

# FOR SALE OR LEASE

CALL BROKER  
FOR PRICING

+/- 1.66 AC ON HARD CORNER  
0 BUSINESS 290 N., HEMPSTEAD, TX 77445



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895



# PROPERTY HIGHLIGHTS



## Location

0 Business 290 N.  
Hempstead, TX 77445



## Asking Price

Call Broker for Pricing



## Size

+/- 1.66 AC

## Contact:

Tyler Torres  
Principal  
Tyler@TexasCRES.com  
(281) 898-0895

- Outstanding +/- 1.66 Acre lease or purchase opportunity in Hempstead, TX. Pre-leasing for retail/flex space (2,000 ft.<sup>2</sup> -15,000 ft.<sup>2</sup>)

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- New development coming to Hempstead including +/- 500 Acre HEB distribution campus behind site (see page 6) and brand new Mustang CAT Headquarters.

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- Great visibility on Business 290 N with +/- 345 Feet of frontage.

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- Excellent location approximately 0.42 miles to Hwy 290.

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- Full demographic package available upon request.

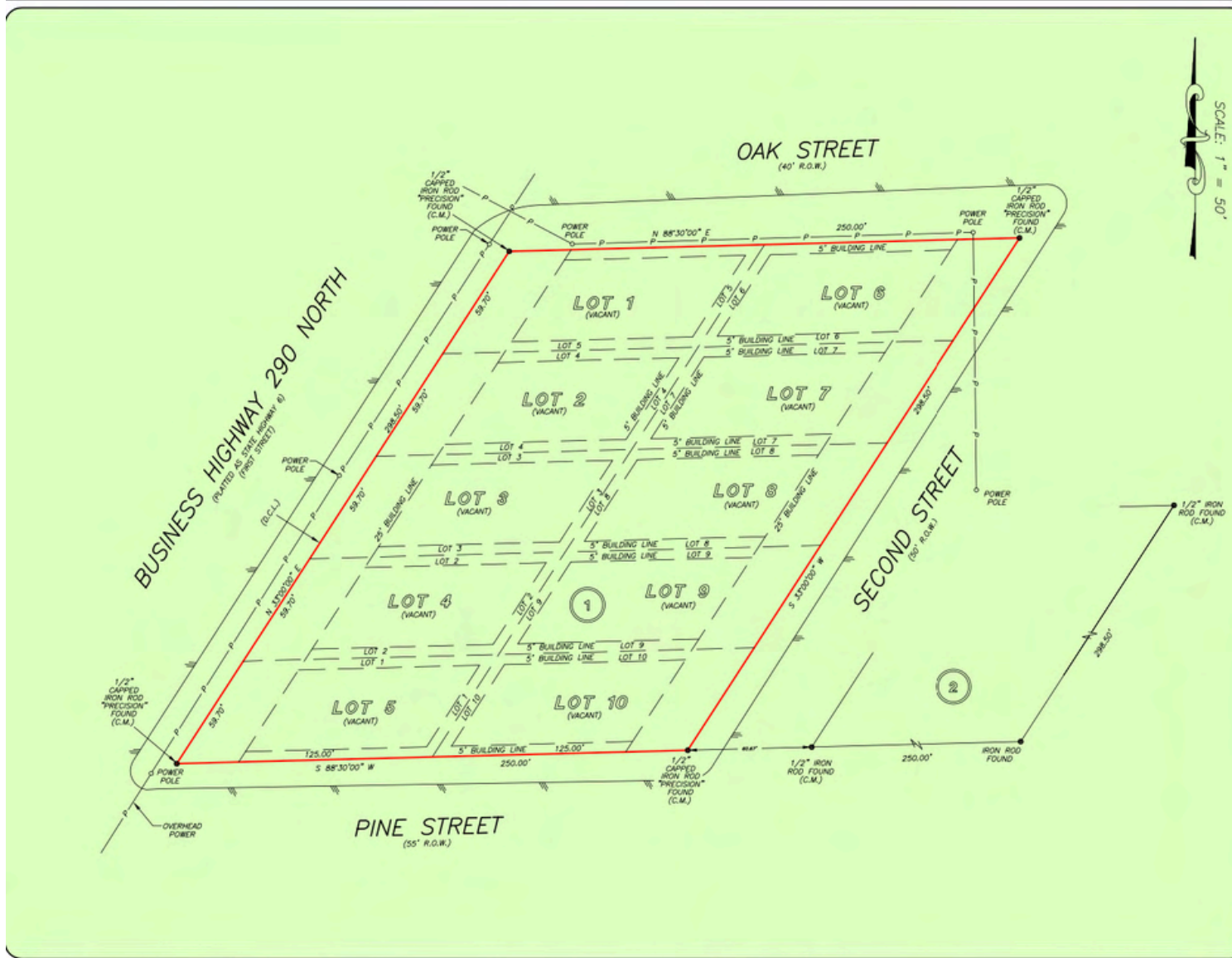




ATION







ADDRESS: BUSINESS HIGHWAY 290 NORTH  
HEMPSTEAD, TEXAS 77445  
