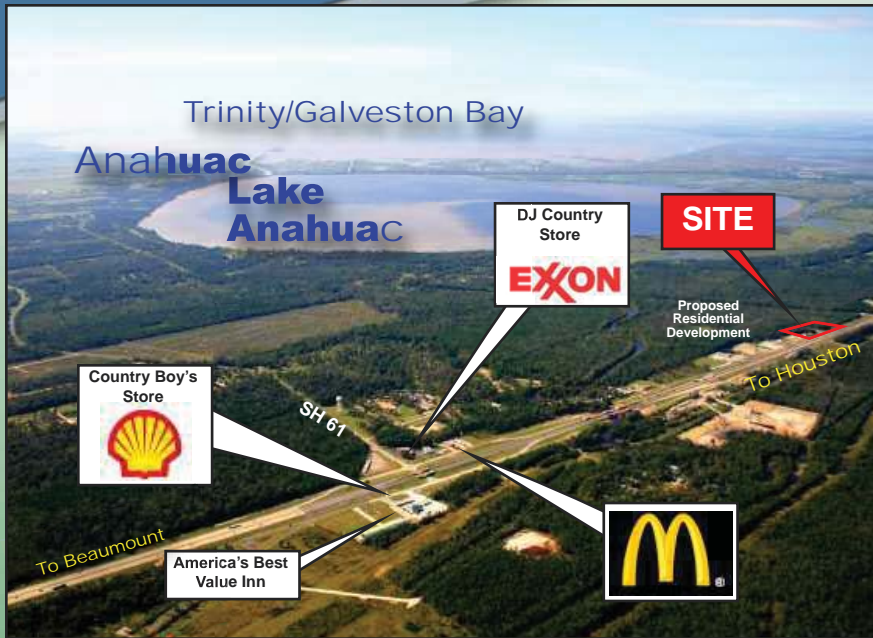


# ANDY LOCKWOOD

## REAL ESTATE

### FOR SALE

#### 5ac on the S/S of I-10E



#### KEY FEATURES

- ◆ 5 ac S/S I-10E between FM 563 & SH 61, Chambers County, TX
- ◆ Commercial property contiguous to a proposed 500 ac residential development in Chambers County, TX. 40 miles east of Houston, 20 miles east of Baytown, TX and 40 miles west of Beaumont, TX.
- ◆ Located within a 10 mile segment of I-10E between the Trinity River and SH 61 being widened from 4 to 6 lanes, scheduled for 2009 completion. Trinity River Bridge expansion from 4 to 6 lanes should complete in 2011.
- ◆ Situated between two main transportation corridors, FM 563 and SH 61, serving eastern Chambers County south of I-10E to Smith Point and Bolivar Peninsula. FM 563 at I-10E has Jack-in-the-Box w/Shell, Chevron Food Mart and plans for a limited service motel (Holiday Inn Express or La Quinta). South of I-10, FM 563 is the primary route to Anahuac, TX (Chambers County Seat) and north of I-10, FM 563 serves Liberty County, Hwy 90 and Liberty, TX. SH 61 at I-10 has a McDonald's Restaurant, DJ's Country Store w/Exxon, a Country Boys Store w/Shell Gas and America's Best Value Inn. Subject is near an auto dealership, Turtle Bayou RV Park, White's Park on SH 61 and a new residential development at the Chambers County Golf Course.
- ◆ From Houston, Beaumont and Louisiana, SH 61 and FM 563 south of I-10, are primary corridors to hunting, fishing and/or water recreational activities on the east side of Trinity Bay and fur-

