

# ANDY LOCKWOOD

## REAL ESTATE

### FOR SALE

128 ac & 163 ac East Fork Double Bayou, Chambers County, TX



### KEY FEATURES

- ◆ 128 acres & 163 acres in a serene and secluded setting on the southern shoreline of the East Fork of Double Bayou, a meandering waterway through the rural country of east Chambers County, TX.
- ◆ These properties are ideally suited for a retirement get-away and offer easy access to Trinity/Galveston Bay and the Gulf of Mexico. This is the first time these lands have been formally marketed.
- ◆ East Chambers County, including Oak Island and Chambers County Seat, the Town of Anahuac, is expected to benefit greatly from a division of the Federal Emergency Management Agency and its guidance in developing the Long-term Community Recovery Plan in April 2009 that identifies more than 100 projects which may qualify for some form of federal financial aid to assist the entire community in recovering from the effects of Hurricane Ike.

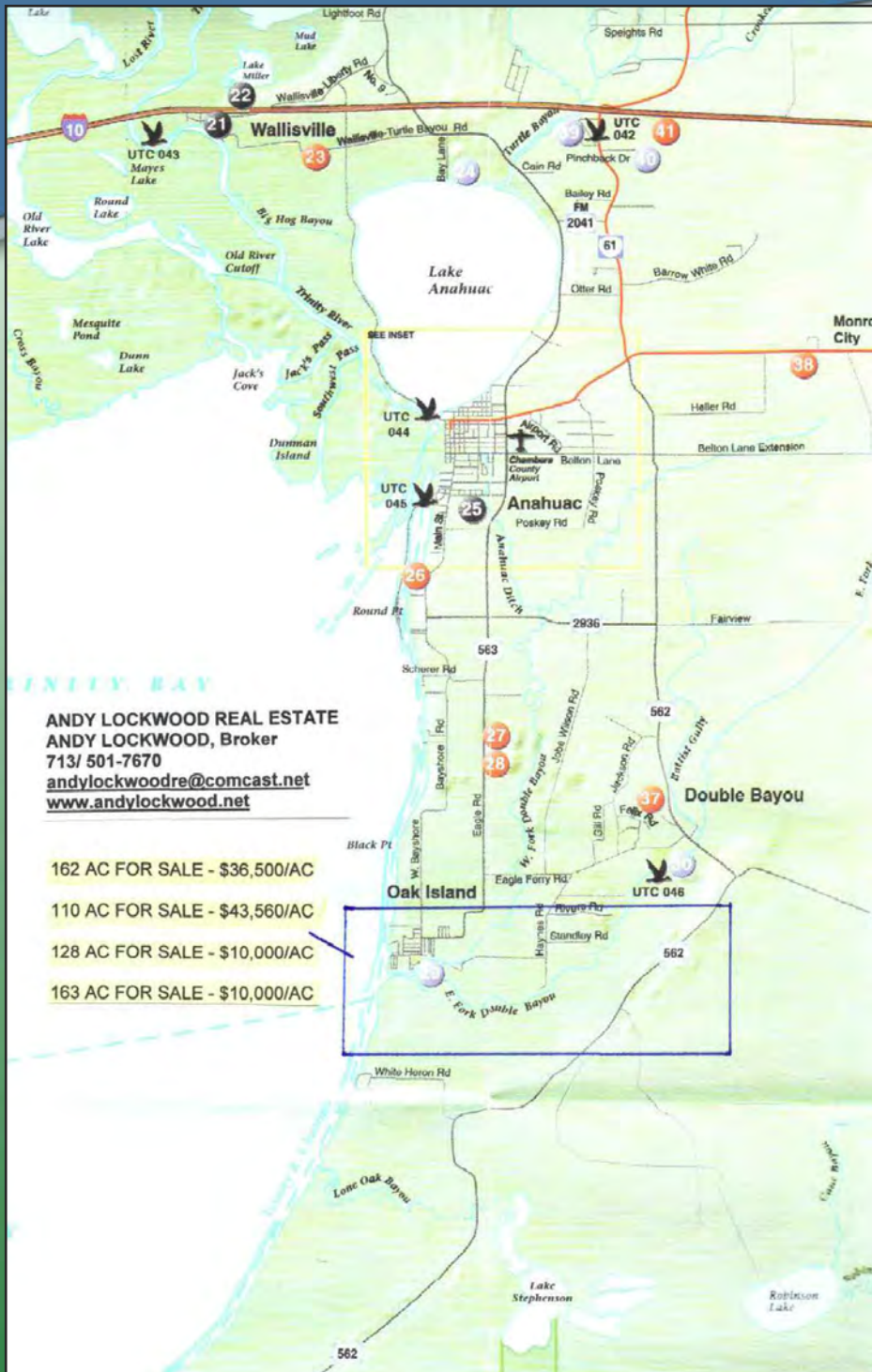
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*The information contained herein was obtained from sources believed to be reliable; however, Andrew Lockwood, Broker, makes no guarantees, warranties or representations, as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal from the market without notice.*

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- 162 AC FOR SALE - \$36,500/AC
- 110 AC FOR SALE - \$43,560/AC
- 128 AC FOR SALE - \$10,000/AC
- 163 AC FOR SALE - \$10,000/AC

### KEY FEATURES

See the Chambers County Website for a complete review of the LTRC Plan.

- ◆ Just down stream from these properties, redevelopment of Oak Island, a small fishing community, is in full swing as evidenced by 14 new homes under construction, another 16 homes to be sponsored by a Neil Diamond Charity, a new County boat marina completing in September 2009 with 9 – 30' slips, 9 – 50' slips with electrical hookups, water, a 30'X50' covered pavilion, Amphitheater, bath house with showers, 2 new boat ramps, fish cleaning station and, the new Oak Island Market, a mixed use development to include a marina with gas for boats, a 16 room Motel, the Hurricane Club Restaurant & Bar, 8 – RV spaces, car wash and a retail seafood outlet. Oak Island Lodge, the 5,800 SF private hunting and fishing lodge built in 2005 in Oak Island has already made repairs and is back in business.

◆ Sale Price: \$10,000/ac

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