

+/- 920 ACRES PRIME MIXED-USE DEVELOPMENT PROPERTY
FOUR PARCELS OF LAND, CHAMBERS COUNTY, TX
700 acres, 60 acres, 105 acres & 54 acres

INTERSTATE HIGHWAY 10E BETWEEN SH 61 AND FM 1724

NEAR ENERGY CENTERS: HOUSTON, BAYTOWN, MONT BELVIEU, BEAUMONT

ANDREW LOCKWOOD, BROKER 713 501-7670

Email: andylockwoodre@comcast.net

PROPERTY HIGHLIGHTS & UNIQUE ATTRIBUTES +/- 920 ACRES I-10E, Chambers County:

- 1. Premier Mixed-Use Commercial Development Site with Regional Implications**
- 2. +/- 3.1 miles fronting Interstate 10E (east & west bound) plus +/- 890 feet fronting SH 61**
 - a. Interstate Hwy 10, America's longest Interstate Hwy connects Jacksonville, FL with Los Angeles, CA via Alabama, Mississippi, Louisiana, Texas, New Mexico, Arizona
- 3. Excellent Logistics via I-10E: a) HEB Power Center (Spring 2018)—13 miles, b) Grand Parkway—14 miles, c) SH 146—16 miles, d) Chevron/Phillips—17 miles, e) ExxonMobil—20 miles, f) Baytown—20 miles, g) Port of Houston—28 miles, h) Beltway 8—32 miles, i) Downtown Houston—43 miles, j) Beaumont—35 miles**
- 4. Energy Majors Mont Belvieu/Baytown: ExxonMobil, Chevron/Phillips, Calpine, OneOK, Enterprise Products, CenterPoint, Energy Transfer, Covestro (Bayer/Monsanto) et al**
- 5. +/- \$60B energy expansion/renovation completed/underway Baytown/Mont Belvieu since 2012**
- 6. Energy industry Baytown/Mont Belvieu creates high demand for commercial/residential development on I-10E, east of Trinity River**
- 7. County leaders pro-business and consider tax abatements/concessions**
- 8. Texas has No Personal or Corporate Income Tax**
- 9. Property drainage via local channels to Lake Anahuac/Trinity Bay, topographic surveying completed for much of Property**
- 10. High yield use potential with little/no flood plain to be confirmed**
- 11. +/- 15 acre and +/- 1 acre detention ponds, good soil hydrology to be confirmed**
- 12. +/- 1 mile contiguous boundary with Chambers County Golf Course**
- 13. Electric service: Entergy Corp. John Tarver (281) 297-2206**

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PROPERTY HIGHLIGHTS & UNIQUE ATTRIBUTES +/- 920 ACRES I-10E, Chambers County:

14. **Public water & sanitary sewer in frontage I-10 and SH 61** via Trinity Bay Conservation District, Jerry Shadden, GM, 409 296-3602
15. **Development and Permitting:** Bobby Hall, Chambers County Engineer, 409 267-2708, 201 Airport Rd, Anahuac, TX 77514; bhall@co.chambers.tx.us and Rex Tunze, Environmental Health & Permitting Dept. 409 267-2703 ofc, 201 Airport Rd, Anahuac, TX 77514 rtunze@co.chambers.tx.us.
16. **2010–2016 Mont Belvieu population grew 110%** from 3,800 to est. 8,000 2016, 18.4% yearly growth and expects 11,000+ population by 2020, 2010-2020 19% yearly growth
17. **Chambers County population grew 14%/YR** from 2010-2016
18. **Houston is fastest expanding U.S. Metro-area and City of Houston is 3rd largest U.S. city**
19. Of 3,007 counties in USA, Chambers County ranks 75th in annual population growth which **places Chambers in the top 2.3% for annual population growth** out of all US counties.
20. **Area amenities/recreation:** White's Park, Chambers County Golf Course, HEB Power Center FM 3180, lodging and abundant guided hunting (ducks, geese, dove, deer, hogs, varmints, etc.) & fishing Smith Point and Trinity/Galveston Bay and Gulf of Mexico

DISCLAIMER: The information contained herein or attached hereto was obtained from sources believed to be reliable; however, Andrew Lockwood, Broker (Licensed by the Texas Real Estate Commission), 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.