

000 HWY 73 & 9TH ST. WINNIE, TX 77665

CHAMBERS COUNTY

5.83± ACRES | \$475,000



BEAUMONT

PORT ARTHUR



HIGHLIGHTS

- 5.83 acres — undeveloped commercial hard corner
- I-10 & Hwy 73 interchange, Winnie (Chambers County)
- $\frac{3}{4}$ mile from the I-10 exit ramp
- 650' service road frontage + 380' 9th Street frontage
- Water & sewer available; fiber optic service
- 138 KV transmission line across rear of property
- Federal Opportunity Zone
- Gateway to Bolivar/Crystal Beach beach traffic; Houston–Beaumont corridor



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PROPERTY OVERVIEW.

A rare 5.83-acre undeveloped commercial hard corner at one of Southeast Texas's busiest crossroads — the Interstate 10 and State Highway 73 interchange in Winnie. Positioned within a federal Opportunity Zone with utilities and major infrastructure already in place, this tract delivers the interstate access, dual frontage, and visibility that travel-corridor and industrial users compete for along the Houston-to-Beaumont stretch of I-10.

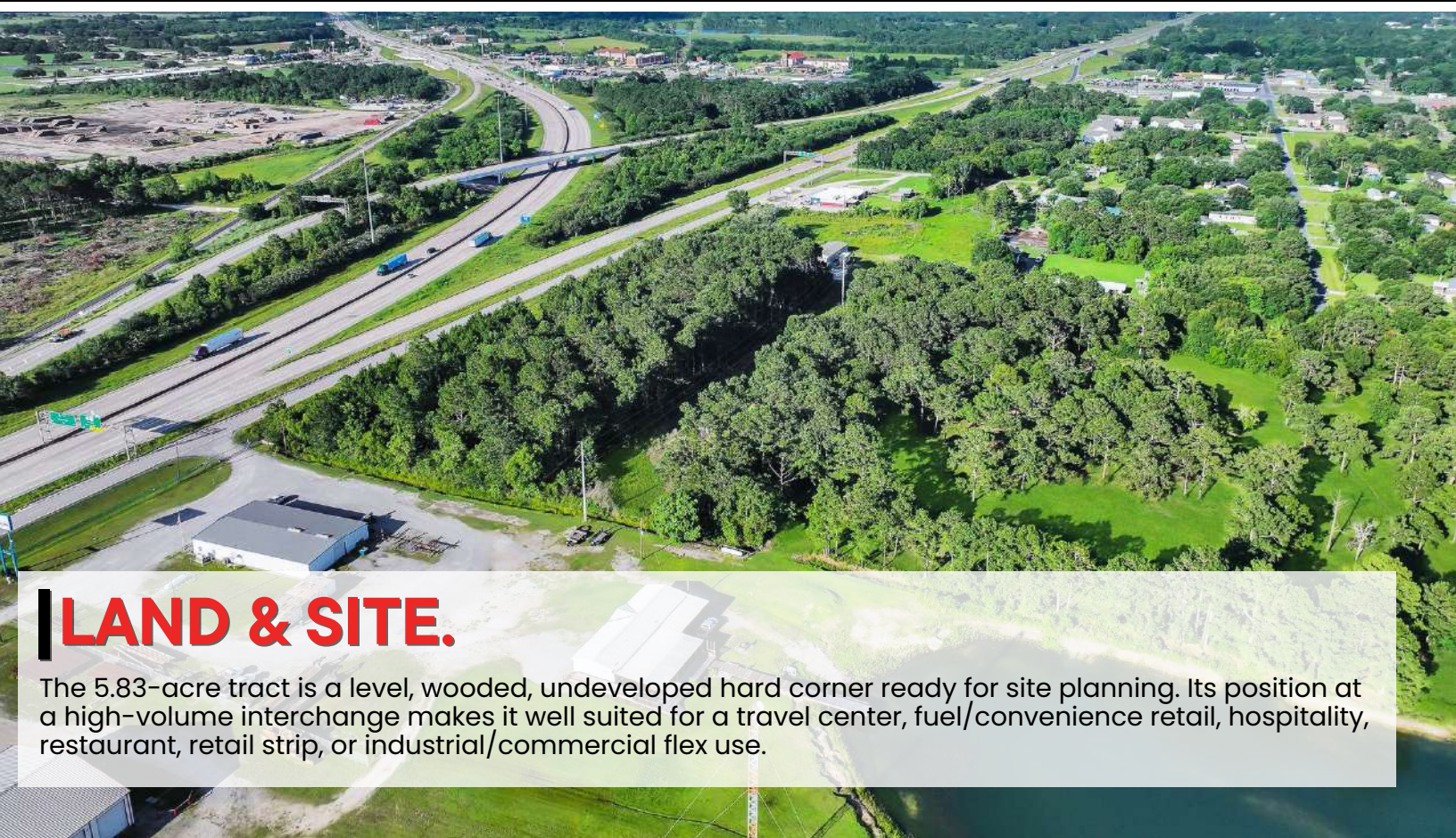
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LOCATION & ACCESS.

