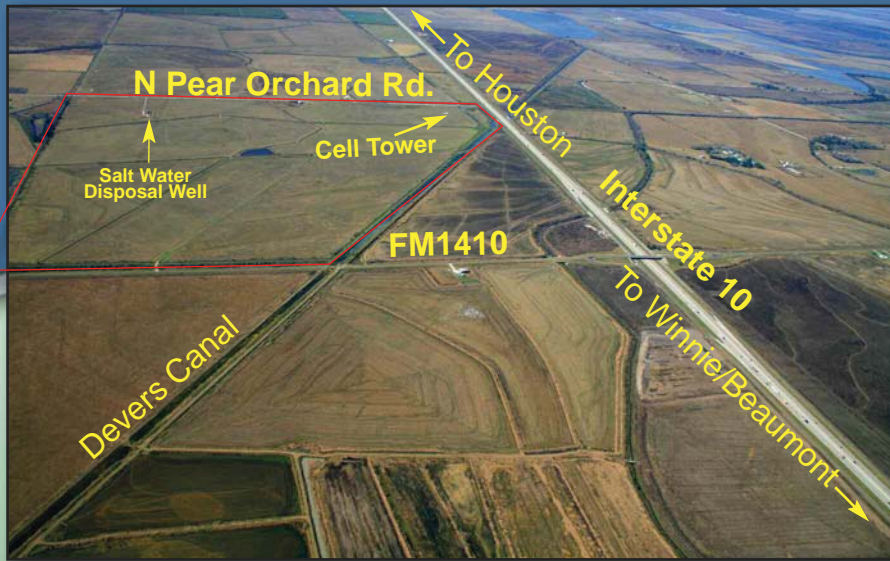


# ANDY LOCKWOOD

## REAL ESTATE



## FOR SALE

+/-505 Ac.  
I-10E @ FM 1410  
CHAMBERS COUNTY TX

### KEY FEATURES

- ◆ Ideal for large scale industrial or future residential development.
- ◆ Current Revenue to Land Owner - Approx. \$20,000/yr:
  - Cell Tower Lease - \$5,850/yr
  - Salt Water Disposal Well - \$5,000/yr;
  - U.S Govt. Farm Subsidy - \$9,000/yr
- ◇ Frontage:
  - I-10E (+/-865 ft);
  - FM 1410 (+/-2,475 ft);
  - N. Pear Orchard Rd (+/-5,600 ft)
- ◇ Interim use:
  - farming, ranching, cattle grazing, duck & dove hunting.
  - Abundant water via Devers Canal from either Trinity River Authority or Lower Neches River Valley Canal System;
  - Improved with multiple interior roads, canals, 2-3 acre stock tank, large barn and stock pens.
- ◇ Electrical Service:
  - Entergy, Bob Nantz 409/ 785-2240;
  - 3-phase: FM 1410 at Devers Canal;
  - N. Pear Orchard Rd at Salt Water Disposal Well;
  - single phase: Cell Tower (NW quadrant of tract).
- ◆ 4" Water well w/ electricity drilled August 2006

