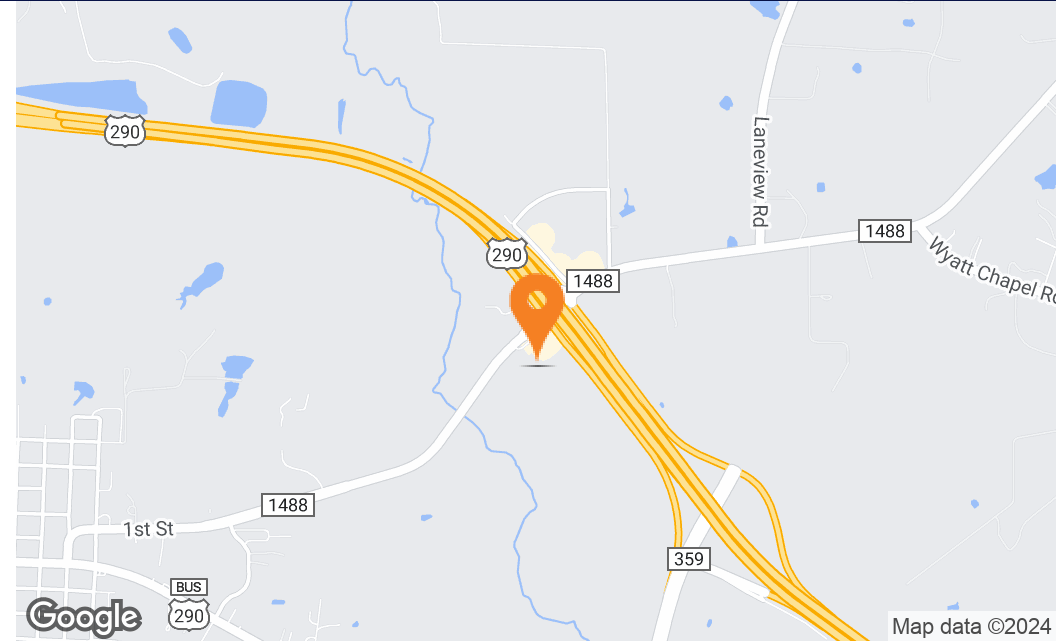




RIVERSTONE
COMMERCIAL REAL ESTATE

FM 1488 & HWY 290

HEMPSTEAD, TX 77445



PROPERTY HIGHLIGHTS

- Additional .88 Acres Available
- 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)
- Seller Financing Available

OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 1.754 Acres





Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies



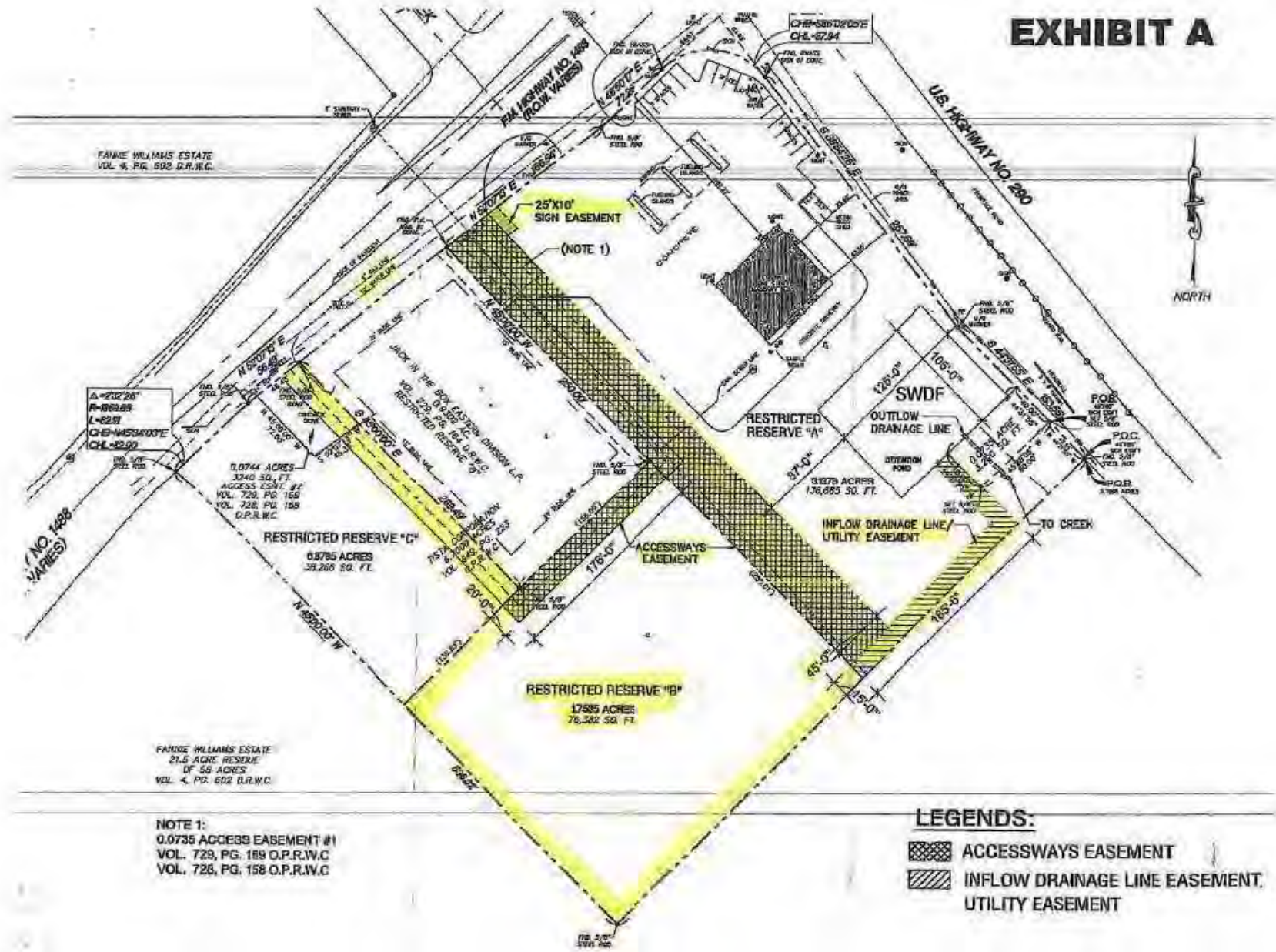
RIVERSTONE
COMMERCIAL REALESTATE

JARRED TAYLOR
Managing Director - Partner

936.525.0069 | jarred.taylor@riverstonecos.com



EXHIBIT A



Site Demographic Summary



RIVERSTONE
COMMERCIAL REAL ESTATE

Ring of 5 miles

KEY FACTS

23.5

Median Age

4,134

Households

\$41,125

Median Disposable Income

16,853

2023 Total Population

EDUCATION

11%

No High School Diploma



36%
High School Graduate



33%
Some College



21%
College Graduate

INCOME



\$64,936

Average Household Income



\$17,442

Per Capita Income



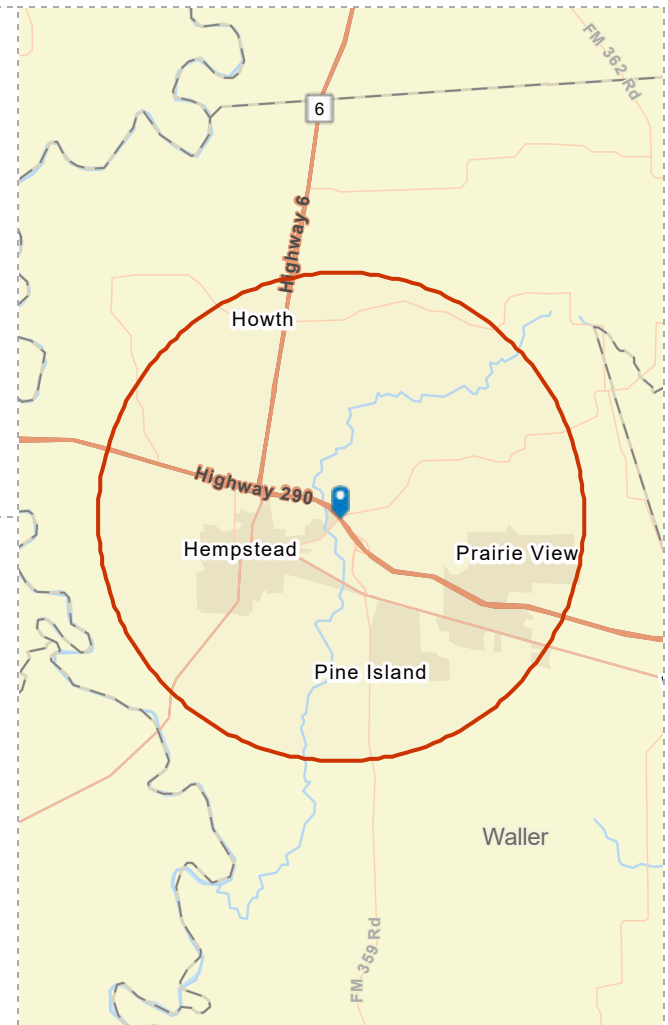
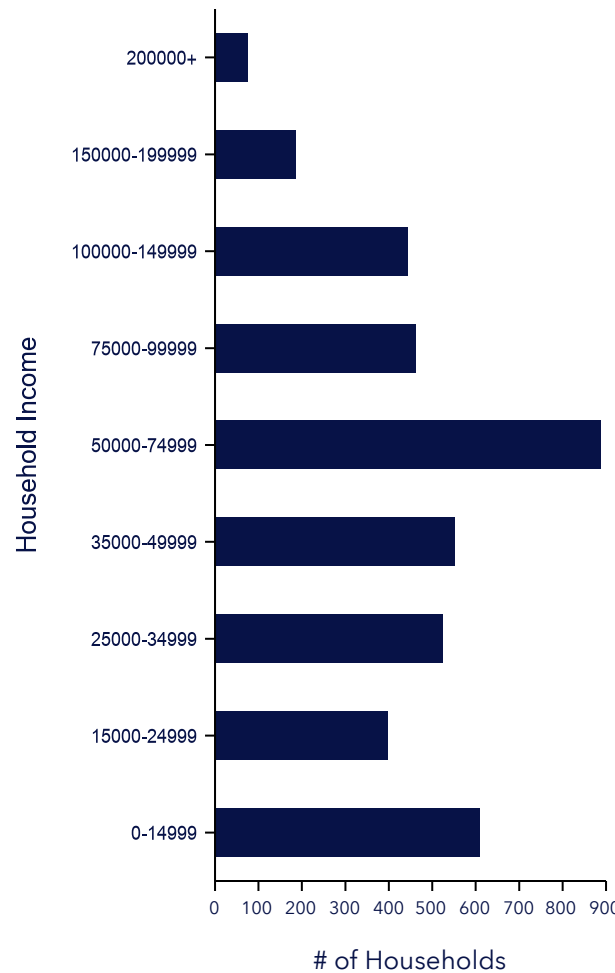
\$273,194

Average Net Worth



\$300,457

Average Home Value



EMPLOYMENT



White Collar

59%



Blue Collar

16%



Services

25%

5.0%
Unemployment Rate