Located just $\frac{3}{4}$ mile from the I-10 exit ramp at the Hwy 73 interchange, the property sits at the gateway between Houston (≈ 60 miles west) and Beaumont (≈ 25 miles east), and at the northern entry to the Hwy 73 corridor toward Port Arthur and Mid-County. Winnie is also the primary stop for beach traffic heading to the Bolivar Peninsula and Crystal Beach, driving steady year-round and seasonal volume. The corner configuration offers 650' of service road frontage and 380' of 9th Street frontage, supporting flexible site planning, multiple access points, and premium signage exposure to interstate traffic.

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LAND & SITE.

The 5.83-acre tract is a level, wooded, undeveloped hard corner ready for site planning. Its position at a high-volume interchange makes it well suited for a travel center, fuel/convenience retail, hospitality, restaurant, retail strip, or industrial/commercial flex use.

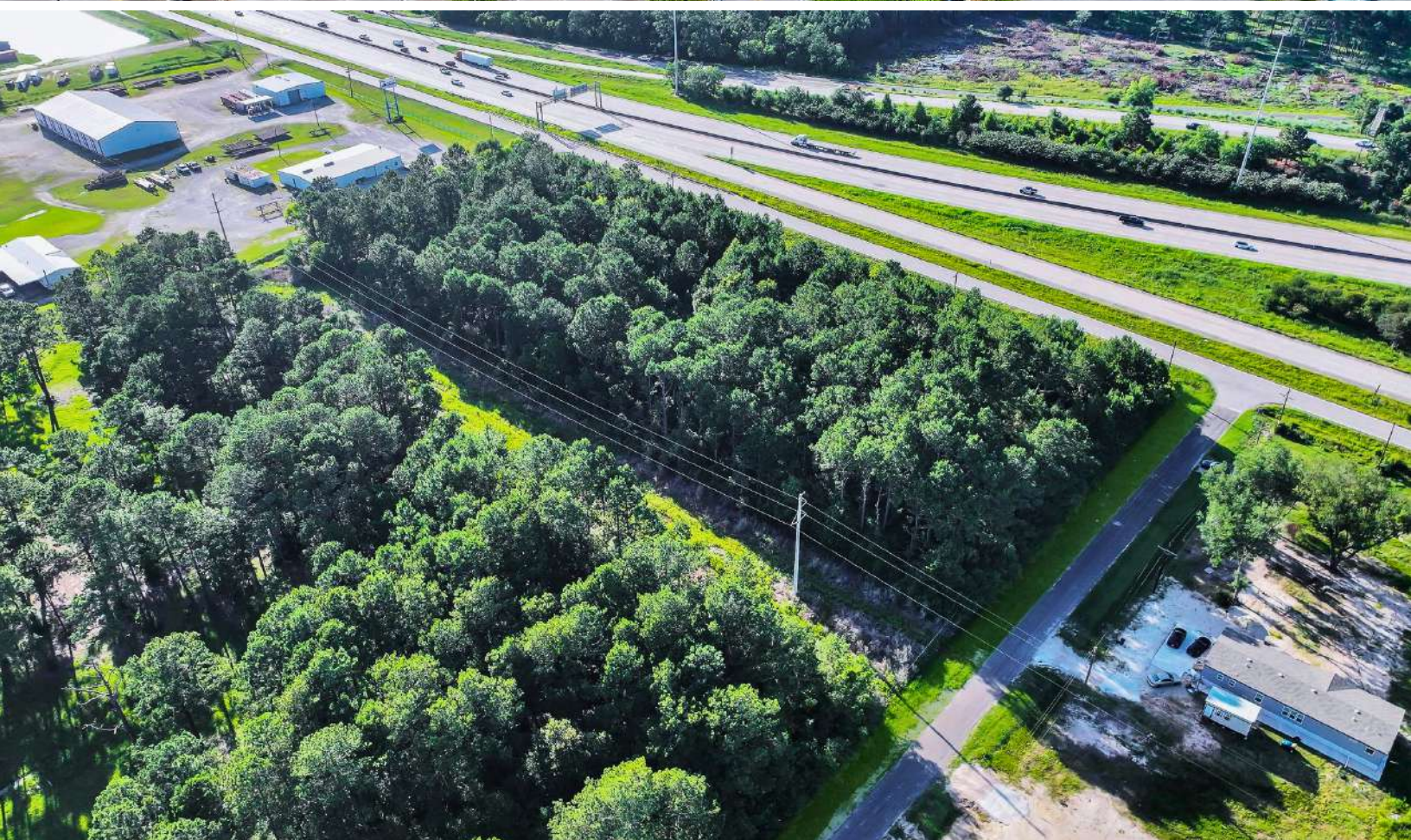


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UTILITIES & INFRASTRUCTURE.

