



FM 1488 & HWY 290

HEMPSTEAD, TX 77445

Jarred Taylor

O: 979.431.4400

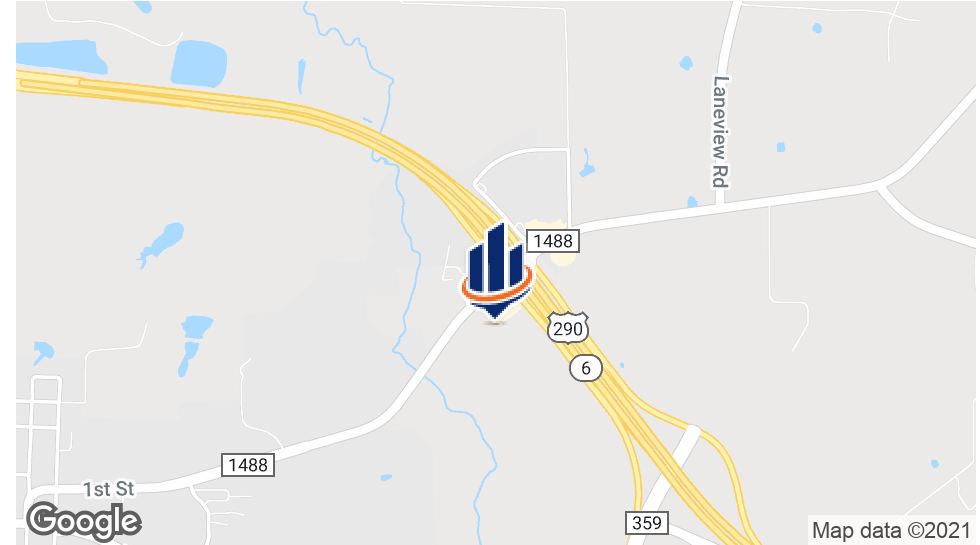
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Jim Jones

