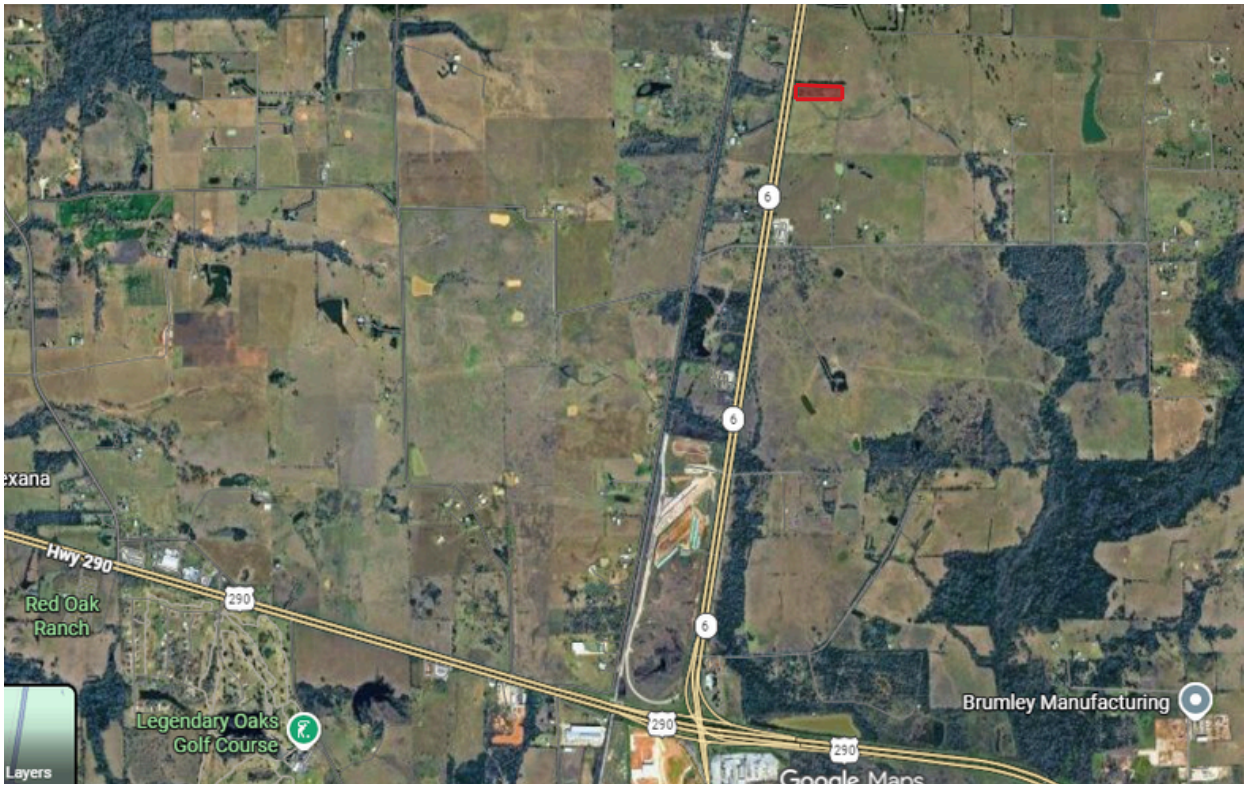
TERPSTRA & ASSOCIATES

www.terpstra-associates.com

Pete Terpstra 281-580-4855 | terprealestate@mindspring.com

5.2 +/- ACRES | HIGHWAY 6

HEMPSTEAD, TEXAS | APPROX. 2 MILES NORTH OF US 290



5.2 +/-	245 +/- FT	PRICING
ACRES	HIGHWAY 6 FRONTAGE	UPON REQUEST

HIGHWAY 6 INVESTMENT & DEVELOPMENT OPPORTUNITY

Approximately 5.2 acres with 245 feet of frontage along Highway 6, positioned roughly two miles north of US 290 and Hempstead. The tract offers a manageable development footprint along a major regional corridor with potential for investment, warehouse, storage or RV-related uses.

PROPERTY HIGHLIGHTS

- 5.2 +/- acres | 226,512 +/- SF
- Approx. 245 ft Highway 6 frontage
- Approx. 2 miles north of US 290
- Highway 6 corridor location
- Warehouse / storage potential
- Investment or RV park potential

Conceptual exhibits are for marketing purposes only. Acreage, frontage, utilities and development feasibility should be independently verified.