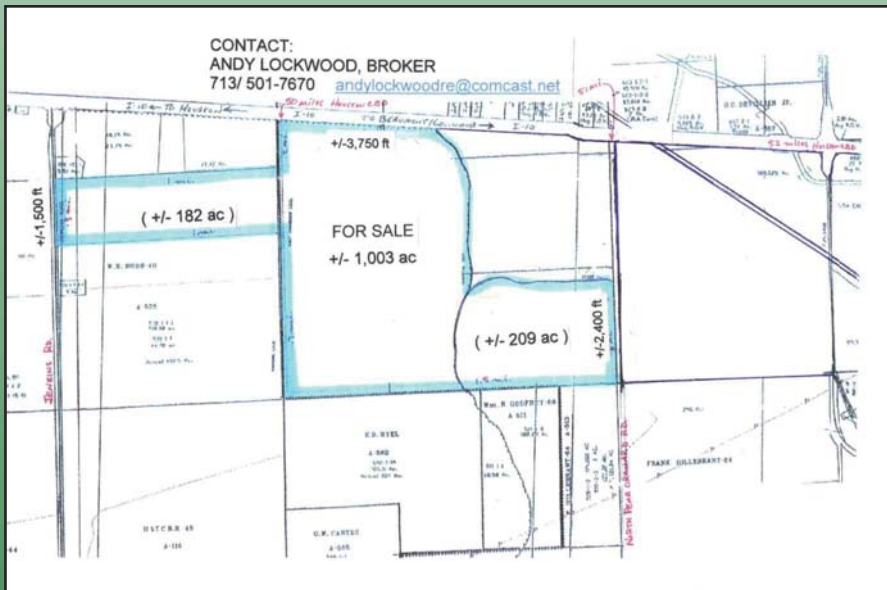
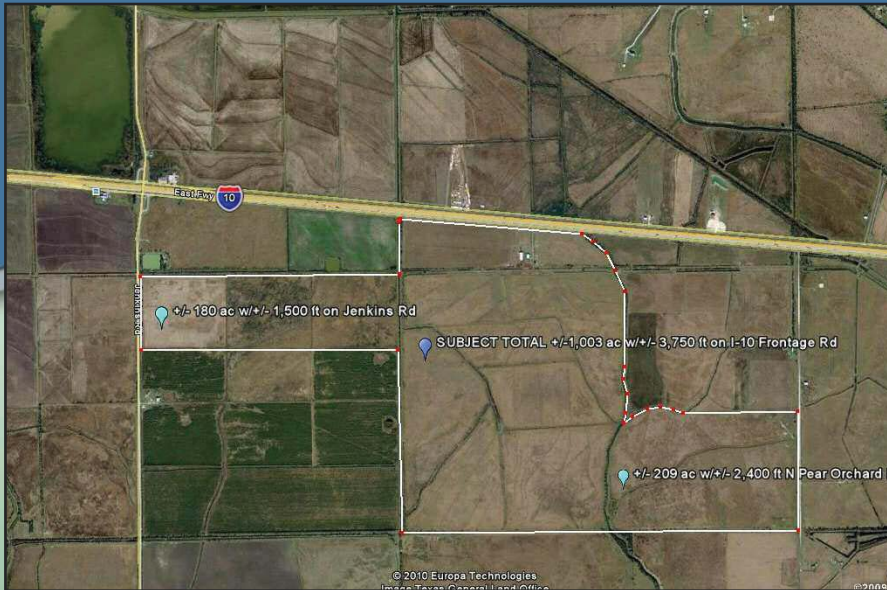


ANDY LOCKWOOD

REAL ESTATE



◆ **Price Per Acre: \$7,500/acre**

◆ **Price: \$7,522,500**

FOR SALE

+/- 180 ac to 1,000 ac
37702 I-10E, Winnie, Chambers County, TX

KEY FEATURES

- ◆ **Approx. 30 miles east of Port of Houston/Baytown, TX - 30 miles west of Beaumont/Port Arthur, TX**
- ◆ **South side I-10E between N Pear Orchard Rd & Jenkins Rd (Approx. 5 miles west of Winnie, TX)**
- ◆ **Frontage: I-10E +/-3,750 ft; N. Pear Orchard Rd +/-2,400 ft ; Jenkins Rd +/-1,500 ft**
- ◆ **Uses: large scale industrial, entertainment complex (Motor Sports/Theme Park) or residential**
- ◆ **Interim use: farming, ranching, cattle, recreational hunting: abundant duck, geese, dove, hogs, varmints and predators**
- ◆ **Low Ad Valorem taxes – approx \$5,000/yr with agricultural exemption**
- ◆ **Current Revenue to Land Owner – Farm Base 57 acres - approx. \$5,000/yr**
- ◆ **Seller will lease back property for 3 to 5 years or longer**
- ◆ **Abundant water: Lower Neches River Valley Canal System, Oyster Bayou and five water wells**
- ◆ **multiple interior roads, irrigation canals, .25 acre stock pond, large barn & stock pens, farm equipment, live stock available – currently 300+ animal units**
- ** **Owner constructed 2 runways & a hanger (houses 4 planes) on property**

