



## 7 acres Chambers County

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

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# 7 acres Chambers County

\$668,428

+/- 7 acres land, generally rectangular shape and level topography with approx 400 feet fronting on I-10 Frontage Rd.



Map 6.82 acres west bound I-10E at TXDOT Rest Area



Price:	\$668,428
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Features:	Electricity/Power, Water

**\$668,428**

Lot Size	297,079 SF
Price/SF	\$2.25
Lot Type	Commercial/Other (land)

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Property is convenient to Chambers County Golf Course, White' s Park and, abundant hunting & fishing venues in Chambers County and on Smith Point/Trinity Bay Oak Island Lodge, etc. Additional area amenities include a proposed 41ac HEB anchored mixed use development planned for the NWC of I-10 @ FM 3180 (Eagle Drive), Mont Belvieu and other proposed/potential developments along I-10 between Mont Belvieu and FM 1724. Presently, \$50-60 billion of energy industry expansion and/or renovation is underway in and around Baytown and Mont Belvieu, Chambers County. This energy industry expansion over the next several years may result in Mont Belvieu' s population growing from approx. 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.