TERPSTRA & ASSOCIATES

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5.63 +/- ACRES | I-45 & HUGHES ROAD

DICKINSON, TEXAS | NORTHWEST CORNER



5.63 +/-	774 +/- FT	PRICING
ACRES	HUGHES RD FRONTAGE	UPON REQUEST

HIGH-VISIBILITY CORNER COMMERCIAL OPPORTUNITY

Approximately 5.63 acres at the northwest corner of I-45 and Hughes Road in Dickinson. The unrestricted tract offers substantial Hughes Road frontage, immediate freeway proximity and a strategic location for retail, convenience or other commercial development concepts.

PROPERTY HIGHLIGHTS

- 5.63 +/- acre corner tract
- Northwest corner of I-45 & Hughes Road
- Approx. 774 ft Hughes Road frontage
- Unrestricted
- One intersection north of Tanger Outlets, Buc-ee's, and Lago Mar - a Texas City 2000 ac development
- Retail / convenience development potential

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