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FOR SALE +/- 1,305 ACRES
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+/- 1,305 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

+/- 1,086 acres with
+/- 1.62 MILES FRONTAGE I-10E

+/- 54 ACRES
+/- 4,064 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 miles fronting Interstate 10E (east & west bound)
Public water & sanitary sewer in frontage I-10 via Trinity Bay Conservation District, James Gibson, 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
\$60-70 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 or Corporate Income Tax
Property surveys are available & Topographic survey completed for much of Property and available
Property drains well via White's Bayou and 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

Legend



1 mi

