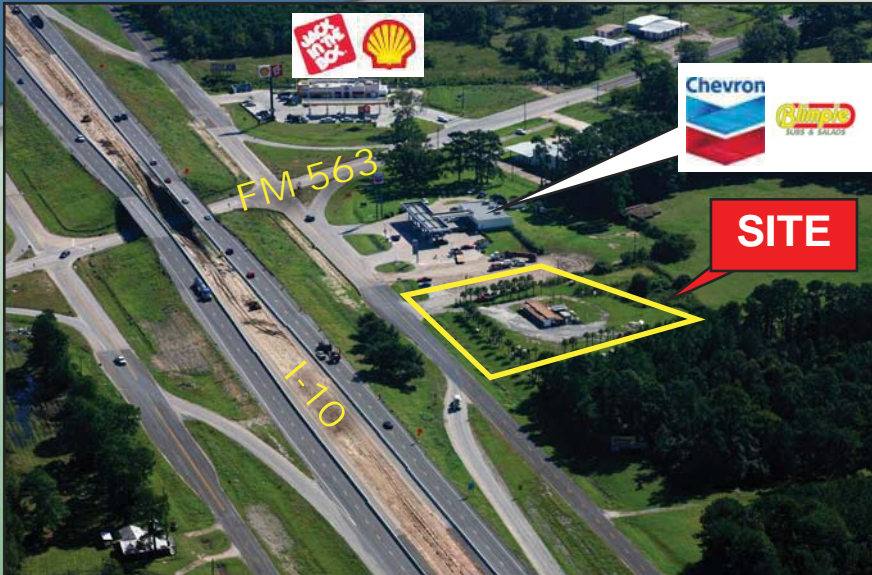


ANDY LOCKWOOD

REAL ESTATE

FOR SALE
+/-1.7 Ac. • SWC of I-10E and FM 563



KEY FEATURES

- ◆ Superior pad site at the **FIRST AVAILABLE CURB CUT** for I-10 east-bound traffic exiting at FM 563 to either Anahuac or Oak Island, TX (south) or Liberty, TX (north) in Chambers County.
- ◆ 1.7 acre Subject is on the southwest corner of I-10E at FM 563. The south side of I-10E @ FM 563 is already anchored by a Chevron/Blimpie Food Mart (adjacent to east side of Subject 1.7 acres) and a Jack-in-the-Box/Shell Station at the southeast corner of I-10E and FM 563.
- ◆ From Houston or Beaumont and Louisiana, FM 563 is a primary route to:
 - new and future residential development areas south of I-10 including:
 - the 511 acre “Gateway to Trinity Bay” on FM 563 (potential for 837 home sites);
 - a newly planned 225-home subdivision in Anahuac, TX (Chambers County Seat)
 - hunting, fishing, and water recreational activities on the east side of Trinity Bay and further south to Smith Point or
 - to Liberty, TX to the north of I-10.
 - Site will be the first accessible tract after exiting I-10 east-bound at FM 563.
- ◆ Location is approximately 40 miles east of Houston, 16 miles east of Baytown, TX and 40 miles west of Beaumont, TX.

Andy Lockwood, Broker | 6248 Terwilliger Way | Houston, TX 77057
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KEY FEATURES

- ◆ I-10E @ FM 563 has significant regional implications because it will carry much of the traffic from Houston to the rapidly developing east side of Trinity Bay, including Anahuac, Oak Island, Smith Point and Bolivar Peninsula. South of I-10, FM 563 will also carry a significant amount of traffic from Beaumont and Louisiana to Anahuac, Oak Island and much of the east side of Trinity Bay.
- ◆ Since June 2005, TXDOT has been expanding I-10E from 4 to 6 lanes beginning at the Trinity River for 10 miles east to SH 61 which is about 3 miles past FM 563
- ◆ Many people traveling to Moody Wildlife Refuge (3,200 ac), Anahuac National Wildlife Refuge (34,000 ac) and Bolivar Peninsula will choose FM 563 through Anahuac to stop for dinner and/or to grocery shop before reaching their destination.
- ◆ Current use is a fruit and nut stand that also offers palm trees for sale.
- ◆ Water & Sewer - Trinity Bay Conservation District: Kit Jones 409/267-3111
- ◆ Electricity - Entergy: Bob Nantz 409/785-2240
- ◆ Bldg. Codes & Regulations - Chambers County Engineers Ofc. Don Brandon 409/267-8379
- ◆ Sales Price: ~~\$500,000~~
REDUCED: \$275,000 (\$3.71/SF)



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