

For Lease

485 Business 290 E | Hempstead, TX



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485 Business 290 E
Hempstead, TX

Property Specifications

SPACE AVAILABLE	10,578 SF
PARCEL SIZE	4.0 AC
YEAR BUILT	1999
LEASE RATE	\$12.00/SF
CAM	\$0.38/SF



About the Property

- 10,578 SF sharing a 4.0 Acre property with just one other tenant.
- Join national co-tenant AutoZone, helping drive a great amount of traffic to the site with 12,832 VPD.
- This is a rare opportunity that is located just one (1) mile away from Downtown Hempstead.
- Hempstead projected population growth is estimated at over 25% in the next four (4) years; in the direct path of the growth stemming from Houston.
- Property has 2 entrances, excellent signage, and ample parking.

Join These Retailers

Brookshire Brothers

Walmart

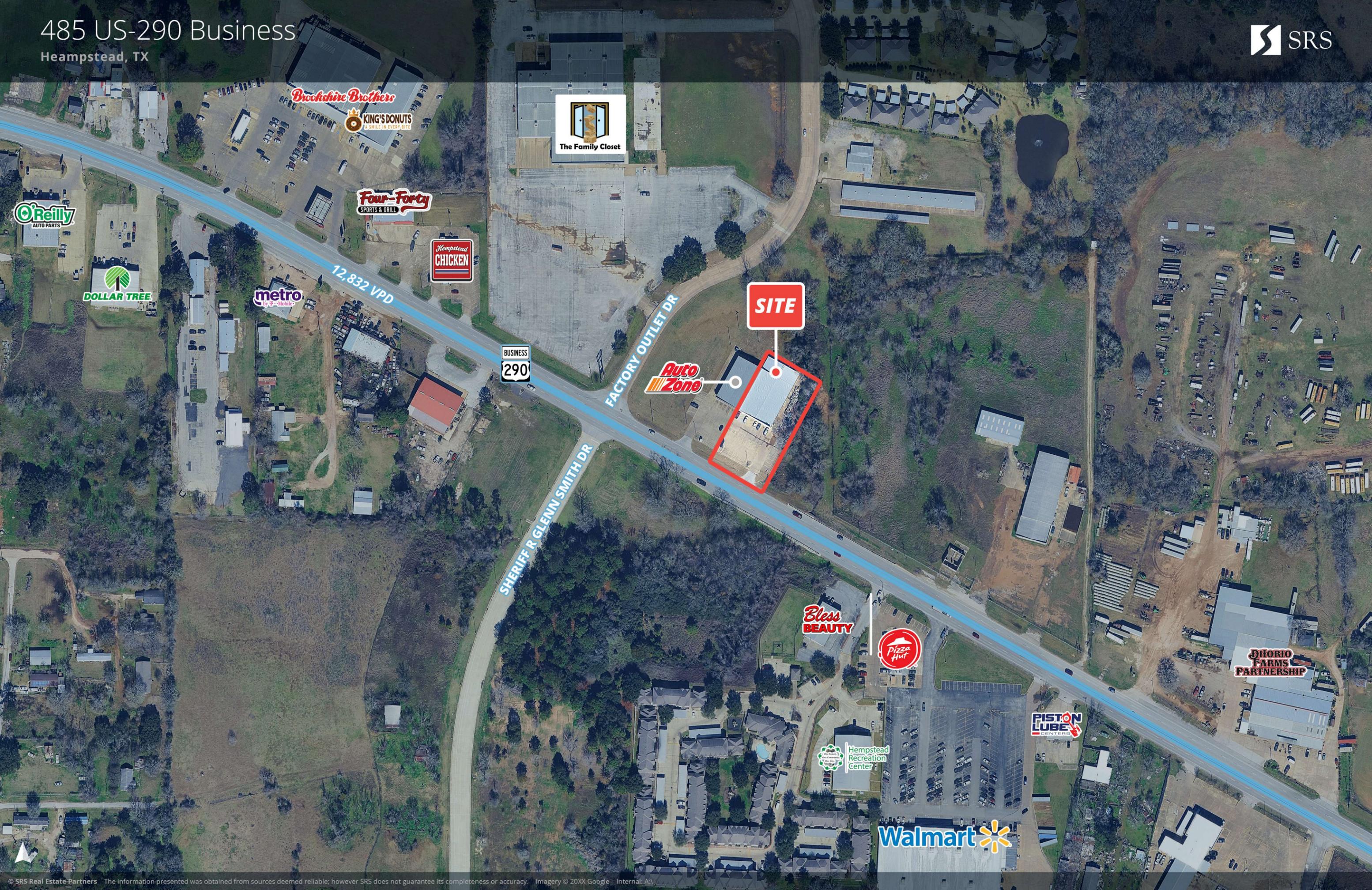


DOLLAR TREE

Valvoline

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SITE

Auto Zone

BUSINESS
290

FACTORY OUTLET DR

SHERIFF R GLENN SMITH DR

12,832 VPD

Brookshire Brothers
KING'S DONUTS
A SMILE IN EVERY CITY

The Family Closet

Four-Forty
SPORTS & GRILL

Hempstead CHICKEN

O'Reilly
AUTO PARTS

DOLLAR TREE

metro
by T-Mobile

Bless BEAUTY

Pizza Hut

PISTON LUBE
CENTERS

Hempstead Recreation Center

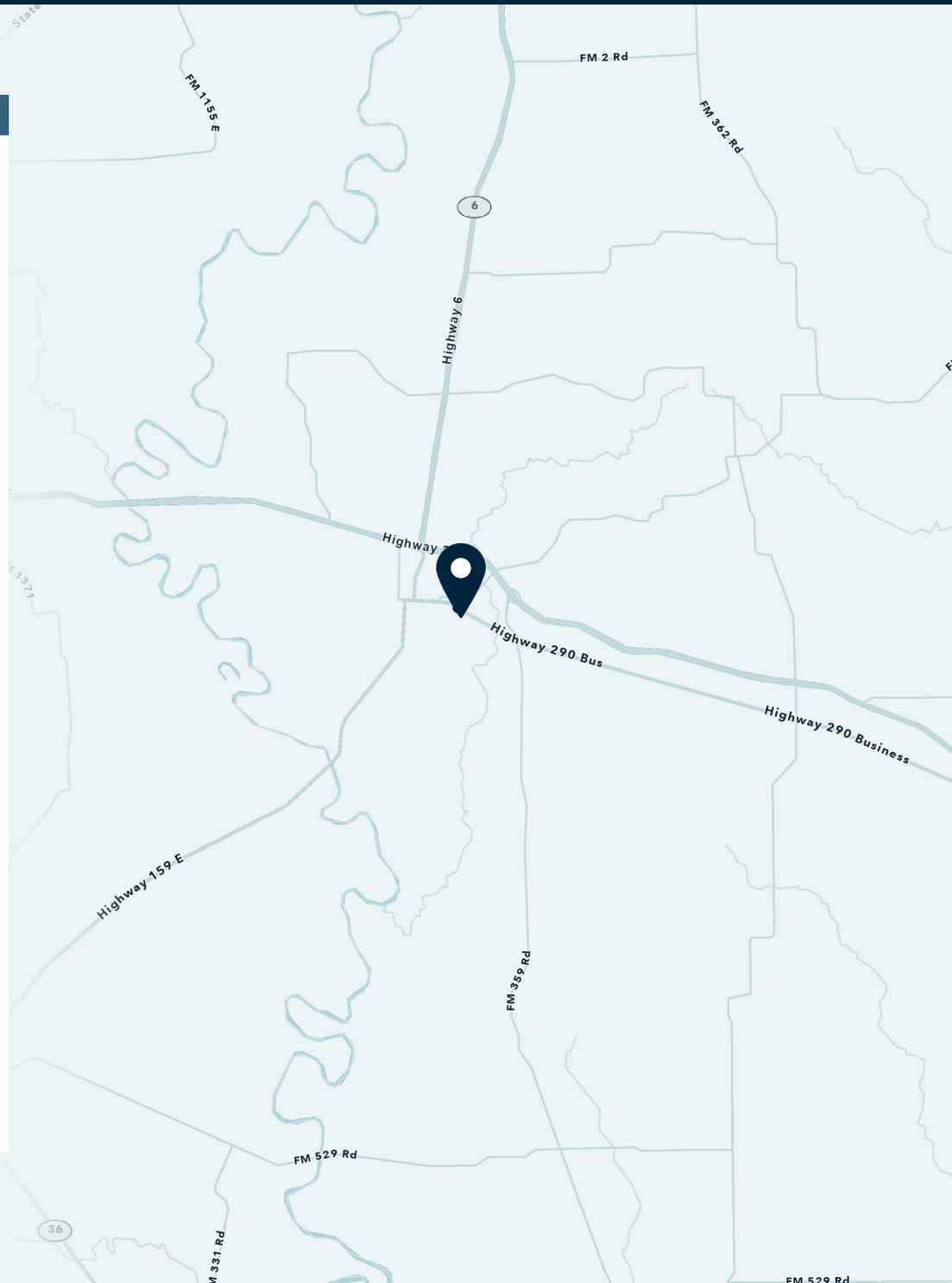
Walmart

DI IORIO FARMS PARTNERSHIP



Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	1,982	6,266	16,096