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

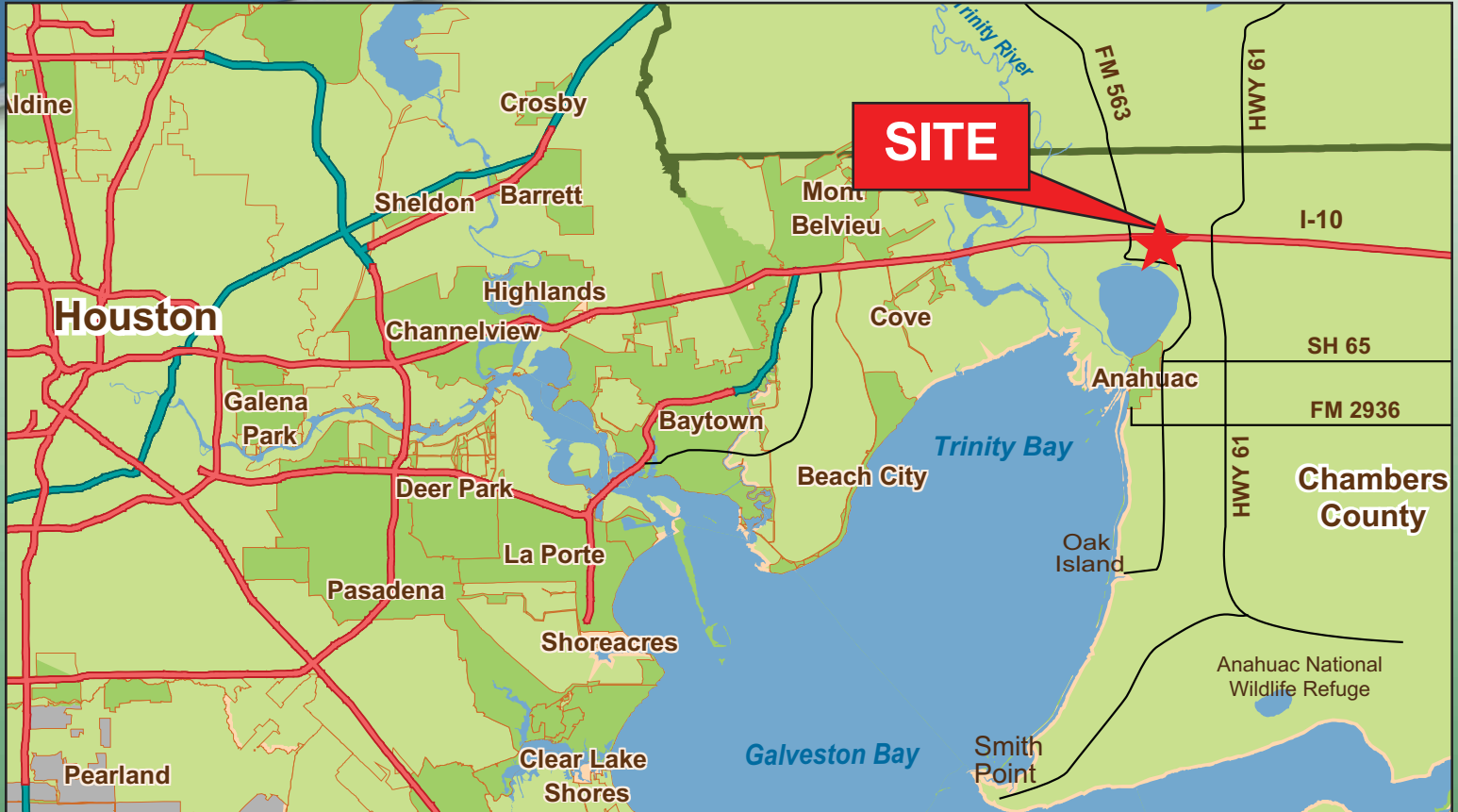
E-mail: [andylockwoodre@comcast.net](mailto:andylockwoodre@comcast.net) Direct: 713.501.7670

*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

**FOR SALE**  
5ac on the S/S of I-10E



### KEY FEATURES

ther south to Smith Point. People visiting Moody Wildlife Refuge (3,200 ac), Anahuac National Wildlife Refuge (34,000 ac), other destinations on the east side of Galveston Bay (including East Bay) or High Island and Bolivar Peninsula can choose SH 61 or FM 563.

- ◆ Water & Sewer – Trinity Bay Conservation District – Gen. Mgr. Kit Jones 409/ 267-3111
- Electrical – Entergy – Edward Diaz 409/ 785-2221 (3-phase and single phase power available)
- Gas – Reliant Energy/Entex; Propane and Butane – private gas companies.
- ◆ Sale Price: \$3.95/SF or \$860,000.00

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