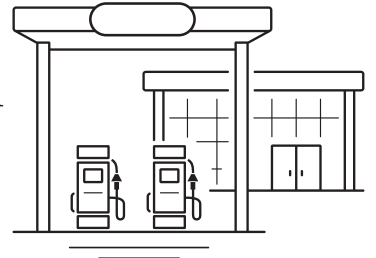


THE BEST CORNER LOT FOR SALE

Prime Location for a Gas Station Convenient Store



Easy access to 290, business 290 & FM359

Near 22349 FM 359 Hempstead TX 77445



PRIME COMMERCIAL CORNER

FM 359 & Old Houston Highway | Hempstead, TX

Outstanding development opportunity for a future gas station - convenience store, or commercial pad site. This highly visible **corner lot** features dual frontage, strong traffic flow, and sits in the path of rapid Waller County growth.

PROPERTY HIGHLIGHTS

Corner tract with two road exposures and excellent signage visibility. Easy ingress/egress potential from both FM 359, Old Houston Hwy. Level topography minimizes site work cost. Minutes from US-290 & Hwy 6 — quick access to Houston, Prairie View, Brenham. Surrounded by residential growth, logistics hubs (HEB Distribution), Prairie View A&M.; Unrestricted use — ideal for gas, c-store, QSR, retail, or long-term hold.



WENDY CLINE
PROPERTIES GROUP
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