Andy Lockwood, Broker | 6248 Terwilliger Way | Houston, TX 77057

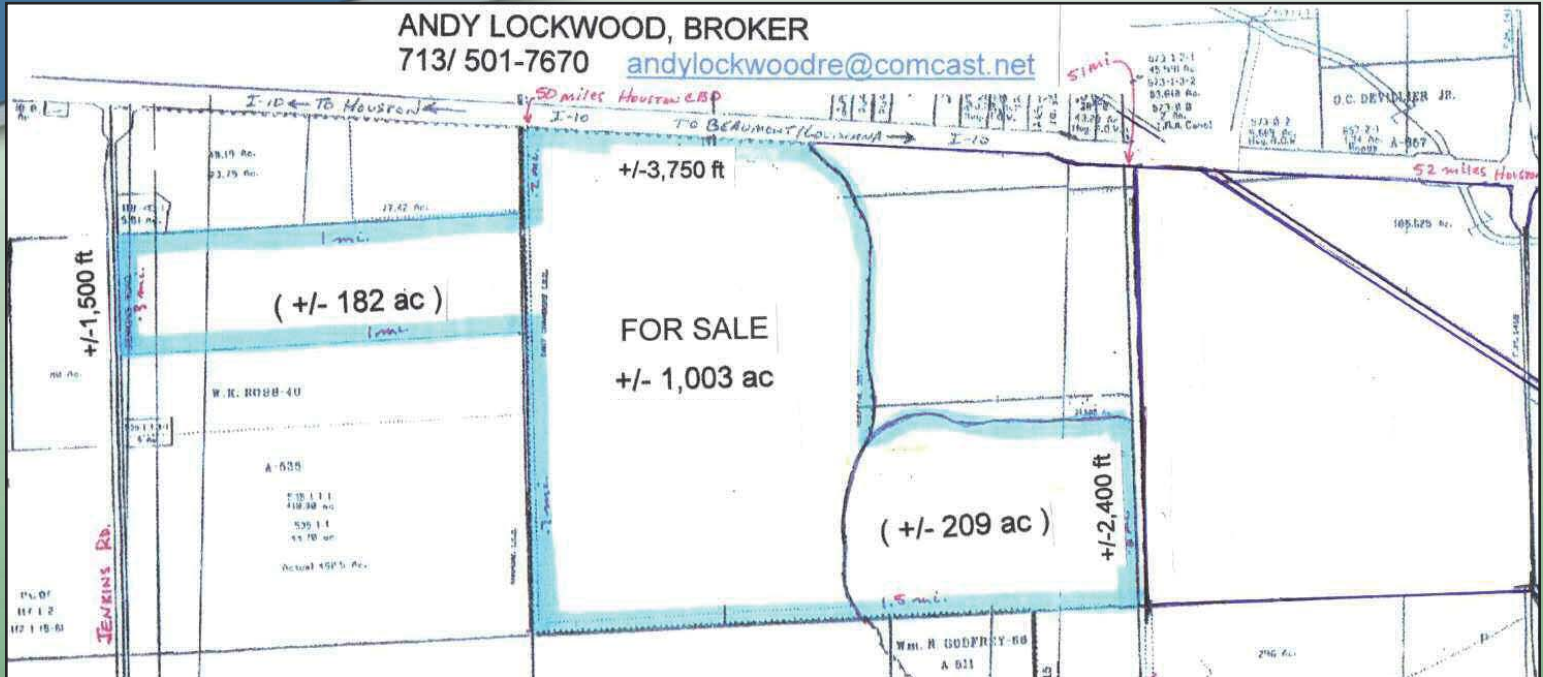
E-mail: andylockwoodre@comcast.net Direct: 713.501.7670

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.

ANDY LOCKWOOD

REAL ESTATE

+/- 180 ac to 1,000 ac
37702 I-10E, Winnie, Chambers County, TX



- ◆ 2 story home (+/- 2,000 SF) w/1,100 SF outside deck area on 2nd floor; 2,000 SF garage below and 1,100 SF of covered parking underneath outside deck areas
- ◆ Electrical Service - Entergy, Eddie Diaz 409 785-2221, 409 719-3105 cell; single & 3-phase N Pear Orchard Rd
- ◆ Crops: 250 ac of hay: Jiggs Bermuda, Bahia, Pensacola, Argentine and Tipton 9
- ◆ Price per Acre: \$7,500/ac
Price: \$7,522,500

**** Owner constructed 2 runways & a hanger (houses 4 planes) on property**

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