



US 290 Business & FM 359

±12.28 Acres For Sale | Hempstead, Texas



SIZE: ±12.28 Acres
PRICE: \$1,340,000
LOCATION: NEC of US 290 Business & FM-359 in Hempstead
USE: Commercial, Industrial

PROPERTY HIGHLIGHTS:

- Located on the NE Corner of Business US 290 and FM 359
- Great Visibility on both US 290 Business & FM 359
- Located near the new HEB Distribution site on US 290 in Hempstead
- Quick access to major roadways: US Hwy 290, Hwy 159, FM 359, FM 362, FM 1887
- West of Johnson Development's new Master Planned Community - Jubilee

KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com



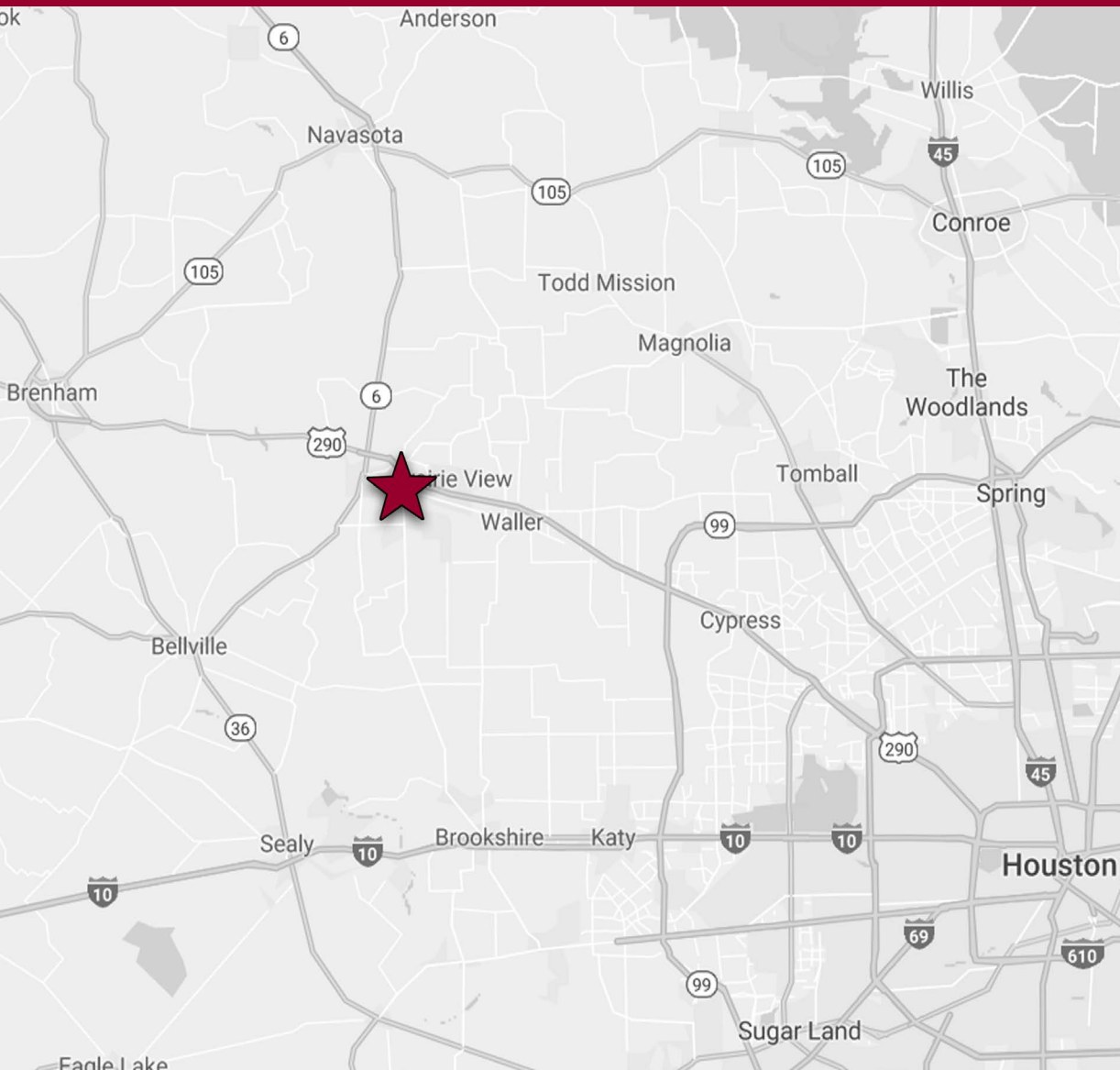
The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US 290 Business & FM 359

±12.28 Acres For Sale | Hempstead, Texas



LOCATION:

NEC of US 290 Business & FM-359
Hempstead, Texas 77445

TAXES:

Waller ISD	\$1.11
Waller County	\$0.47
Waller CO FM	\$0.02
Waller-Harris ESD 200	\$0.10
Total Taxes	\$1.70

TRAFFIC COUNTS:

Hwy 290 Bus: 7,539 VPD | FM-359: 6,551 VPD
(TXDOT 2023)

DEMOGRAPHICS:

	5 Miles	10 Miles	15 Miles
2024 Population	16,674	29,395	59,630
Daytime Population	16,663	29,199	52,340
Average HH Income	\$69,707	\$84,007	\$104,794

KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com



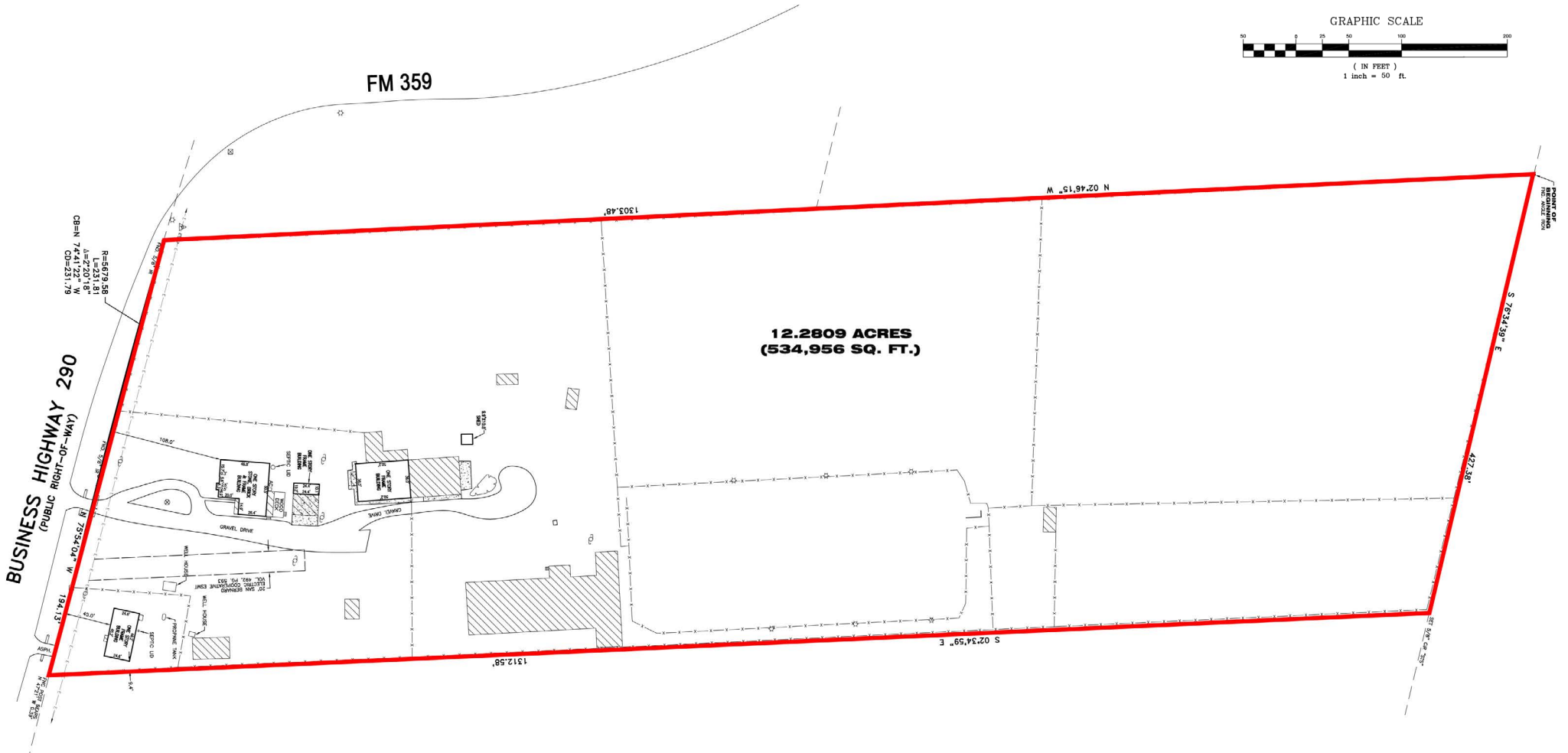
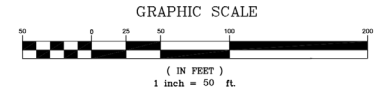
713-690-0000 | CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.



US 290 Business & FM 359

±12.28 Acres For Sale | Hempstead, Texas



KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com
OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US 290 Business & FM 359

±12.28 Acres For Sale | Hempstead, Texas



ALL STRUCTURES AND TREES
HAVE BEEN CLEARED,
EXCEPT TREES AROUND THE
PERIMETER OF THE PROPERTY

SITE
±12.28 AC

KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com
OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US 290 Business & FM 359

±12.28 Acres For Sale | Hempstead, Texas



KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com



US 290 Business & FM 359

±12.28 Acres For Sale | Hempstead, Texas



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.

11-2-2015



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company, LLC	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
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

IABS 1-0

KEITH GROTHAUS, CCIM, SIOR | 281.664.6635 | KGrothaus@CaldwellCos.com

OLEH BRYNDZIA | 281.664.6731 | OBryndzia@caldwellcos.com



The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

713-690-0000 | CaldwellCos.com