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Property Summary



OFFERING SUMMARY

Sale Price:	\$11.50 / SF
Lot Size:	±1.754 Acres
Price / Acre:	\$500,940

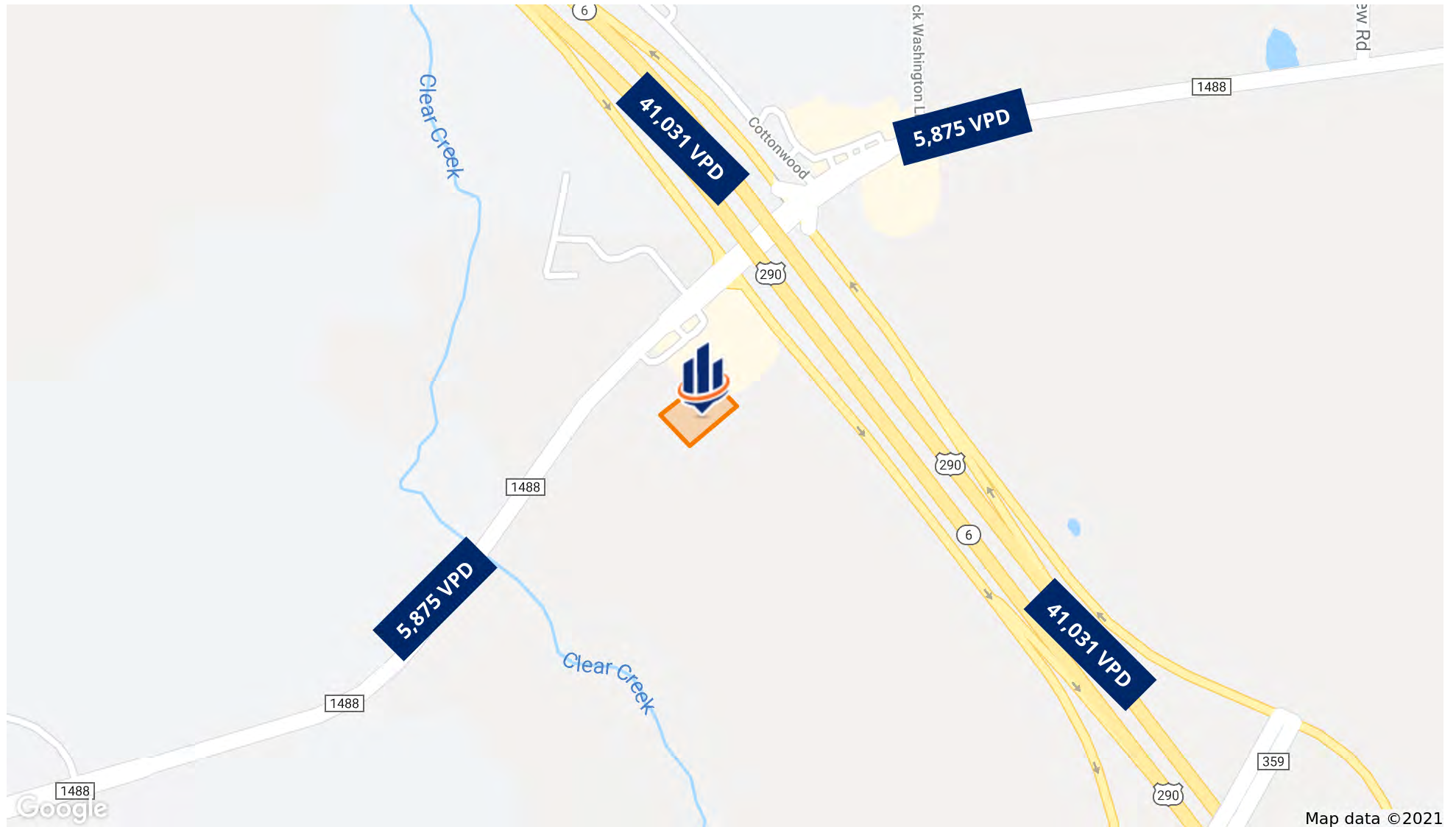
PROPERTY OVERVIEW

Shovel ready! This tract already has off-site detention, utilities on-site, and access easements in place making the entire ±1.75 acres completely usable. Located at the busy intersection of US Highway 290 and FM 1488, there are several development opportunities for this property.

PROPERTY HIGHLIGHTS

- Utilities On-Site
- Multiple Accessway Easements
- Signage Easement On Hard Corner
- Inflow Drainage Line/Utility Easement to Off-Site Detention Pond
- Within City Limits of Hempstead
- ±9 Miles From Harris County (Houston MSA)

