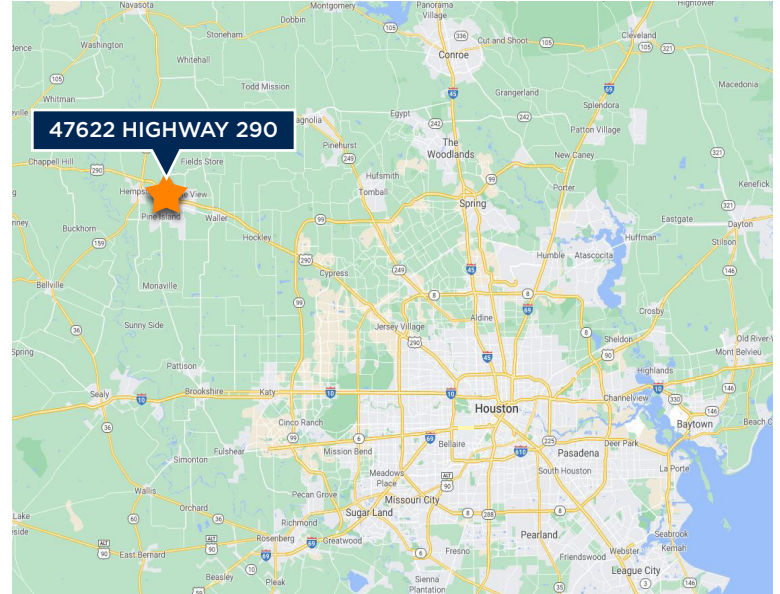
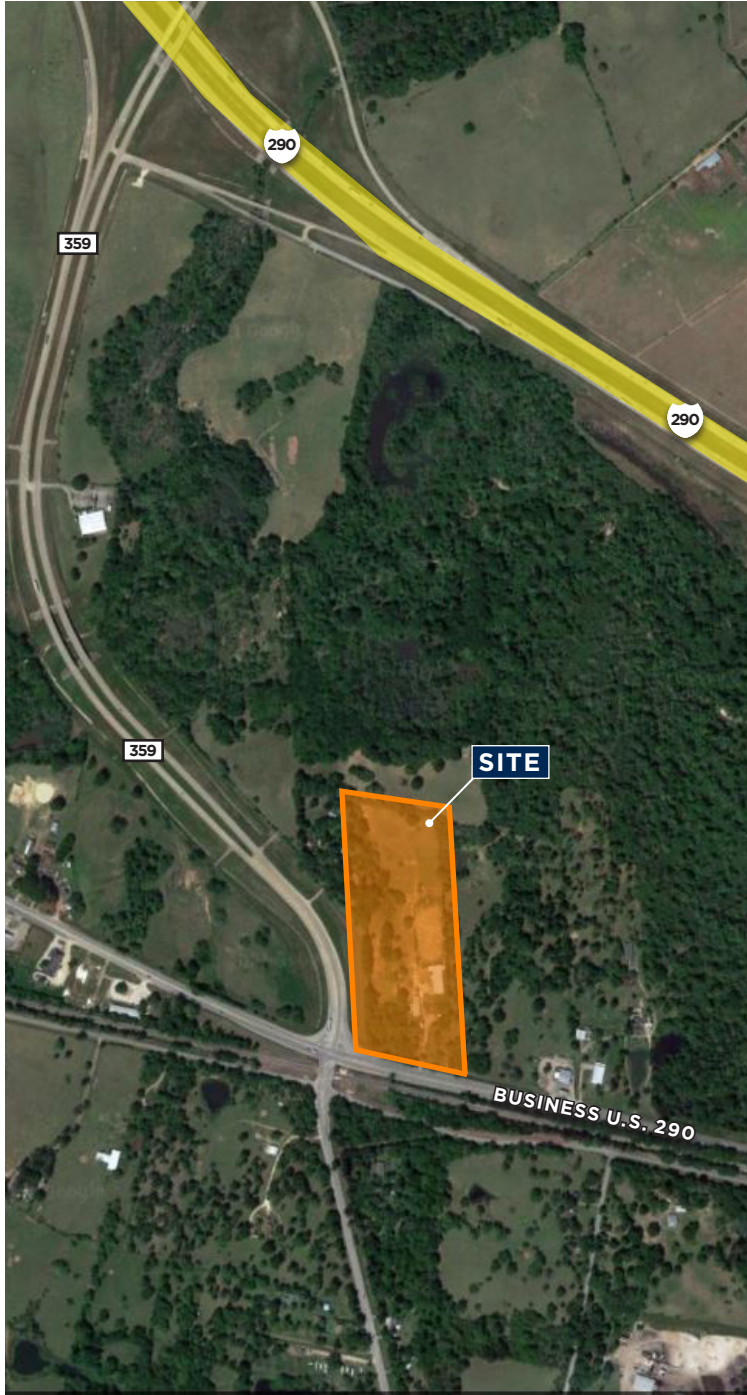


