TERPSTRA & ASSOCIATES

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

DICKINSON, TEXAS | SOUTHEAST CORNER



16.22 +/-	1,350 +/- FT	PRICING
ACRES	I-45 FEEDER FRONTAGE	UPON REQUEST

HIGH-VISIBILITY I-45 COMMERCIAL OPPORTUNITY

Approximately 16.22 acres at the southeast corner of I-45 and Hughes Road in Dickinson. With extensive feeder-road frontage, an unrestricted designation and proximity to major retail activity, the tract offers a strategic location for a range of commercial development concepts.

PROPERTY HIGHLIGHTS

- 16.22 +/- acres at I-45 & Hughes Road
- Approx. 1,350 ft I-45 feeder-road frontage
- Approx. 387 ft Hughes Road frontage
- Unrestricted | Potential to divide
- One intersection north of Tanger Outlets, Buc-ee's, and Lago Mar - a Texas City 2000 ac development
- Retail, convenience, storage & office/warehouse potential

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