

APPROX. 306+/- ACRES

**US-290 / HWY. 6 / JONES RD. / OLD HOWTH RD.
HEMPSTEAD, TX**

UTILITIES & OPPORTUNITY ZONE

SUBJECT: APPROX. 306+ ACRES

**LOCATION: US 290 – HWY. 6 – JONES RD. – OLD HOWTH RD.
HEMPSTEAD, TX**

**SUMMARY: THE SUBJECT 306+/- ACRES FRONT ON US 290, HIGHWAY 6 (JONES RD., WHICH
CROSSES US 290 FOR BOTH EAST AND WEST BOUND US 290 TRAFFIC), AND OLD
HOWTH RD.**

**THE SUBJECT HAS CITY OF HEMPSTEAD UTILITIES AVAILABLE. THE
9+/- ACRES FRONTING HWY. 6 ABUTS CLEAR CREEK AND MAY PROVIDE
ADDITIONAL DRAINAGE FOR DEVELOPMENT.**

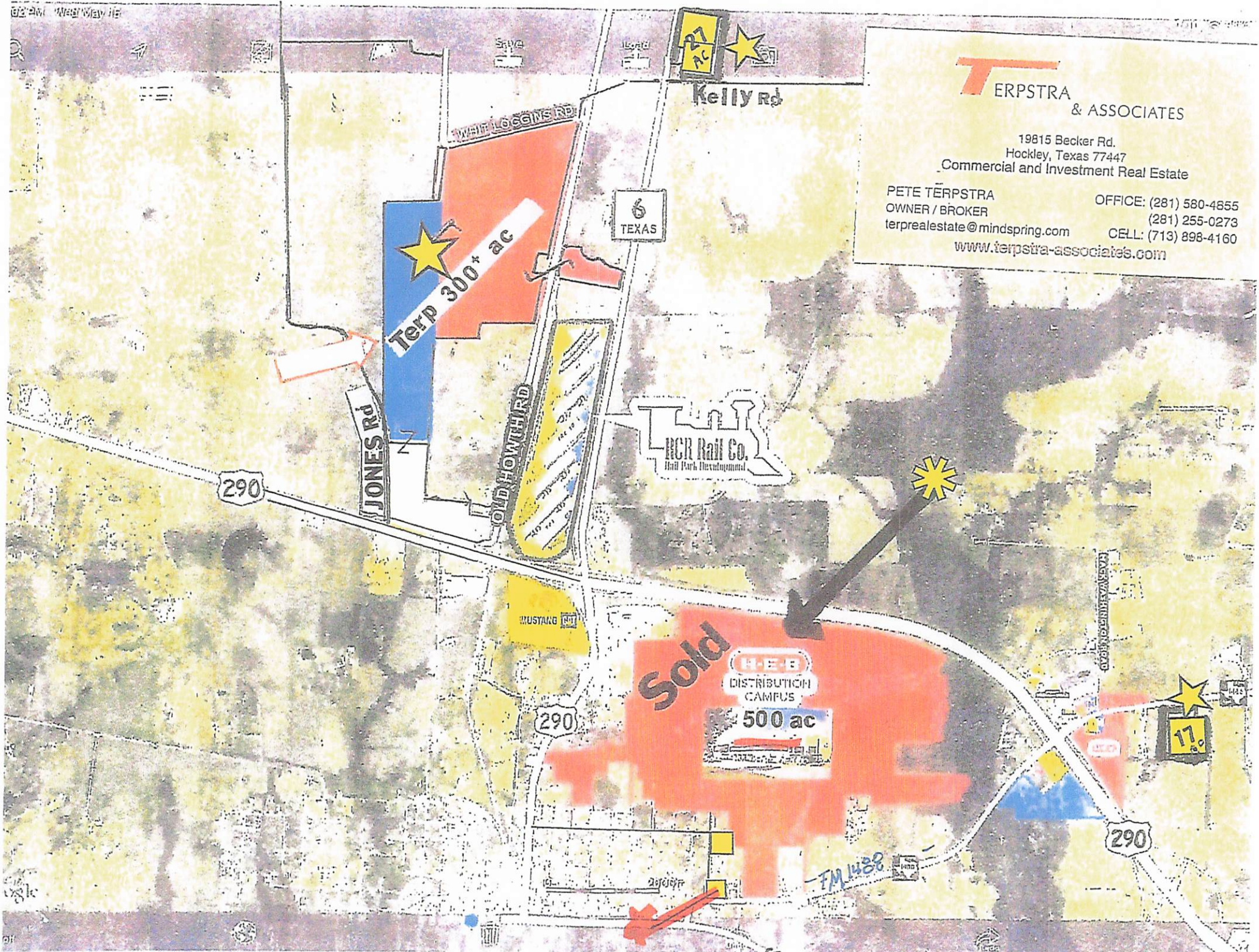
**IN ADDITION TO GREAT ROAD AND FREEWAY ACCESS, RAIL FRONTS THE ENTIRE
EAST BOUNDARY OF OLD HOWTH RD & MAY POSSIBLY PROVIDE RAIL ACCESS.**

