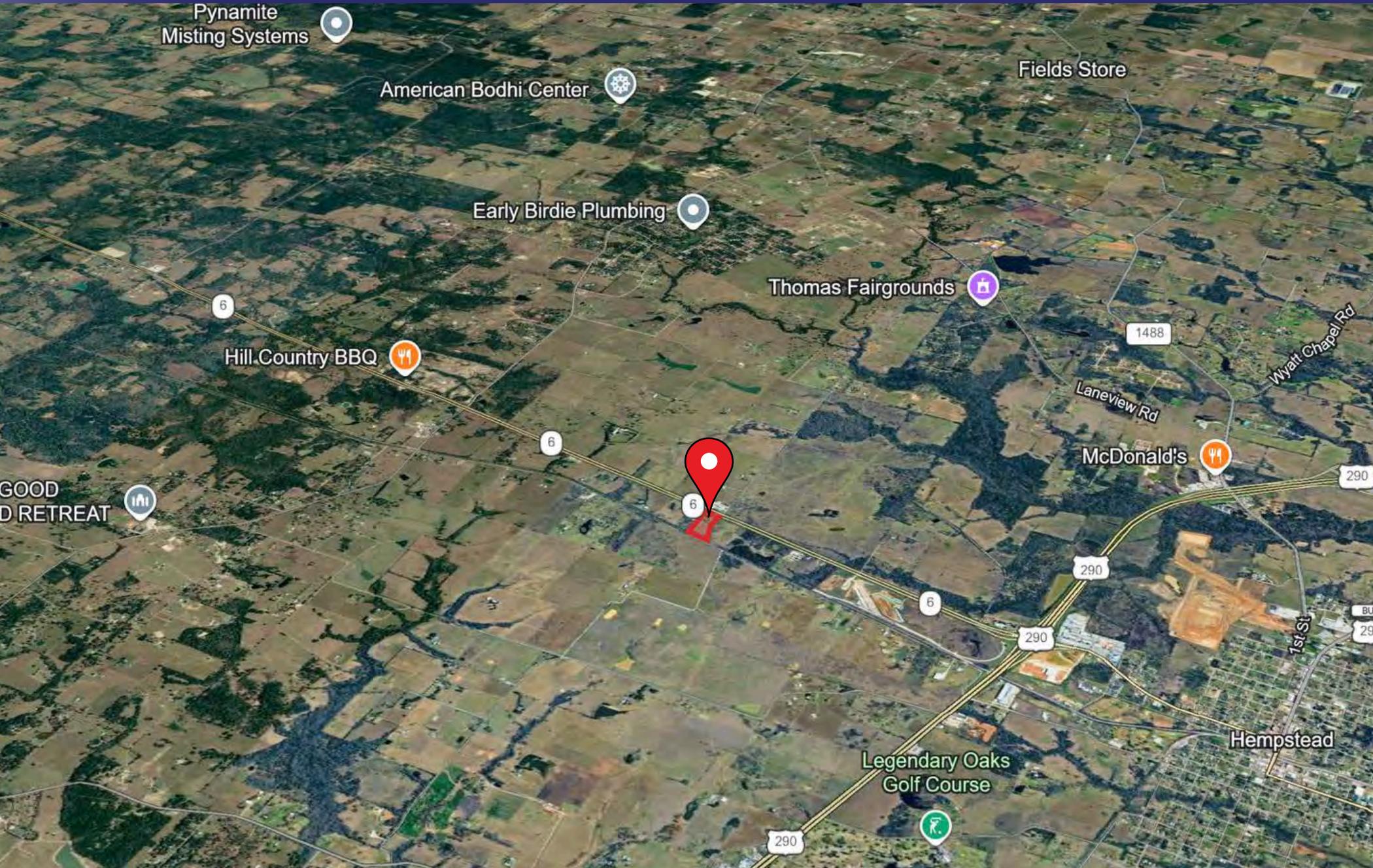
**HIGHWAY 6
25373 ADT (24)**

Chevron

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

24811 Highway 6, Hempstead, Texas, 77445

Ring of 5 miles

KEY FACTS

8,458

Population



3,407

Households

38.2

Median Age

\$54,863

Median Disposable Income

EDUCATION

14.7%

No High School Diploma

40.4%

High School Graduate

32.2%

Some College/
Associate's Degree

12.7%

Bachelor's/Grad
/ Prof Degree

8,458

2023 Total
Population (Esri)

INCOME



\$62,368

Median Household
Income



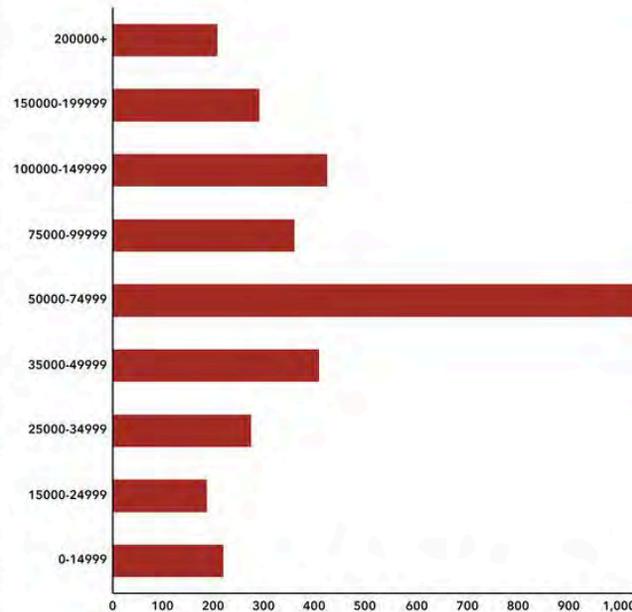
\$34,014

Per Capita Income

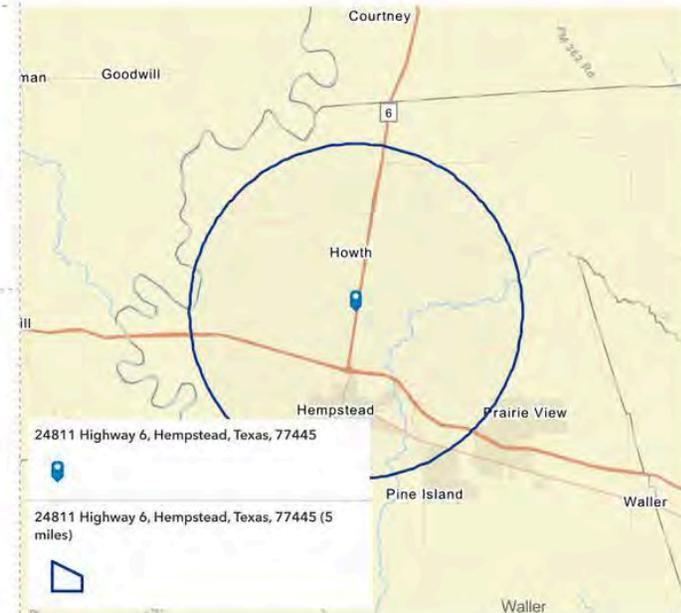


\$194,243

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

57.4%

White Collar



18.4%

Blue Collar



25.5%

Services

3.6%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texascred.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texascred.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>		<u>joel@texascred.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Tyler Torres</u>	<u>667430</u>	<u>tyler@texascred.com</u>	<u>(281) 898-0895</u>
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

TAR 2501

IABS 1-0

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