

**+/- 920 ACRES LAND
ON I-10E FOR SALE
CHAMBERS COUNTY, TX**

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**+/- 920 ACRES PRIME MIXED-USE DEVELOPMENT LAND
NEAR ENERGY CENTERS
HOUSTON, BAYTOWN, MONT BELVIEU, BEAUMONT
INTERSTATE HIGHWAY 10E BETWEEN SH 61 AND FM 1724
CHAMBERS COUNTY, TX**

**+/- 60 ACRES
+/- 2,925 FEET I-10 FRONTAGE**

**+/- 105 ACRES
+/- 3,058 FEET I-10 FRONTAGE**

**+/- 54 ACRES
+/- 4,064 FEET I-10 FRONTAGE**

**+/- 890 FEET
SH 61 FRONTAGE**

**+/- 700 acres
+/- 6,409 FEET I-10 FRONTAGE**

Premier Development Site, Regional Implications & Excellent Logistics I-10E: HEB Power Center-13 miles, Grand Parkway-14 miles, SH 146-16 miles, Chevron/Phillips-17 miles, Exxon/Mobil-20 miles, Baytown-20 miles, Port of Houston-28 miles, Beltway 8-32 miles, Downtown Houston-43 miles, Beaumont-35 miles

+/- 3.1 LINEAL MILES fronting Interstate 10E (east & west bound) plus +/- 890 LINEAL FEET fronting SH 61
Public water & sanitary sewer in frontage I-10 and SH 61 via Trinity Bay Conservation District, Jerry Shadden, GM, 409 296-3602

Major Energy Cos. Mont Belvieu & Baytown: ExxonMobil, Chevron/Phillips, OneOK, Enterprise Products, CenterPoint, Energy Transfer, Calpine, Covestro (Bayer/Monsanto) and more

\$50-60 billion energy expansion/renovation completed/underway in Baytown & Mont Belvieu since 2012

Energy industry creates high demand for commercial & residential development on I-10E, east of Trinity River.

Chambers County leaders are pro-business with tax abatements & concessions

Texas has No Personal Income Tax

+/- 15 acre & +/- 1 acre detention ponds in place

Property surveys are available & Topographic survey completed for much of Property and available

Property drains well via local channels to Lake Anahuac & Trinity Bay to be confirmed

High Yield Use potential with little to no Flood Plain and good soil hydrology, all to be confirmed