ORDERED BY: RYAN POPE

## LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK 1 ANNIS SUBDIVISION

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN VOLUME 104, PAGE 181 OF THE DEED RECORDS  
OF WALLER COUNTY, TEXAS

NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT.  
OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.  
NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR  
ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.



THIS PROPERTY DOES NOT LIE WITHIN THE  
100 YEAR FLOOD PLAIN AS PER FIRM  
PANEL NO. 48473C 0130 F  
MAP REVISION: 05/16/2016  
ZONE X  
BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
IRREGULARITIES OF FEMA MAPS PREVENT EXACT  
DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
RECORD BEARING: VOL. 104, PG. 181, W.C.D.R.

DRAWN BY: DC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
ON THE GROUND, THAT THIS PLAT CORRECTLY  
REPRESENTS THE FACTS FOUND AT THE  
TIME OF SURVEY AND THAT THERE ARE NO  
ENCROACHMENTS APPARENT ON THE GROUND,  
EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
CERTIFIED FOR THIS TRANSACTION ONLY.



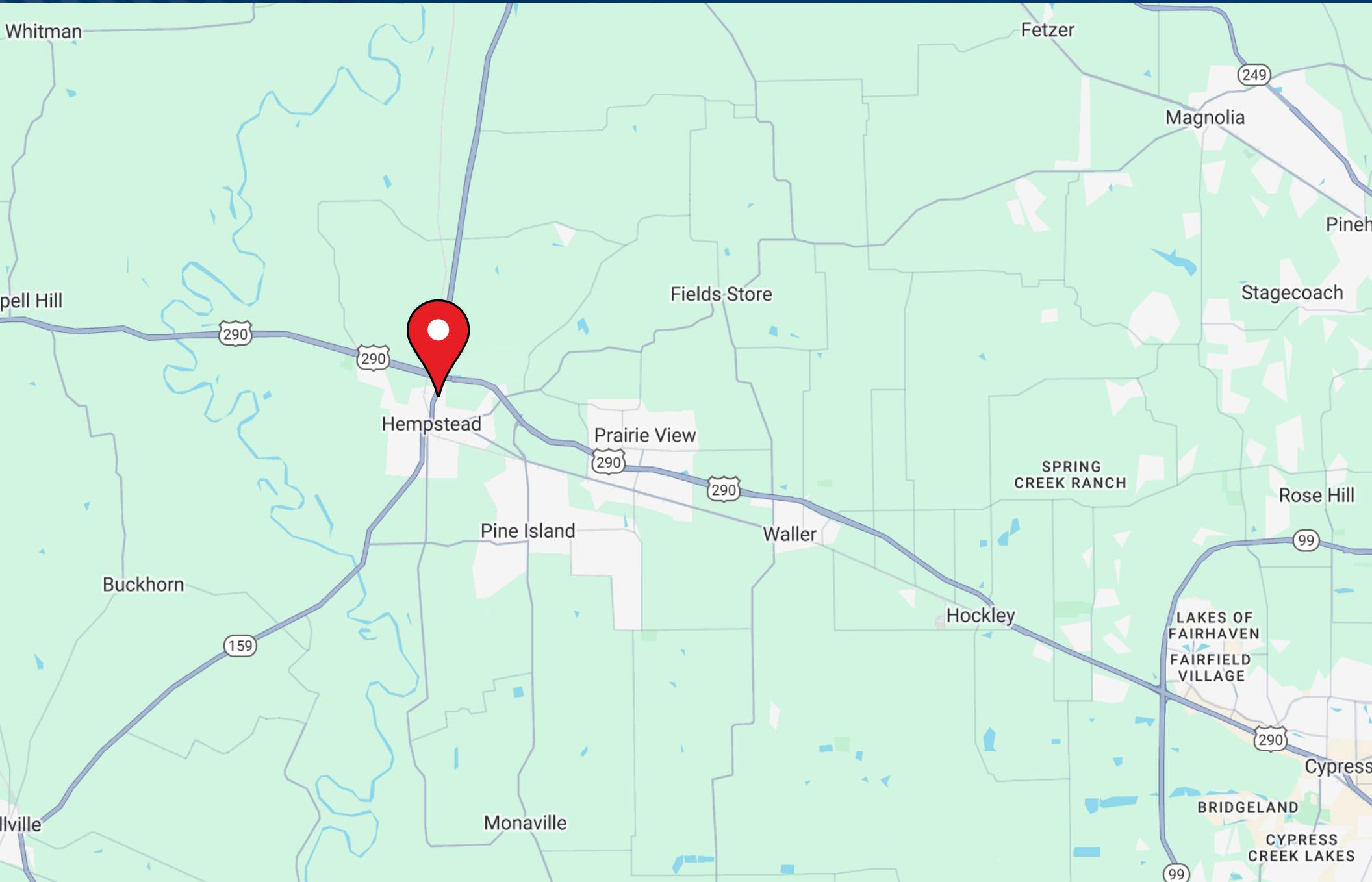
RICHARD S. WILLETT  
PROFESSIONAL LAND SURVEYOR  
NO. 4815  
JOB NO. 21-04489  
JUNE 29, 2021



