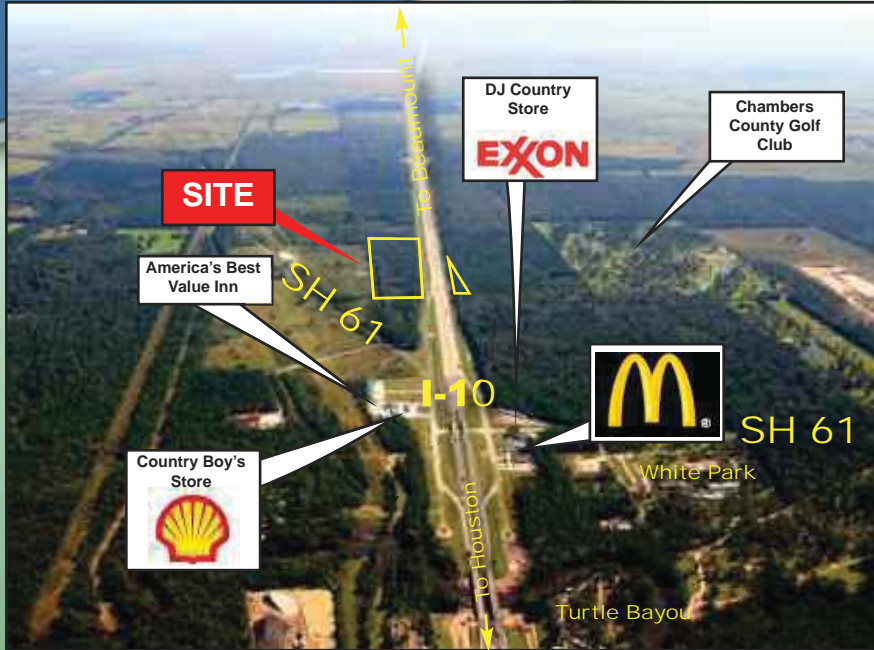


# ANDY LOCKWOOD

## REAL ESTATE

Price: \$2,900,000 (\$2.00/SF)



## FOR SALE

+/- 33 Ac.

I-10E @ SH 61

Chambers County

### KEY FEATURES

- ◆ 1,500 feet east of the intersection of I-10 & SH 61 which has a McDonald's Restaurant, DJ's Country Store w/Exxon Station, an America's Best Value Inn and a Country Boys Country Store w/Shell Gas Station.
- ◇ From Houston or Beaumont & Louisiana, SH 61 is a primary corridor to hunting, fishing and water recreational activities on the east side of Trinity Bay and further south Smith Point.
- ◆ Commercial freeway frontage on both sides of I-10 E, approx. 20 mi. east of Baytown, TX & 16 mi. west of Winnie, TX. Many people traveling to Moody Wildlife Refuge, Anahuac National Wildlife Refuge, other destinations on the east side of Galveston Bay (including East Bay) or to High Island and Bolivar Peninsula take SH 61.
- ◆ Water & Sewer service is available to site by Trinity Bay Conservation District.

