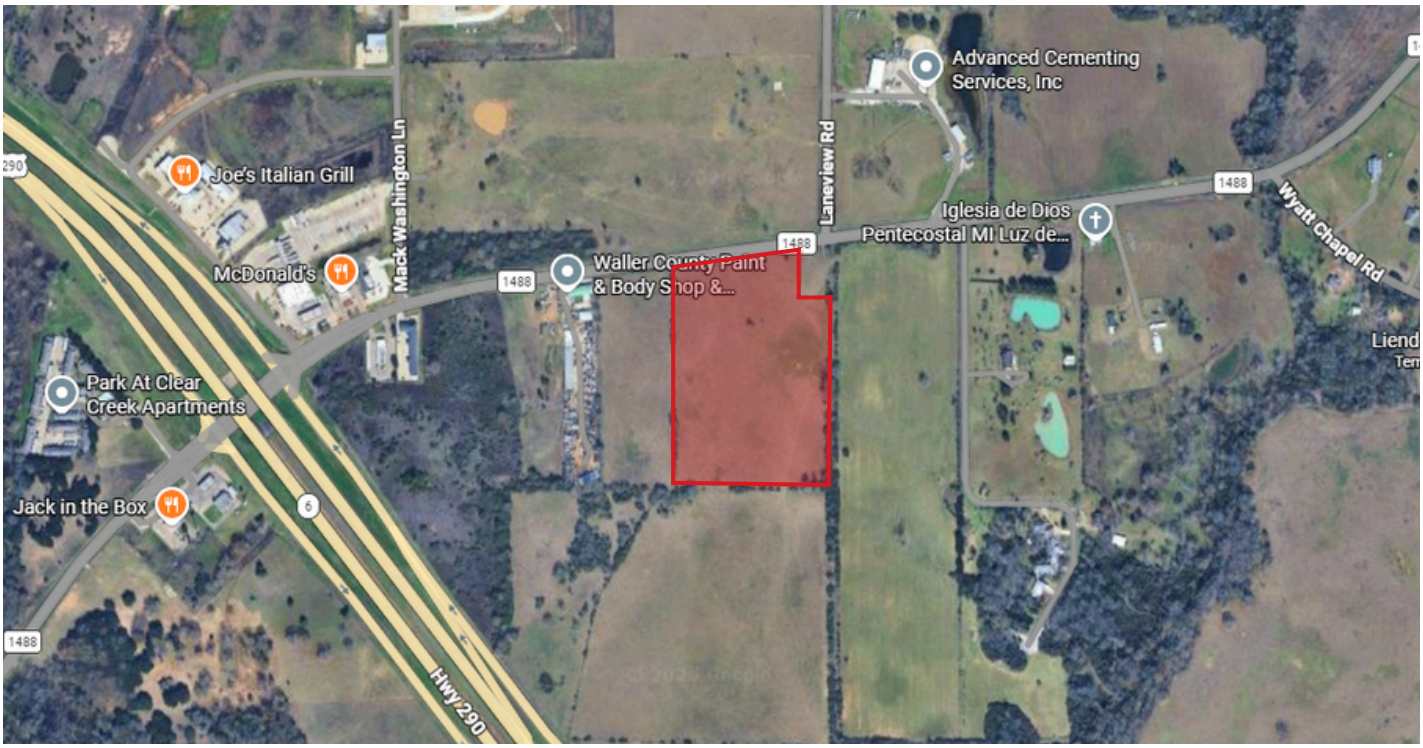
TERPSTRA & ASSOCIATES

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17.46 +/- ACRES | FM 1488

HEMPSTEAD, TEXAS | APPROX. 1/4 MILE NORTH OF US 290



17.46 +/-	1/4 MILE	PRICING
ACRES	APPROX. TO US 290	UPON REQUEST

PRIME DEVELOPMENT SITE NEAR US 290

Approximately 17.46 acres along FM 1488 in Hempstead, positioned roughly one-quarter mile north of US 290. The tract sits within an active growth corridor with nearby commercial uses and major investment activity, offering a strategic location for future development.

PROPERTY HIGHLIGHTS

- 17.4632 +/- acres on FM 1488
- Approx. 1/4 mile north of US 290
- High-visibility growth-corridor location
- Near existing commercial activity
- Commercial / investment development opportunity
- Near major H-E-B 500-acre distribution center

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