◆ Price Per Acre: \$5,950/acre

◆ Price: \$3,004,750

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

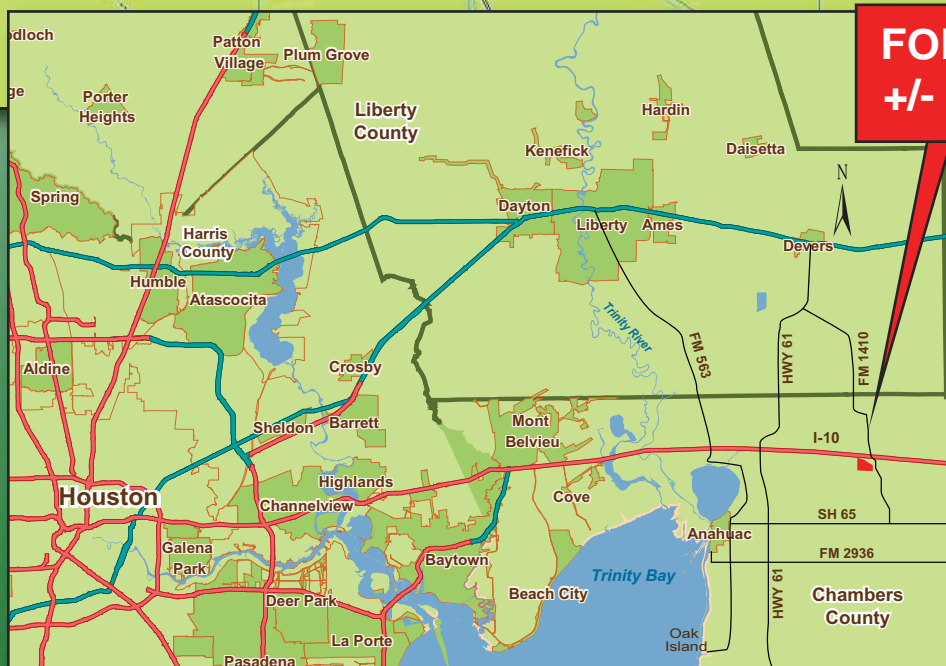
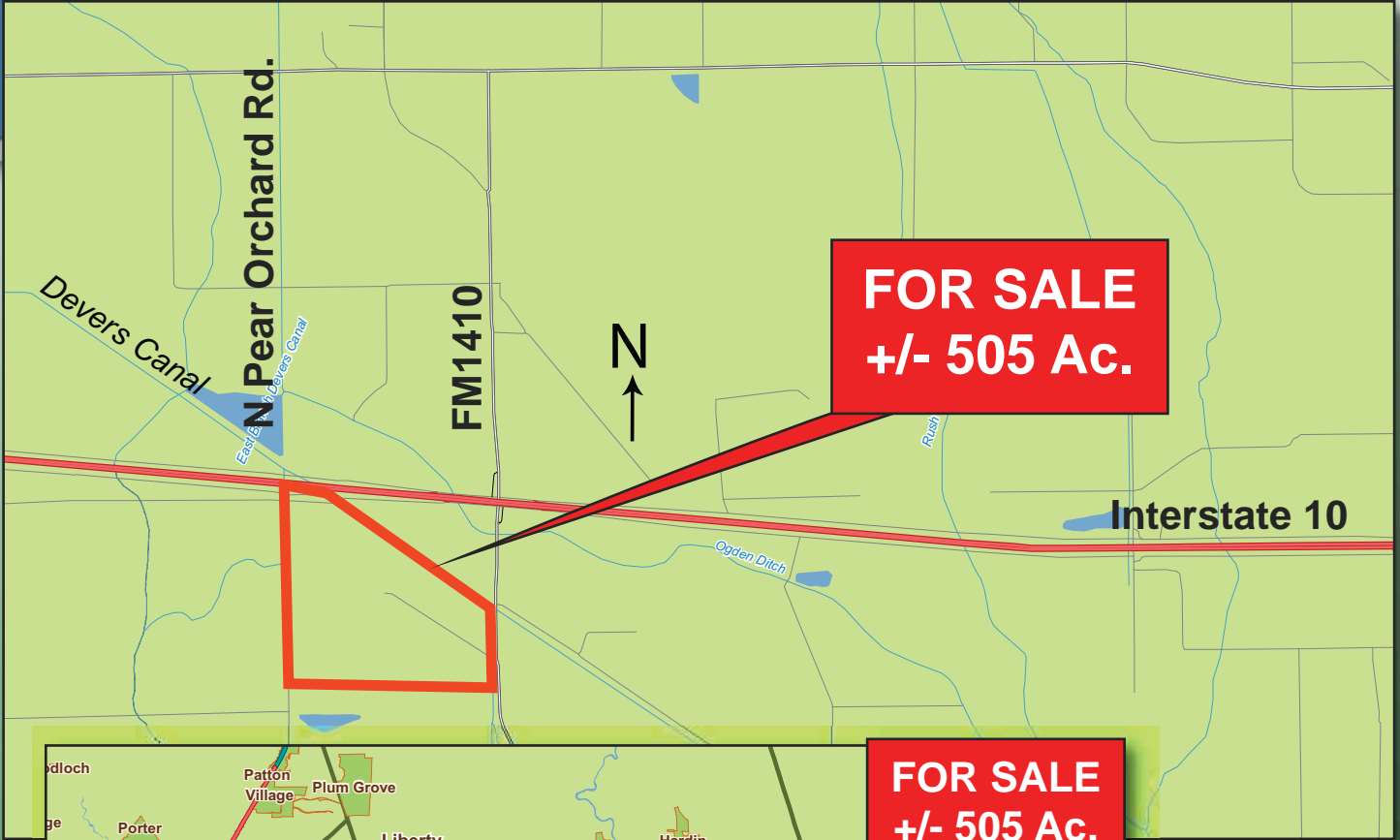
E-mail: [andylockwoodre@comcast.net](mailto:andylockwoodre@comcast.net) Direct: 713.501.7670

*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.*

# ANDY LOCKWOOD

## REAL ESTATE

**+/-505 Ac. • I-10E @ FM 1410-CHAMBERS COUNTY TX**



◆ Price per Acre: \$5,950

◆ Price: \$3,004,750

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