**PRECISION**  
surveyors

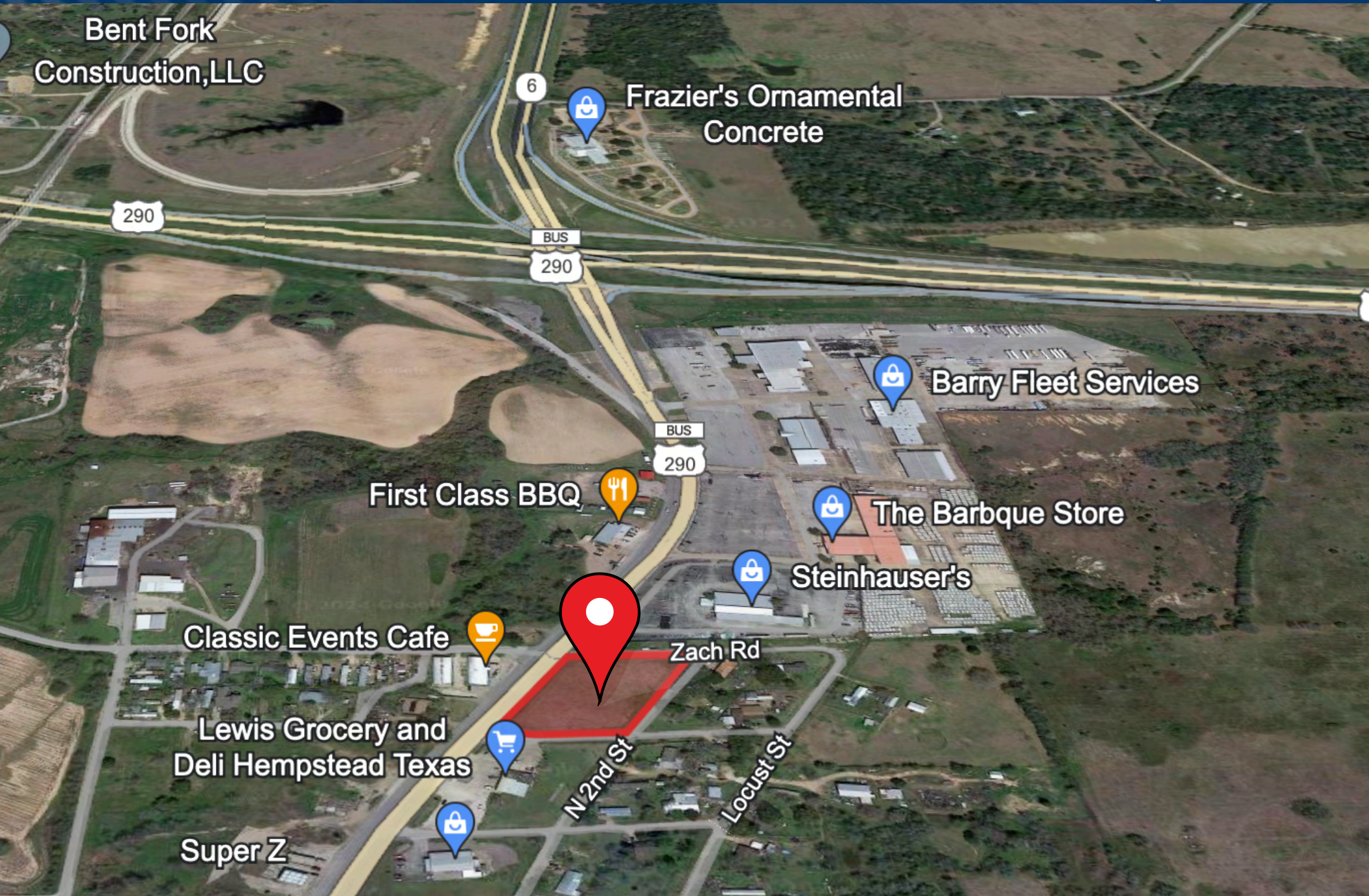
1-800-LANDSURVEY  
www.precisionurveyors.com  
281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
FIRM NO. 10063700

