

000 HWY 61, HANKAMER 77560
CHAMBERS COUNTY
73± ACRES | \$2,208,600





OVERVIEW.

This 73.62-acre tract combines highway frontage, utilities at the road, and a mature hardwood setting in one of Southeast Texas' fastest-growing corridors. It sits 0.2 miles from Interstate 10, about 45 minutes east of Houston, with no zoning and no deed restrictions. That makes it a fit for an investor, developer, or end user planning a private estate, family compound, commercial site, or mixed-use project in Chambers County.

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LOCATION & ACCESS.

The property has 1,035 feet of frontage on Highway 61, and I-10 is just 0.2 miles away. From there, Houston, Beaumont, and the Gulf Coast industrial corridor are all a short drive. The tract borders the Chambers County Golf Course and sits directly across from Whites Park, a regional venue for rodeos and community events. That gives the site steady traffic and visibility, while the surroundings stay mostly open and recreational.



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LAND & TOPOGRAPHY

The land is level, drains well, and is wooded with mature hardwoods. The canopy makes the tract feel private even though it sits right next to the interstate. You could clear only what a homesite or building pad needs and keep the timber as a natural buffer.

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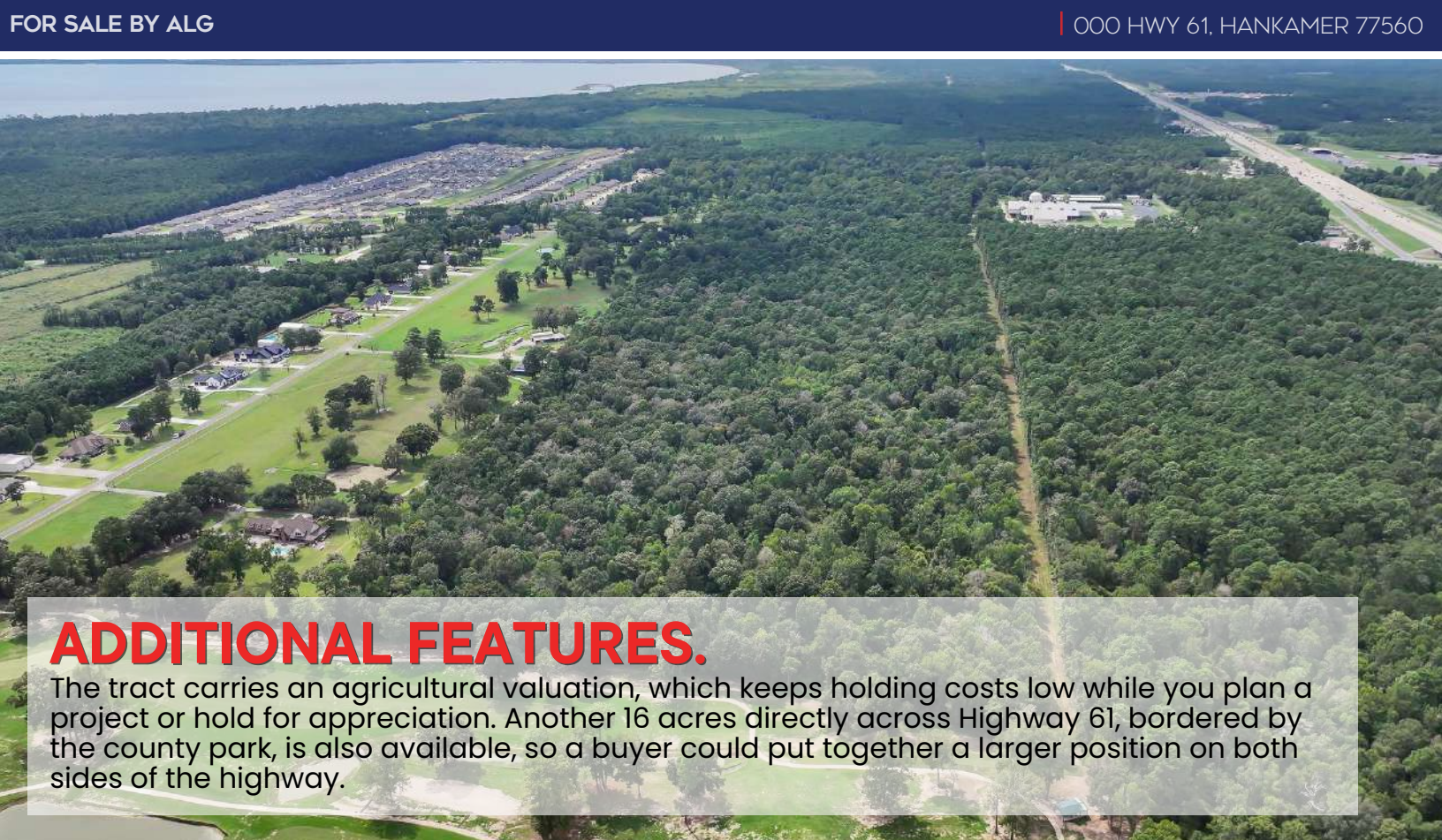


