

ANDY LOCKWOOD

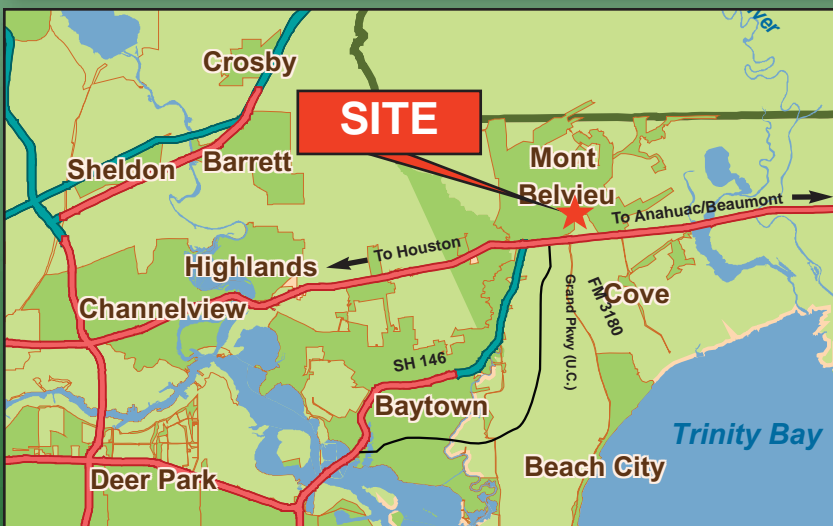
REAL ESTATE

PRICE REDUCED

8 ACRES FOR SALE

~~\$1,450,000~~ TO \$ 995,000

HIGH VISIBILITY, HIGH TRAFFIC I-10E, PRIME LOCATION
NEC I-10E @ FM 565, Chambers County, TX



KEY FEATURES CONTINUED

- ◆ About 35 miles east of Houston's CBD, Property lies just outside Mont Belvieu, an energy based community, heavily influenced by Houston's energy sector and particularly Chevron/Phillips, Exxon/Mobil, Enterprise Products, Targa Resources, Placid Refining and others.
- ◆ In 2013, Enterprise Products commenced construction of a new 9 acre office complex on Eagle Drive adjacent to Mont Belvieu's 70 acre City Park – a \$12,000,000 modern recreational complex, completed in 2010 including: Amenity Pond, Amphitheater, 2 Concession Stands, 2 Pavilions, 9 Ball Fields, 3 Football/Soccer Fields, 8 Play Areas, Skate Park, Water Play Area, 3 restroom facilities and maintenance facility.
- ◆ Mont Belvieu's population increased 65% between 2000 and 2010 and continues growth as Chevron/Phillips, Exxon/Mobil, Enterprise, Targa and Placid complete facility expansions.
- ◆ From 2006 – 2010, Mont Belvieu's median household income rose 23.72% to \$67,714 – more than Texas' 21.76% increase and national rate increase of 19.17% in median household income.

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.

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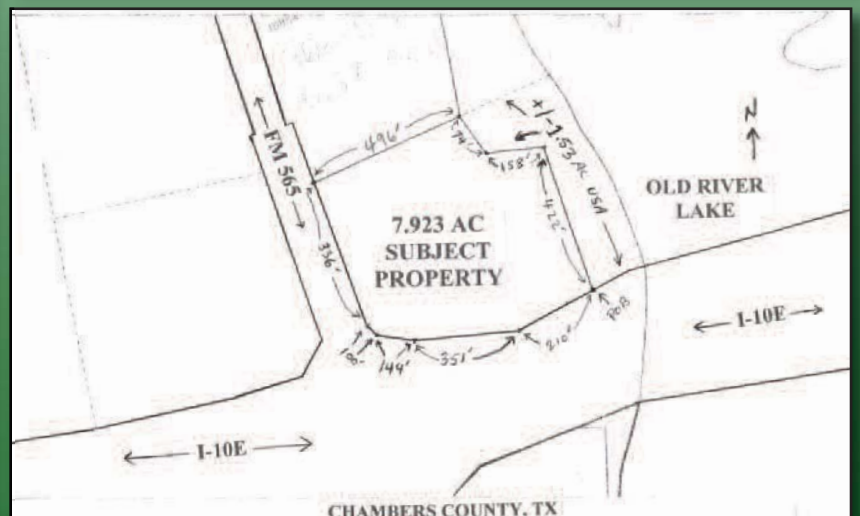
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KEY FEATURES CONTINUED

- ◆ To improve I-10's mobility east of the Property, in 2011 TXDOT completed widening Trinity River Bridge & I-10E to 6 lanes from Trinity River to Hwy 61 (10 miles).
- ◆ Property features:
 - Highest elevation yields Excellent to Superior visibility from all directions: N, S, E or W
 - West bound I-10E: Property is focal point of unobstructed, uninterrupted view for approx. 1 mile or about 60 seconds while crossing Old River Lake
 - Property's eastern exposure is scenic vista over placid waters of Old River Lake
 - Property's southern perimeter contours West bound EXIT RAMP I-10E @ FM 565
 - Property's western perimeter fronts FM 565
 - Close to Barbers Hill High School, Junior HS, Intermediate, Elementary & Pre-K
- ◆ Economic Development: Mike Shields, Exec. Director 281 420-2961 or BJ Simon, Associate Exec. Director 409 267-8225
- ◆ Building Codes & Regulations: Chambers County Engineer Bobby Hall 409 267-8379
- ◆ Electric Service – Entergy 409 785-2240
- ◆ Price: ~~\$1,450,000 (\$4.20/SF)~~
REDUCED TO \$ 995,000 (\$ 2.88/SF)



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Approved by the Texas Real Estate Commission for Voluntary Use
Texas law requires all real estate licensees to give the following information about
brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

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