**SAN BERNARD POWER CO. CAN ALSO SUPPLY HEAVTY-DUTY POWER TO BOTH
COMMERCIAL AND RESIDENTIAL DEVELOPMENT
CAPABLE OF HIGH-POWER VOLTAGE FOR COMMERCIAL USERS.**

**SEE ATTACHED ARTICLES OF RECENT PURCHASE OF 500 ACRES BY H.E.B. FOR
THEIR DISTRIBUTION AND CAMPUS CENTER. THEY WILL START WITH 1,200+/-
EMPLAOYEES AND IS ESTIMATED THEY WILL GROW TO EMPLOY 6,000+/-
EMPLOYEES.**

**AT THE CORNER OF US 290 AND HWY 6 AND FM 1488, SOUTHEAST OF THE
SUBJECT 306+/- ACRE TRACT, MUSTANG TRACTOR IS COMPLETING THEIR NEW
HEMPSTEAD FACILITY. (SEE AERIAL)**

**THE SUBJECT 306+/- ACRE TRACT IS AN EXCELLENT COMMERCIAL
DEVELOPMENT SITE THAT CAN ATTRACT HIGH DATA FACILITIES. IT IS ALSO
PERFECT FOR RESIDENTIAL & INVESTMENT PURPOSES.**



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Sold

PUSHIN' GOODS

H-E-B to build 500-acre distribution campus

San Antonio-based H-E-B LP is planning a massive distribution campus in the Houston area, where it is one of the top two traditional grocery store chains.

The company announced April 25 that it closed on nearly 500 acres in Waller County for the project. The Hempstead site is south of U.S. Highway 290 and east of Highway 6, roughly 50 miles northwest of downtown Houston.

Financial terms of the deal were not disclosed, H-E-B said, and information about the seller and brokers involved was not immediately available.

The campus will include several distribution facilities developed in multiple phases, H-E-B said. The first phase of construction is expected to start in late 2024.

As the campus is still in the planning phase, additional details will be released as

the project progresses, H-E-B said. However, the company said the campus will include facilities to support supply chain operations for H-E-B's growing business.

"The land purchase is the first step in the development of this strategically planned campus, a project that will position H-E-B to better serve our customers well into the future," H-E-B Chief Supply Chain Officer Carson Landsgard said in a statement. "The investment demonstrates H-E-B's commitment to communities across Texas and will give us the opportunity to create more jobs in the Hempstead area in the coming years."

In March, H-E-B hit 95 Houston-area stores with the opening of its Madera Run location. That 117,000-square-foot store, at 16000 Woodland Hills Drive in Humble, is in The Groves master-planned community across



JACK WITTHAUS/PHJ

San Antonio-based H-E-B LP is planning a massive distribution campus in the Houston area to support its growth.

the street from the Pavilion at The Groves apartment complex.

Meanwhile, H-E-B Katy Park opened on Feb. 21. That store, which also spans 117,000-square-feet, is located at 24924 Morton Ranch Drive in the 54-acre The Market at Katy Park development.