UTILITIES & INFRASTRUCTURE.

An 8-inch water line and a 4-inch force main sewer line run along Highway 61, so the site is ready for development. Few tracts this size near I-10 have water and sewer at the road, and that cuts the time and cost of getting from purchase to construction.

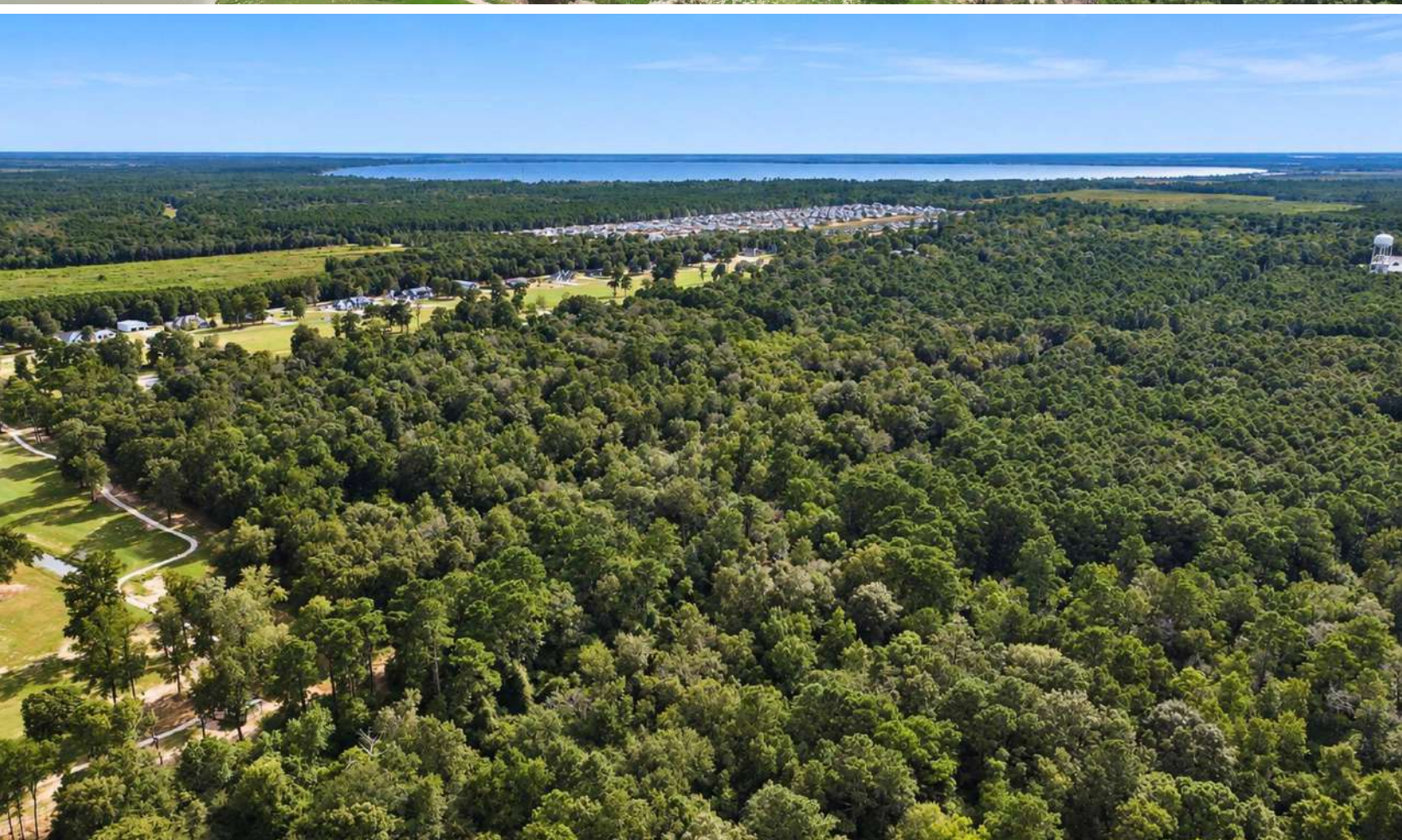


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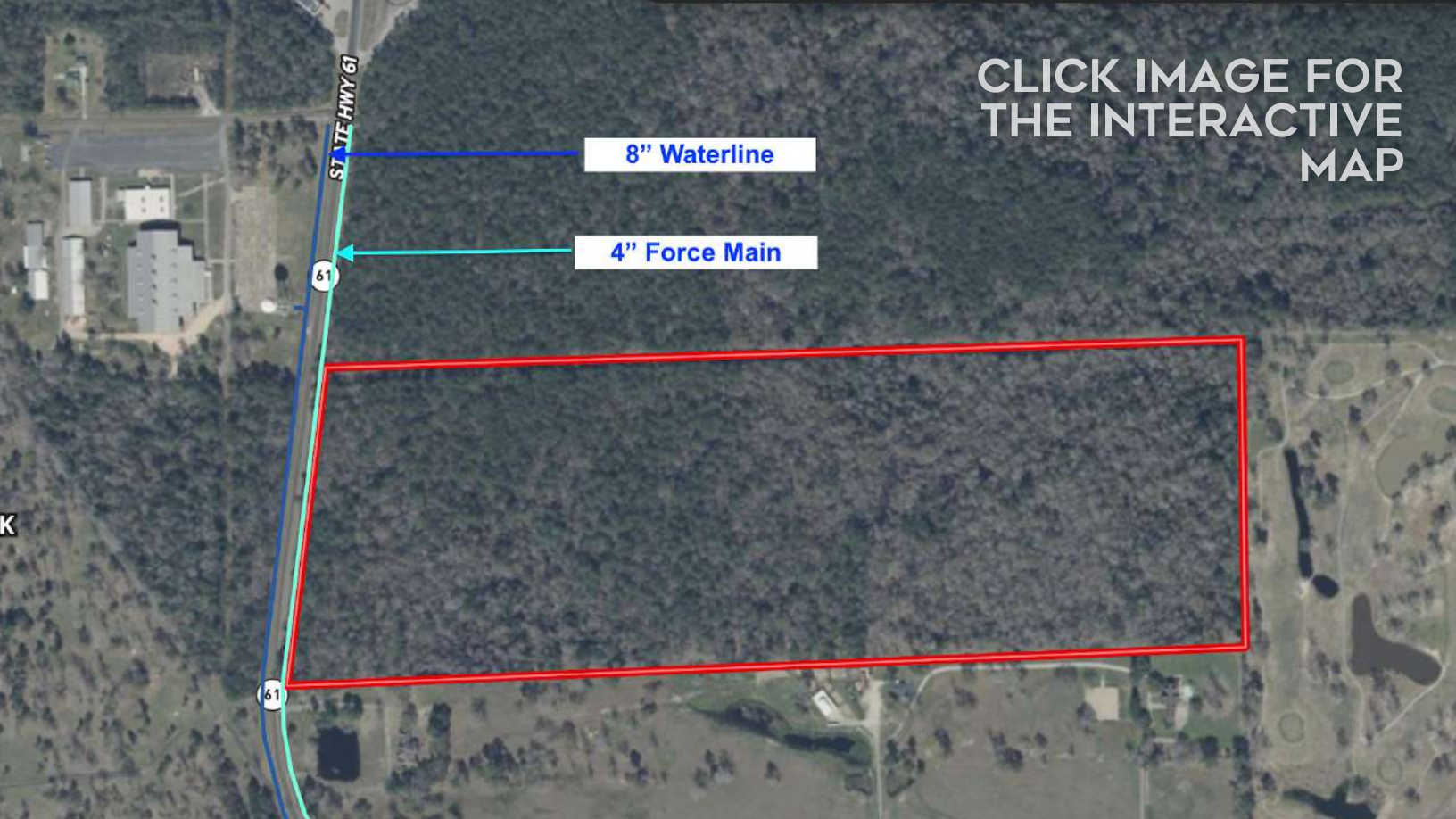


ADDITIONAL FEATURES.

