

5519 FM 2004  
5404 FM 2004 | Hitchcock, TX | US | Galveston County  
Available Acres: 3.93 |



Zoning:	Commercial
Topography:	Flat
Setting:	Single Site
Within City Limits:	Yes
Last Updated:	Apr 7, 2025

Economic Development Contact

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HEDC  
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Realtor/Owner Contact

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Property and Area Description

SIZE: ±3.93 Acres PRICE: \$1,069,943 or \$6.25 PSF LOCATION: East side of FM 2004, approximately 1 mile north of Hwy 6 in Hitchcock, Texas. USE: Self-storage, office warehouse, light industrial. PROPERTY HIGHLIGHTS: • Shovel Ready • 100% offsite detention (Impact fee paid) • Curb cut/driveway permitted and installed • City utilities • Filled 2 feet and not in floodplain • Frontage on FM 2004 • Located in opportunity zone • Preliminary city approval for light industrial/self-storage use • ±2 miles from Interstate 45

Population

	3,113	34,375	66,888
	1 Mile Radius	3 Mile Radius	5 Mile Radius

Source: ESRI®, 2024

Households

	1,154	13,264	25,897
	1 Mile Radius	3 Mile Radius	5 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: FM 2004 (0 mi.)  
Nearest Interstate: I-45 (2 mi.)  
Rail Served: Unknown  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: Unknown

Utilities

Electric: CenterPoint Energy  
Natural Gas: CenterPoint Energy  
Water: City of Hitchcock  
Sewer: City of Hitchcock  
Telecommunications: XFinity/Comcast

## Property Images



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