2030 Projected Population	1,908	6,162	16,322
Proj. Annual Growth 2025 to 2030	-0.76%	-0.33%	0.28%
Daytime Population			
2025 Daytime Population	2,404	7,630	16,021
Workers	1,546	4,426	5,676
Residents	858	3,204	10,345
Income			
2025 Est. Average Household Income	\$55,718	\$71,213	\$75,625
2025 Est. Median Household Income	\$51,876	\$53,898	\$54,487
Households & Growth			
2025 Estimated Households	812	2,445	4,341
2030 Estimated Households	813	2,481	4,583
Proj. Annual Growth 2025 to 2030	0.02%	0.29%	1.09%
Race & Ethnicity			
2025 Est. White	26%	32%	22%
2025 Est. Black or African American	40%	30%	51%
2025 Est. Asian or Pacific Islander	2%	1%	1%
2025 Est. American Indian or Native Alaskan	2%	1%	1%
2025 Est. Other Races	30%	36%	25%
2025 Est. Hispanic (Any Race)	38%	41%	28%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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:
 - 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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Ryan Johnson	525292	ryan.johnson@srsre.com	214.560.3285
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>

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<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>	
Jonathan Probst	564184	jonathan.probst@srsre.com	281657.9340	
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>	
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>	<i>Date</i>



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