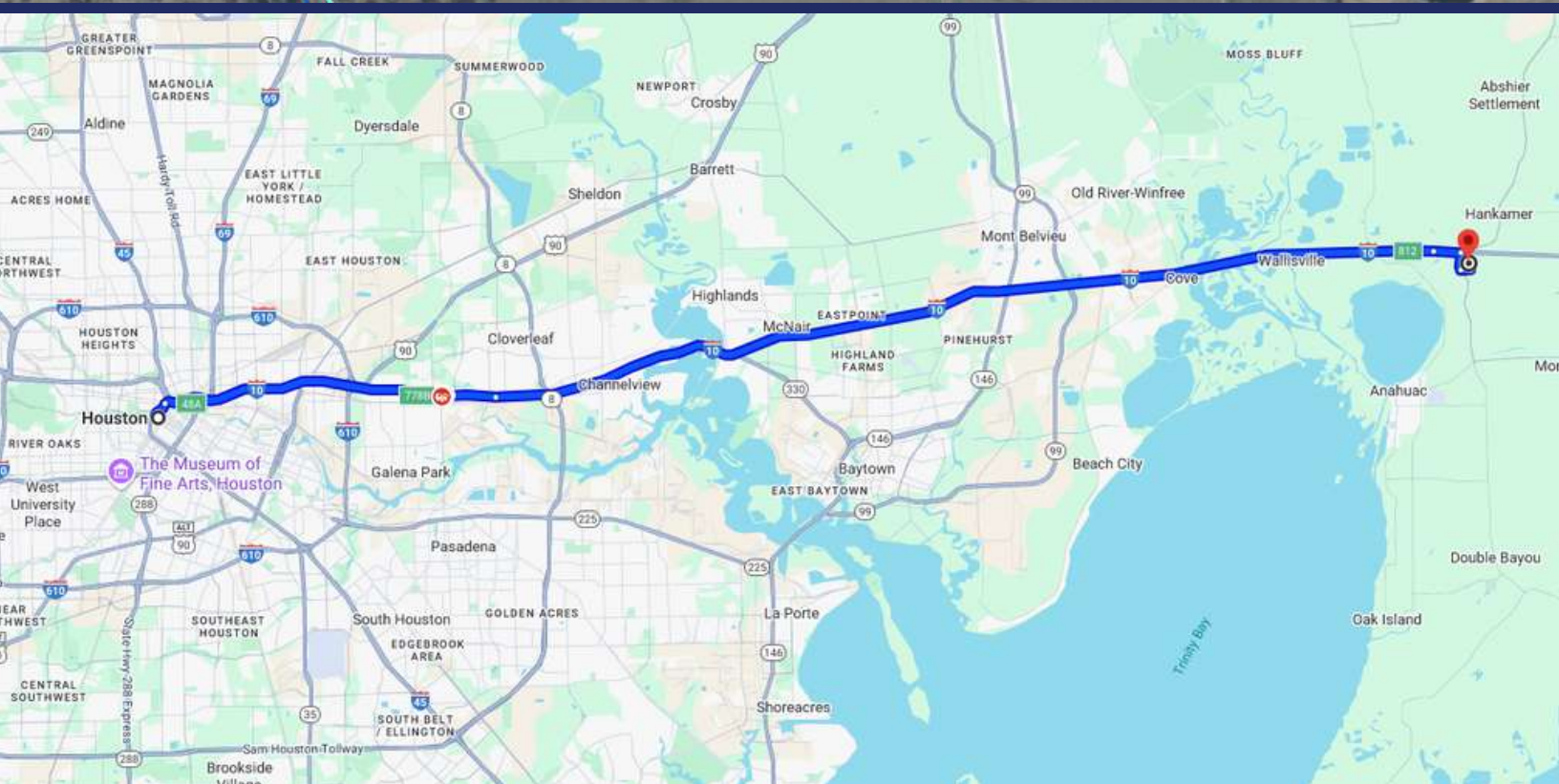
The tract carries an agricultural valuation, which keeps holding costs low while you plan a project or hold for appreciation. Another 16 acres directly across Highway 61, bordered by the county park, is also available, so a buyer could put together a larger position on both sides of the highway.



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CLICK IMAGE FOR
THE INTERACTIVE
MAP



NAVIGATION DIRECTIONS

From Houston:

Travel I-10 west and take exit 811. Turn right on Hwy 61, travel .3 miles and property will be on your left.

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



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