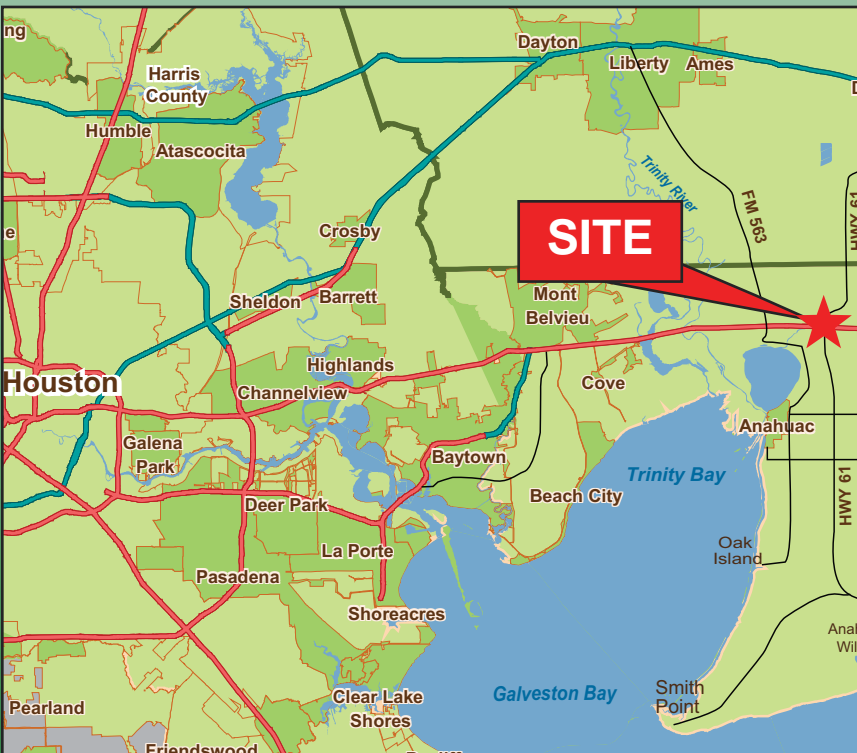
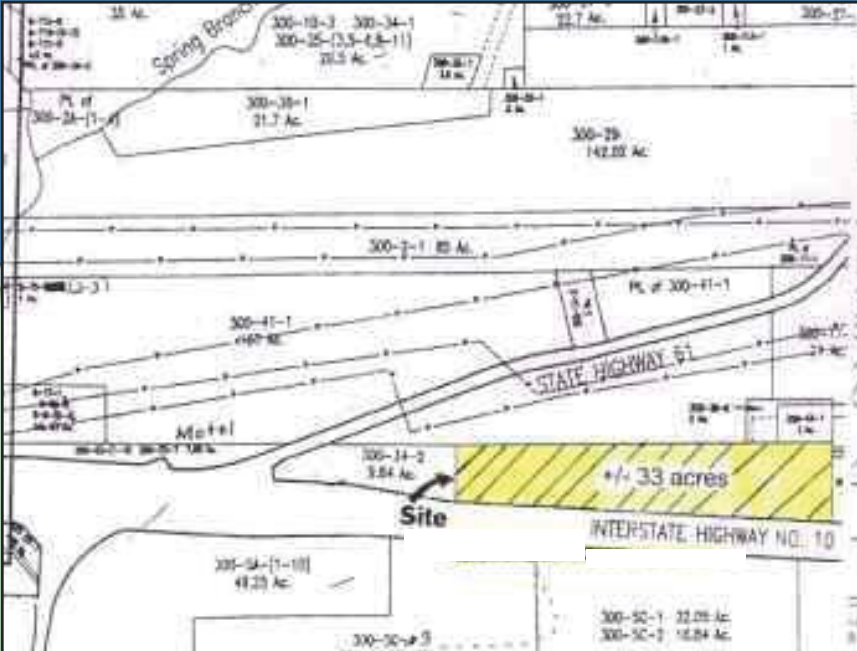
Andy Lockwood, Broker | | Houston, TX 77057

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*The information contained herein was obtained from sources believed to be reliable; however, Andrew Lockwood, Broker, makes no guarantees, warranties or representations, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal from the market without notice.*

# ANDY LOCKWOOD

## REAL ESTATE



### KEY FEATURES CONTINUED

- ◆ Water & Sewer – Trinity Bay Conservation District, 409 267-3111
- ◆ County Engineer Bobby Hall 409 267-8379
- ◆ Electricity – Entergy, 409 785-2240
- ◆ Bldg. Codes & Regs – Chambers County Engineer, Bobby Hall 409 267-8379
- ◆ Chambers-Liberty Counties Navigation District, 409 267-3541
- ◆ Economic Development Chambers County – Sarah Cerrone, 409/ 267-8225
- ◆ Expansion of I-10E & Trinity River Bridge from 4 to 6 lanes for 10 miles -Trinity River to SH 61. Completed 2011
- ◆ 2009 Traffic Count - 41,000 cars per day
- ◆ Price: \$2,900,000 (\$2.00/SF)

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