

Market Realty, Inc.

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Hwy 290/FM 1488 Hempstead, Texas

\$1,500

FOR LEASE RETAIL/OFFICE space at the northwest intersection of Hwy 290 and FM 1488 in Hempstead, Texas, approximately 45 miles west of Houston metroplex. Location is approximately 1 mile east of Hwy 6/BCS and Hwy 290 interchange, near Prairie View A&M University. Retail/Office space of 3,510 sf roughed in, to rent for \$1,500 for first 12 months and \$2,000 per month for years 2-3, plus taxes and insurance. The Hwy 290 and FM 1488 intersection consists of Exxon convenience store/truck stop, Dennys restaurant, McDonalds, Sonic, Jack in the Box, Americas Best Value Inn, Shell convenience store, and multi family housing. Property is 1.305 acres, fully paved, drive through parking lot with 68 parking spaces and 4 handicapped spaces. Good visibility from both directions and easy access. Public utilities include water, sewer, gas and electricity. NO RESTAURANT ALLOWED IN SPACE.

You can trust the "Market Team"

Listing Broker: Roger Chambers
Assistant/Broker Associate: Susan Kiel

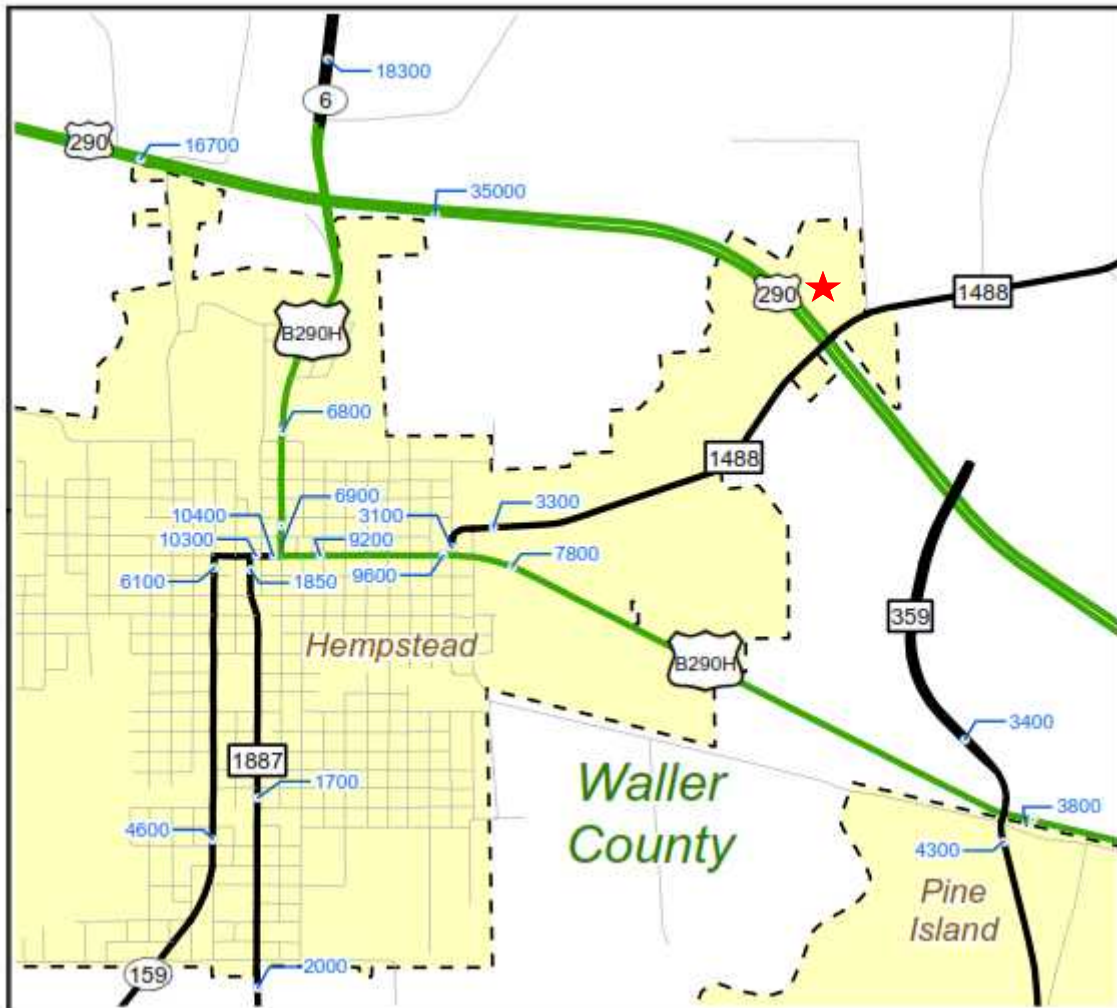
MARKET REALTY, INC.

Brenham*Burton*Carmine

979-836-9600/979-289-2159

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2012 TXDOT HOUSTON DISTRICT TRAFFIC MAPS



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SUBJECT

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1488

Google earth

Imagery Date: 4/21/2012 30°06'33.70" N 96°02'52.92" W elev 217 ft eye alt 2420 ft