Traffic Count Map



Additional Photos



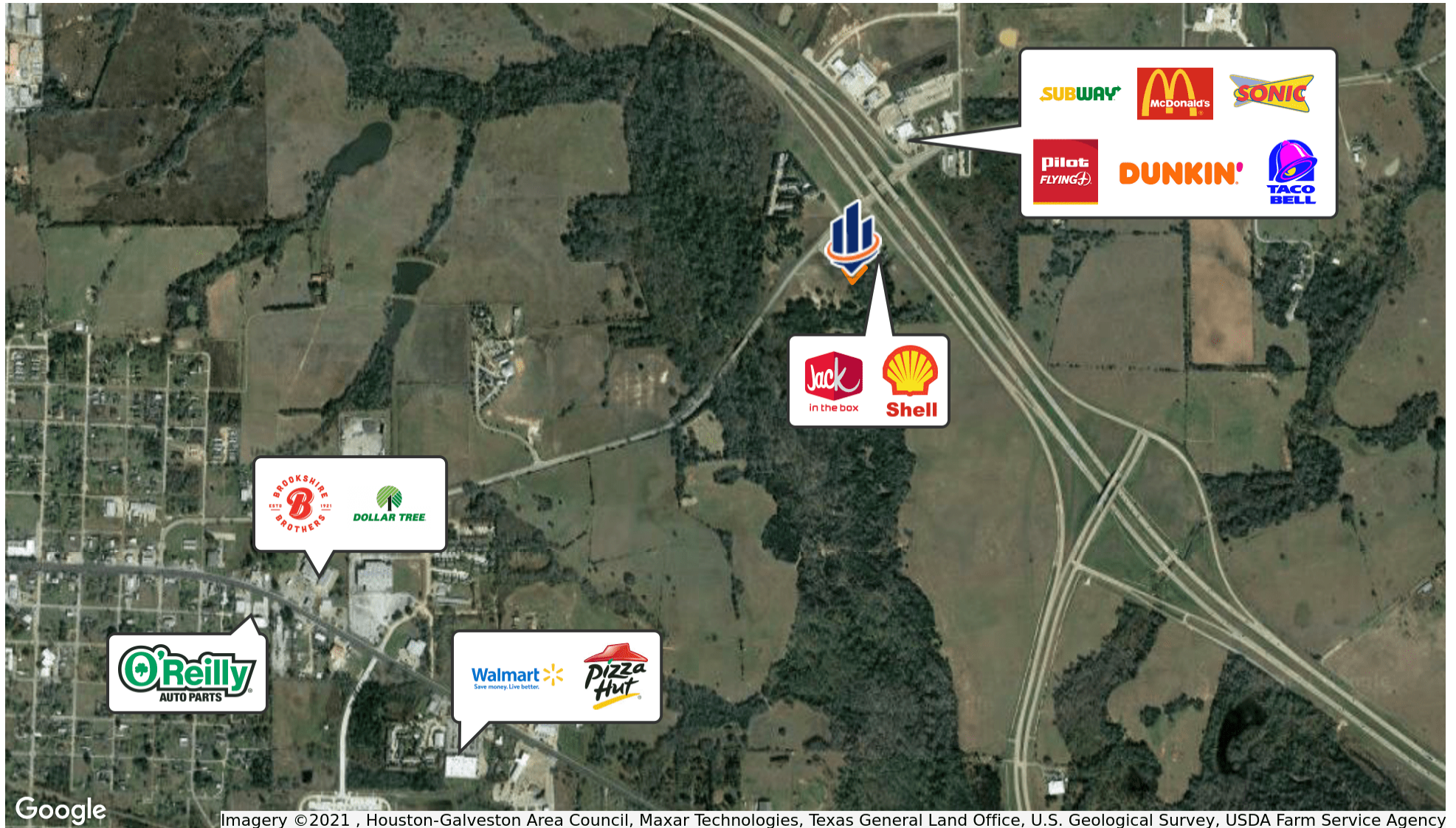
Additional Photos



Exhibit A



Retailer Map



Site Demographic Summary



Ring of 5 miles

INCOME

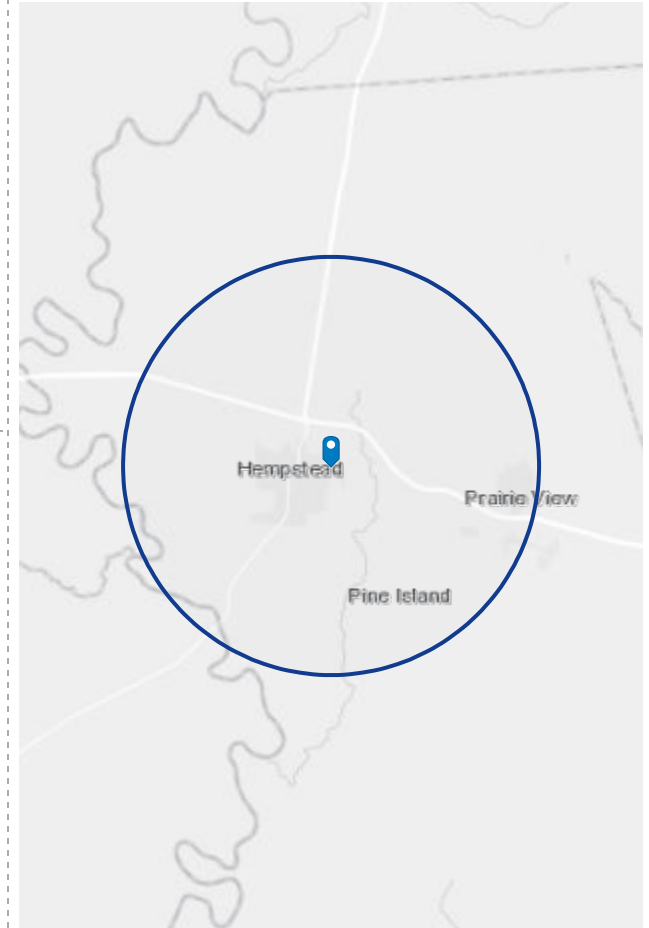

\$57,639
Average Household
Income


\$16,718
Per Capita Income


\$367,758
Average Net Worth


\$284,155
Average Home Value

FM 1488 & HWY 290



KEY FACTS

16,834
Population

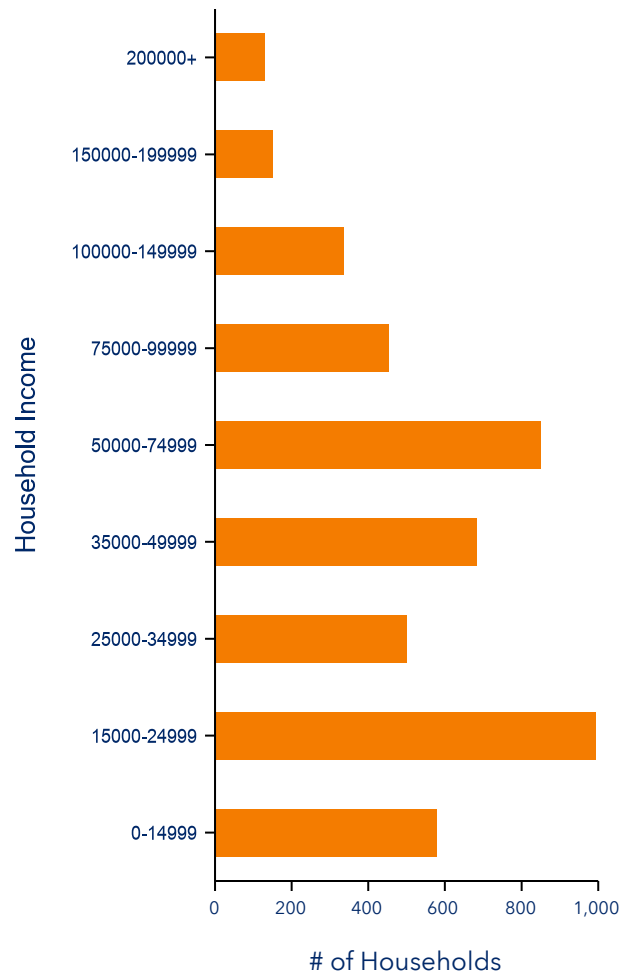
24.9

Median Age



4,671
Households

\$34,319
Median Disposable
Income



EDUCATION

19%

No High
School
Diploma



37%
High School
Graduate



25%
Some
College



20%
College
Graduate

EMPLOYMENT

 **54%**

White Collar



Blue Collar



Services

27%

15.5%

Unemployment
Rate

19%

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.

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.

Riverstone C.R.E. Co.

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Licensed Supervisor of Sales Agent/
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Jarred Taylor

Sales Agent/Associate's Name

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