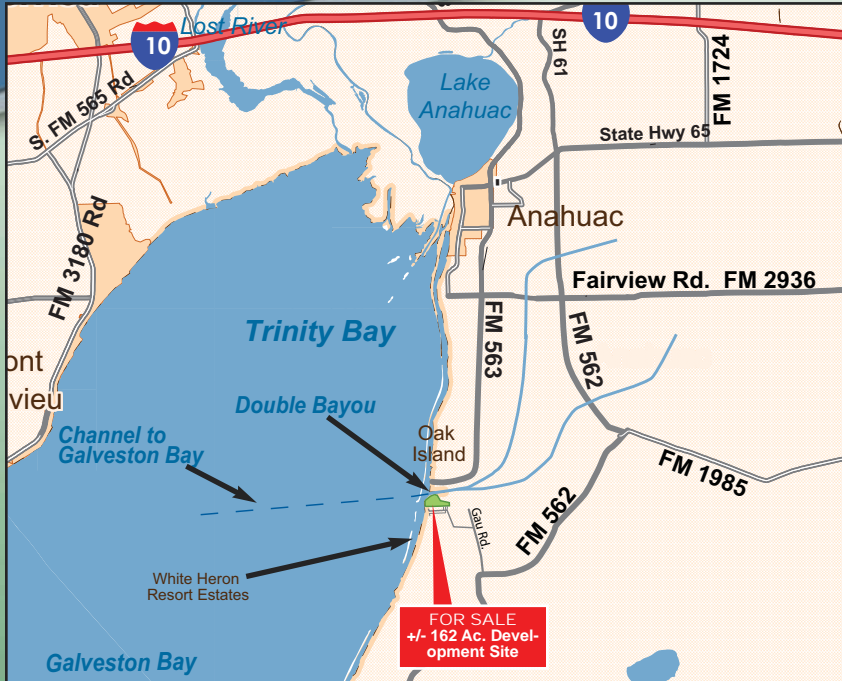


ANDY LOCKWOOD

REAL ESTATE

FOR SALE • +/-162 Ac Trinity Bay
East Side Trinity Bay @ Oak Island/Double Bayou

PRICE REDUCED!



KEY FEATURES

- ◆ Approx 2 miles of waterfront, including +/- .5 miles of deep water (average 10' depth) on Double Bayou channel, +/- .5 miles on Trinity Bay and +/- 1 mile of water access (average 3' to 4' depth) from a canal along the south line of the property.
- ◆ Prime commercial property on Trinity Bay with potential for an interior canal system that would create a significant number of exclusive home sites with direct water access to Trinity Bay via the deep water channel of Double Bayou and the canal on the south line of the property.
- ◆ Chambers County officials support growth and development in the Anahuac and Oak Island area. Texas Department of Transportation is widening I-10 and the Trinity River Bridge from 4 to 6 lanes for 10 miles from the Trinity River to Hwy 61. TXDOT commenced construction in June 2005 and expects completion in 2008.
- ◆ Economic Development - Mike Shields -Director 281/ 420-2961 or Sarah Cerrone 409/ 267-8225
- ◆ Building Codes & Regulations - Chambers County Engineers Ofc. Don Brandon 409/ 267-8379
- ◆ Water & Sewer Service - Trinity Bay Conservation District - Kit Jones or John Finn 409/ 267-3111
- ◆ Trinity Bay Information/Permits - Chambers-Liberty Counties Navigation District - George A. "Pudge" Willcox 409/ 267-3541 Us Army Corps of Engineers
- ◆ I-10 Improvements - TXDOT Trinity River to SH 61 John Sudela 936/ 336-2244
- ◆ Electric Service - Entergy Bob Nantz 409/ 785-2240
- ◆ Price: \$5,321,700 (\$32,850/ac)
- ◆ REDUCED: \$3,709,800 (\$22,900/ac)

Andy Lockwood, Broker | 6248 Terwilliger Way | Houston, TX 77057
 E-mail: andylockwoodre@comcast.net Direct: 713.501.7670

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.

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REAL ESTATE

PRIME DEVELOPMENT OPPORTUNITY



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