



5.836acres north line I-10E between SH 61 & FM1724

north line I-10E between SH 61 & FM1724, Hankamer,
TX 77560

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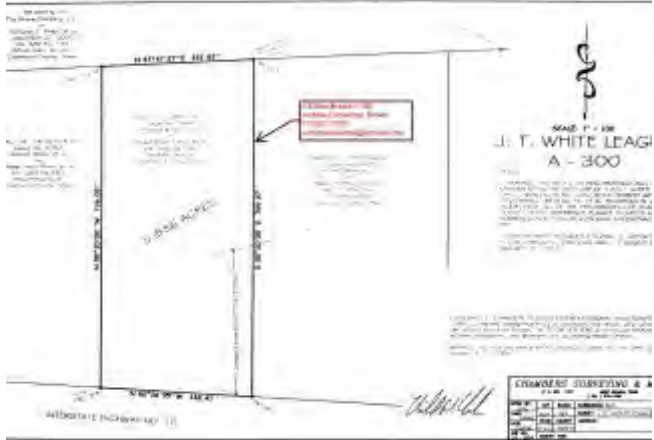
\$375,000

5.836 acres of wooded land with generally flat topography. There may be residual economic value in harvesting timber from the property.



Map location 5.836ac I-10E near TXDOT Rest Area

Price:	\$375,000
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Features:	Electricity/Power, Water



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\$375,000

Lot Size	5.84 AC
Price/AC	\$64,212.33
Lot Type	Commercial/Other (land)

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Located east of the Trinity River, approximately half way between Houston' s CBD (45 miles) and Beaumont' s CBD (35 miles). Property is proximate and convenient to Chambers County Golf Course, White' s Park and, abundant guided hunting & fishing venues on Smith Point and Trinity Bay Oak Island Lodge. Future amenities include a proposed new 41ac HEB anchored mixed use development planned for NWC of I-10 @ FM 3180 (Eagle Drive), Mont Belvieu and new proposed or potential land uses along I-10 in the Wallisville/Hankamer area between Trinity River & SH 61. Presently, \$50-60 billion of energy industry expansion and/or renovation is underway around Baytown & Mont Belvieu, Chambers County. Due to energy industry expansion over the next several years, Mont Belvieu' s population is forecast to grow from +/- 3,800 (2010 census) to possibly as much as 11,000. If this occurs, demand for housing and other commercial development along I-10, east of the Trinity River (between Wallisville and Winnie), could soar. Property has adjacent or proximate access to municipal water & sanitary sewer (Trinity Bay Conservation District) and electricity (Entergy).