# FOR SALE DEVELOPMENT SITE

47622 HIGHWAY 290 | HEMPSTEAD, TX 77445



## PROPERTY DETAILS:

- 13 Acres (566,280 SF)
- NE corner of FM 359 & US 290 Business
- ±450' of frontage on US 290 Business
- Mixed-Use Business Park Commercial/Industrial Development
- FM 359 to extend to FM 1488 via Laneview Road

**Asking Price: Contact Broker**

## Local Growth in the Area

- RCR Hempstead Logistics Park ±135 acre Logistic & Industrial Park Offering Rail Service by Union Pacific
- Magnolia Lakes 400+ Home 25 Acres Commercial
- Prairie View A&M minutes away
- Prairie View Cricket Fields minutes away
- Wolfe Companies Beacon Hill 564 Acres Residential/Commercial Development
- Daiken Manufacturing Plant located in Hockley
- 17 min to the Grand Parkway
- 30 min to outskirts of Houston
- 30 minutes to Brenham



**ANDREW BROD**  
D / 713.275.3811  
M / 832.244.1052  
abrod@fritscheanderson.com



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### Traffic Counts:

US 290 (east) - 37,882 VPD  
US 290 (west) - 42,382 VPD  
FM 359 - 3,168 VPD  
US 290 (Business) - 5,306 VPD



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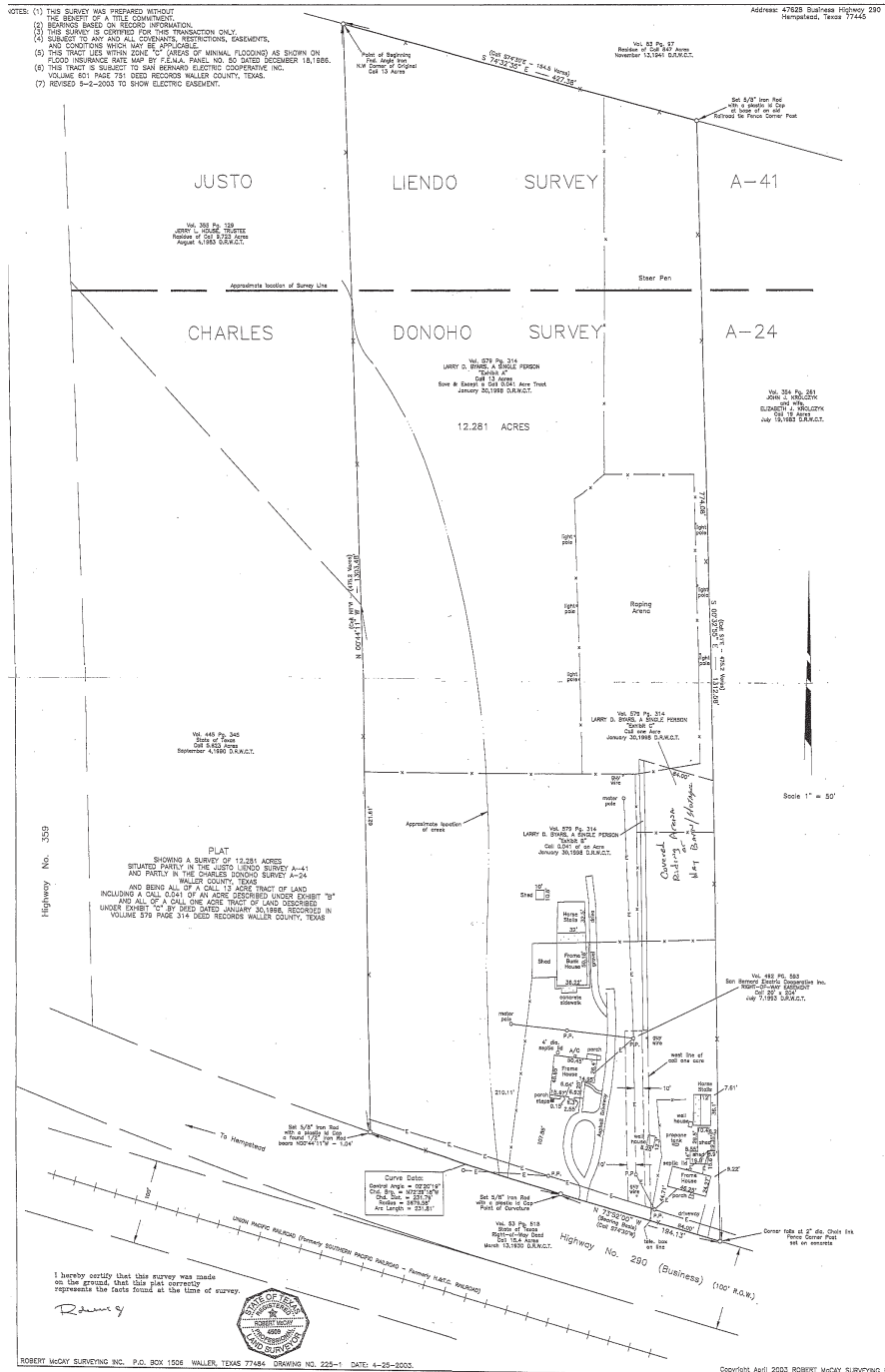
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