











# 7.6-Acre Redevelopment Opportunity

Hard Corner of FM 517 & Termini Street | Downtown Dickinson, TX

*Income-Producing 8-Parcel Assemblage Near I-45*

-  ±7.6 Acres
-  8 Combined Parcels
-  Signalized Corner
-  Dual Frontage on FM 517 & Termini Street
-  Immediate Access to I-45
-  All City Utilities Available
-  Flexible Commercial / Mixed-Use Potential
-  Existing Income While You Redevelop

## EXISTING IMPROVEMENTS

- ±37,743 SF Commercial Building
- ±3,800 SF Warehouse + Offices
- Parking Lease Income
- Relocatable / Flexible Tenants

## IDEAL USES

- Retail / Shopping Center
- Medical / Healthcare Campus
- Mixed-Use Development
- Multifamily / Townhomes
- Office / Professional Complex



*Scale, access, cash flow, and redevelopment upside  
in one of Dickinson's most strategic commercial corridors.*

**High Visibility • Multiple Access Points • Redevelopment Upside**



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