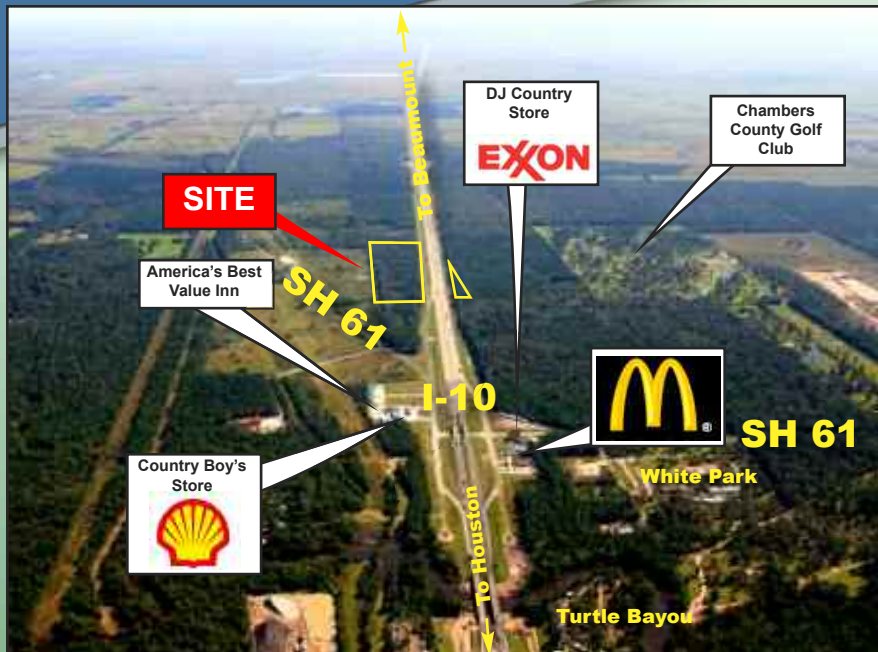


# ANDY LOCKWOOD

## REAL ESTATE

Price: \$2,900,000 (\$2.00/SF)



## FOR SALE

+/- 33 Ac.

I-10E @ SH 61

Chambers County

### KEY FEATURES

- ◆ 1,500 feet east of the intersection of I-10 & SH 61 which has a McDonald's Restaurant, DJ's Country Store w/Exxon Station, an America's Best Value Inn and a Country Boys Country Store w/Shell Gas Station.
- ◇ From Houston or Beaumont & Louisiana, SH 61 is a primary corridor to hunting, fishing and water recreational activities on the east side of Trinity Bay and further south Smith Point. Frontage road provides 2-way traffic flow in front of property.
- ◆ Commercial freeway frontage on both sides of I-10 E, approx. 20 mi. east of Baytown, TX & 16 mi. west of Winnie, TX. Many people traveling to Moody Wildlife Refuge, Anahuac National Wildlife Refuge, other destinations on the east side of Galveston Bay (including East Bay) or to High Island and Bolivar Peninsula take SH 61.
- ◆ Water & Sewer by TBCD may be available to site during 2007.

