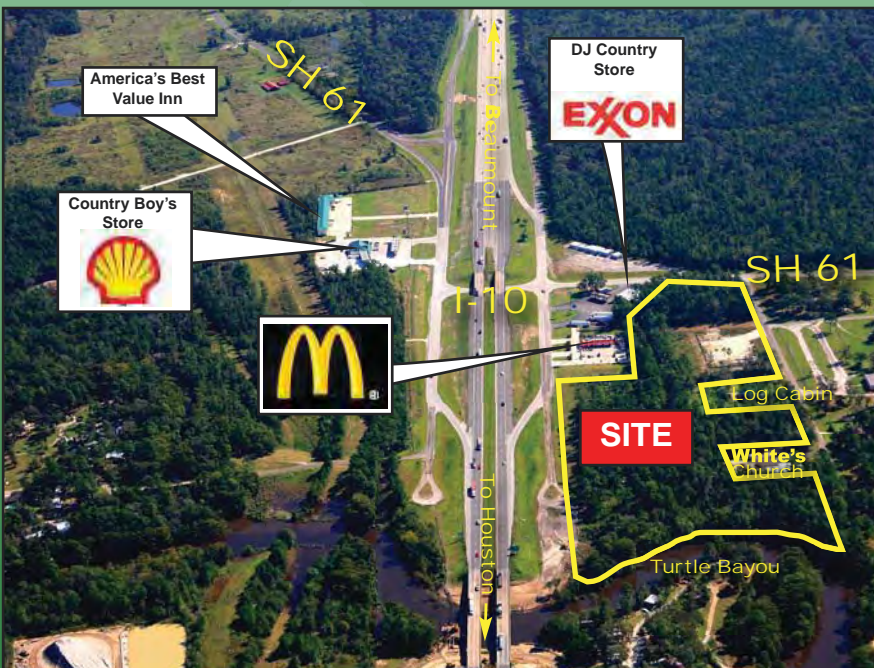


ANDY LOCKWOOD

REAL ESTATE

FOR SALE
+/-14 Ac. • SWC I-10E @ SH 61



KEY FEATURES

- ◆ Prime commercial property on the southwest corner of I-10E at SH 61, Chambers County, TX, approximately 40 miles east of Houston CBD, 20 miles east of Baytown, TX and 40 miles west of Beaumont, TX.
- ◆ Property surrounds a McDonald's Restaurant and Exxon Station w/DJ's Country Store. The opposing northeast corner of I-10E and SH 61 has recently added a Shell Station w/"Country Boys" Country Store and an America's Best Value Inn. The 14 acres is adjacent to White's Park (84 ac) on the south and near Chambers County Golf Course.
- ◆ From Houston or Beaumont and Louisiana, SH 61 south of I-10 is a primary corridor to hunting, fishing and/or water recreational activities on the east side of Trinity Bay and further south to Smith Point. Additionally, many people traveling to 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 to High Island and Bolivar Peninsula can choose SH 61.
- ◆ Trinity River Bridge and main lanes of I-10 from the Trinity River to SH 61 (10 miles) are being expanded from 4 lanes to 6 lanes. Commenced Sept, 2005. Est. completion 2008 or 2009.

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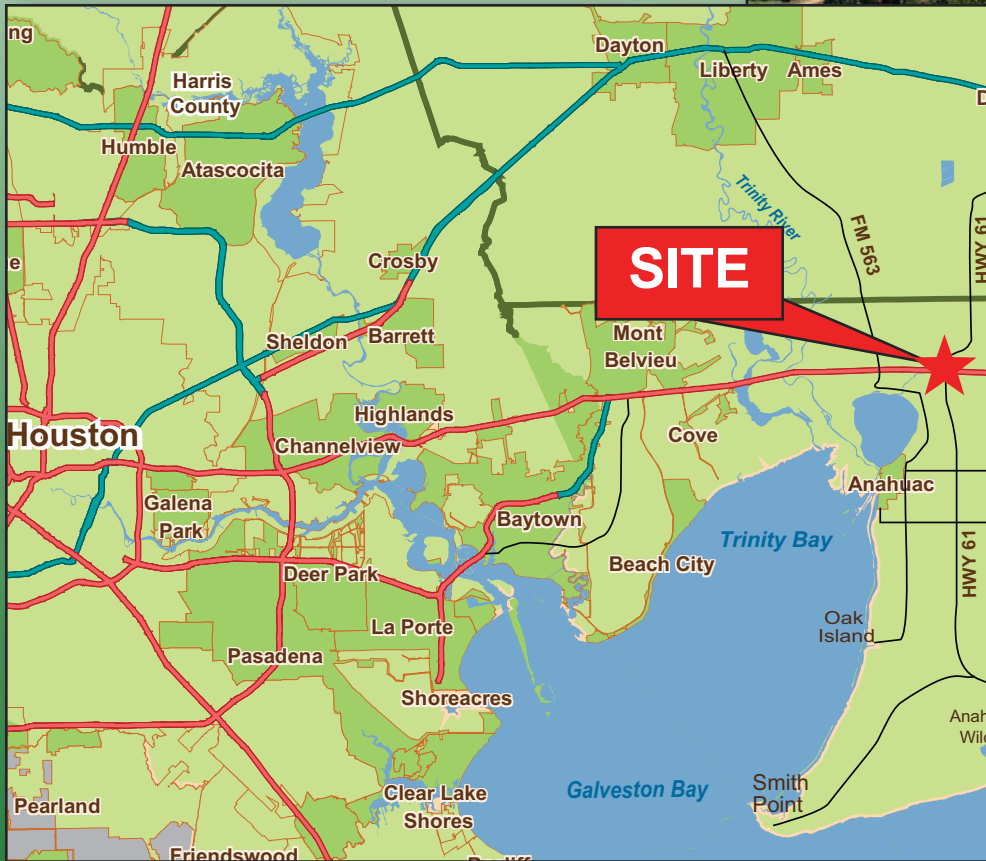
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KEY FEATURES

- ◆ **Water & Sewer** – Trinity Bay Conservation District – Gen. Mgr. Kit Jones 409/ 267-3111
- ◆ **Electrical** – Entergy – Bob Nantz 409/ 785-2240 (3-phase and single-phase power available)
- ◆ **Gas** – Reliant Energy/Entex; Propane and Butane – private gas companies
- ◆ **Sale Price:** \$3,000,000
\$4.92/SF



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