# LOCATION MAP





# MARKET AERIAL



# DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

301-607 Oak St, Hempstead, Texas, 77445  
Ring of 3 miles

### KEY FACTS

**6,087**

Population



**2,258**

Households

**35.5**

Median Age

**\$44,221**

Median Disposable Income

### EDUCATION

**10.2%**

No High School Diploma



**20.6%**

Bachelor's/Grad / Prof Degree

**35.7%**

High School Graduate



**6,087**

2023 Total Population (Esri)

**33.5%**

Some College/ Associate's Degree

### INCOME



**\$52,362**

Median Household Income



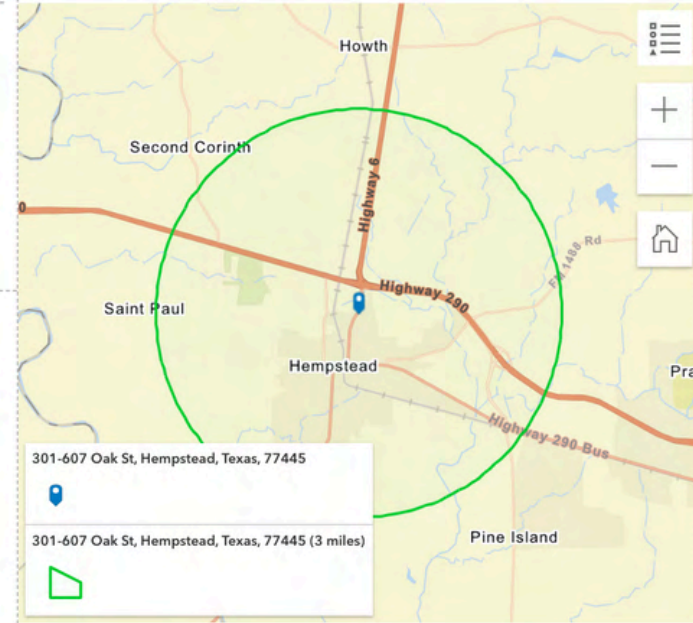
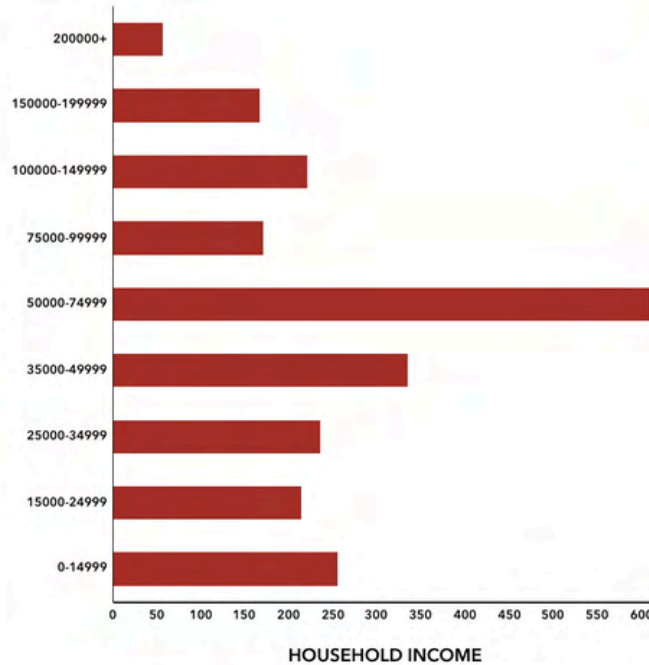
**\$25,265**

Per Capita Income



**\$114,236**

Median Net Worth



### EMPLOYMENT

**54.4%**

White Collar

**17.3%**

Blue Collar

**29.7%**

Services

**3.0%**

Unemployment Rate

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



## 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 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.

Texas CRES, LLC	9004590		(713) 473-7200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tyler Torres		tyler@texasces.com	
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](http://www.trec.texas.gov)

IABS 1-0



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