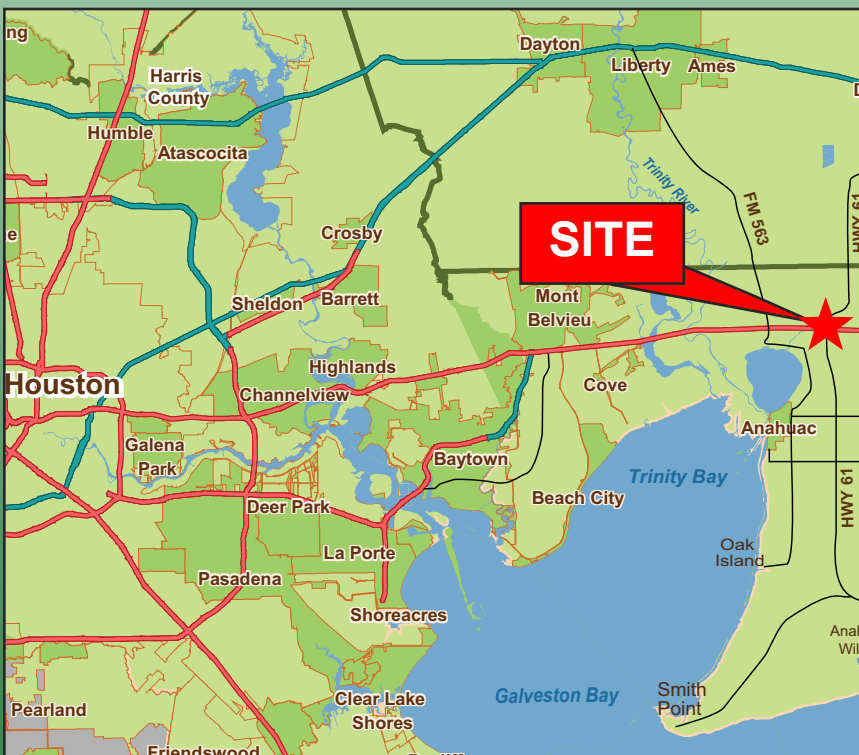
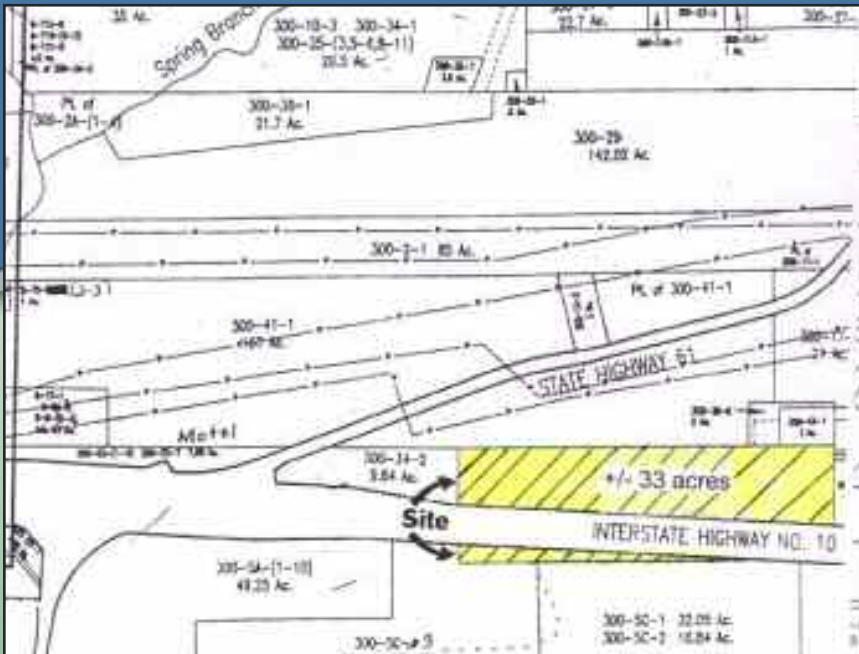
Andy Lockwood, Broker | 6248 Terwilliger Way | Houston, TX 77057

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*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



### KEY FEATURES CONTINUED

- ◆ Water & Sewer – Trinity Bay Conservation District, Kit Jones 409/ 267-3111
- ◆ County Engineer – Don Brandon 409/ 267-8379
- ◆ Electricity – Entergy, Bob Nantz 409/ 785-2240
- ◆ Bldg. Codes & Regs – Chambers County Engineer, Don Brandon 409/ 267-8379
- ◆ Chambers-Liberty Counties Navigation District, Pudge Willcox 409/ 267-3541
- ◆ Economic Development Chambers County – Sarah Cerrone, 409/ 267-8225
- ◆ I-10E & Trinity River Bridge expansions – TXDOT, Dave Maxedon 936/ 336-2244
- ◆ Expansion of I-10E & Trinity River Bridge from 4 to 6 lanes for 10 miles -Trinity River to SH 61.
- ◆ Commenced June 2005. Est. completion 2009
- ◆ 2005 Traffic Counts:  
38,120 Cars per day
- ◆ Price: \$2,900,000 (\$2.00/SF)

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