

**+/- 73.62 ACRES SH61, PRIME DEVELOPMENT PROPERTY
APPROX 1/3RD MILE SOUTH OF I-10E, CHAMBERS COUNTY, TX
QUALIFIED OPPORTUNITY ZONE CENSUS TRACT 7103**

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

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PROPERTY HIGHLIGHTS & UNIQUE ATTRIBUTES +/- 73.62 ACRES SH 61, Chambers County:

- 1. QUALIFIED OPPORTUNITY ZONE CENSUS TRACT 7103, CHAMBERS COUNTY, TX.**
- 2. PREMIER RESIDENTIAL / COMMERCIAL DEVELOPMENT SITE with Regional Implications**
- 3. APPROX. 1,000 LINEAL FEET FRONTING SH 61.**
- 4. +/- 1,000 FT CONTIGUOUS BOUNDARY with CHAMBERS COUNTY GOLF COURSE**
- 5. SH 61 IS THE PRIMARY THOROUGHFARE CONNECTING HWY 90, LIBERTY COUNTY, WITH mid-CHAMBERS COUNTY AND ALL THE WAY TO THE SOUTHERN TIP OF SMITH POINT AND THE ENTIRE EASTERN SHORELINE OF TRINITY / GALVESTON BAY.**
- 6. Excellent Access to I-10E and Logistics via I-10E: a) HEB Power Center FM 3180/Mont Belvieu –12 miles, b) Grand Parkway–13 miles, c) SH 146–15 miles, d) Chevron/Phillips–16 miles, e) ExxonMobil–19 miles, f) Baytown–19 miles, g) Port of Houston–27 miles, h) Beltway 8–31 miles, i) Downtown Houston–42 miles, j) Beaumont–35 miles.**
- 7. Energy Majors Mont Belvieu/Baytown: ExxonMobil, Chevron/Phillips, Calpine, OneOK, Enterprise Products, CenterPoint, Energy Transfer, Covestro (Bayer/Monsanto) and more.**
- 8. +/- \$70B energy expansion/renovation completed/underway Baytown/Mont Belvieu since 2012**
- 9. Energy industry Baytown/Mont Belvieu creates high demand for commercial/residential development on I-10E, east of Trinity River**
- 10. County leaders are pro-business and consider tax abatements/concessions**
- 11. Texas has No Personal or Corporate Income Tax**
- 12. High yield use potential.**
- 13. TOPOGRAPHY – Generally flat with elevations between 27FT to 30FT. Good soil hydrology to be confirmed.**
- 14. Electric service: Entergy Corp. John Tarver (281) 297-2206**
- 15. Public water & sanitary sewer in frontage SH 61 via Trinity Bay Conservation District, Contact Jerry Shadden, GM, 409 296-3602**

16. **Development and Permitting:** Chambers County Engineer, 409 267-2708, 201 Airport Rd, Anahuac, TX 77514; and Darla Branch, Environmental Health & Permitting Dept. 409 267-2703 ofc, 201 Airport Rd, Anahuac, TX 77514 Email: dbranch@co.chambers.tx.us.
17. **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
18. **Chambers County population grew 14%/YR** from 2010-2016.
19. **Houston is fastest expanding U.S. Metro-area and City of Houston is 3rd largest U.S. city.**
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.

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