

2401 TERMINI ST

DICKINSON, TX 77539

Site Area: 7.6 Acres (8-parcel assembly)

Building(s):

- A 37,743 SF commercial building (former Amegy Bank) with multiple existing tenants (relocatable upon redevelopment)
- A 3,800 SF warehouse with offices, leased to an oil company on a flexible lease (can extend or terminate)
- Additional income from leased parking for storage container use

Suggested Use: Mixed-use neighbourhood centre, retail plaza, healthcare campus, or other commercial uses

Access / Location Highlights:

- Direct access to Interstate 45 (I-45) via FM 517
- Corner-lot positioning, multi-street frontage and access
- Prime growth corridor in the region

Population / Demographics:

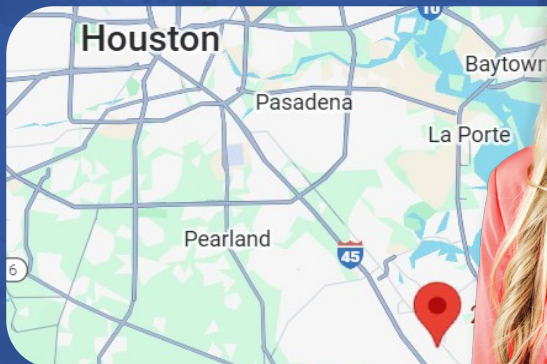
- Estimated population ~21,612 (2023) with ~0.6 % growth from prior year.
- Median household income ~ \$82,018 (2023)
- Median age: ~33.8 years
- Ethnic breakdown: approx. 44.5 % White, 41.9 % Hispanic, 9.0 % Black

Growth & Redevelopment Trends:

- The city has historically had limited commercial development, but city planning indicates readiness for “explosive commercial/retail growth within the next five years” in its primary trade area.
- Example nearby project: A ~14.7-acre mixed-use development (“Bayou Village”) planned in Dickinson including retail, grocery store, multi-story apartments, and a park.

Strategic Location Advantage:

- Situated along I-45, within the Houston metropolitan region, giving access to major transportation and population hubs.
- The city offers an incentive environment (via the Dickinson Economic Development Corporation) to support new development and expansion.



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