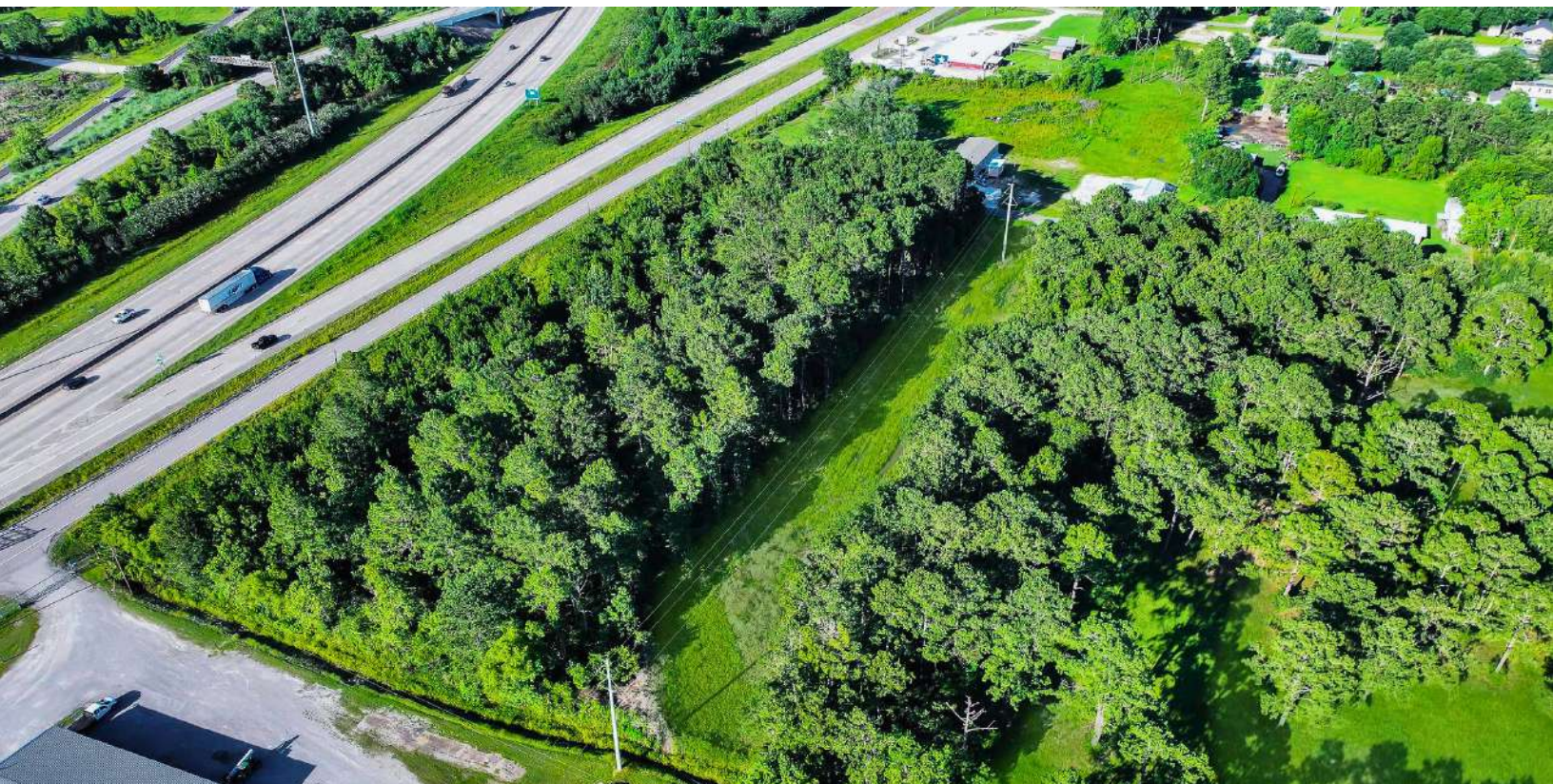
Water and sewer are available to the site, with fiber optic service in place to support modern commercial and data-driven operations. A 138 KV transmission line runs across the rear of the property, providing substantial power capacity for energy-intensive users.



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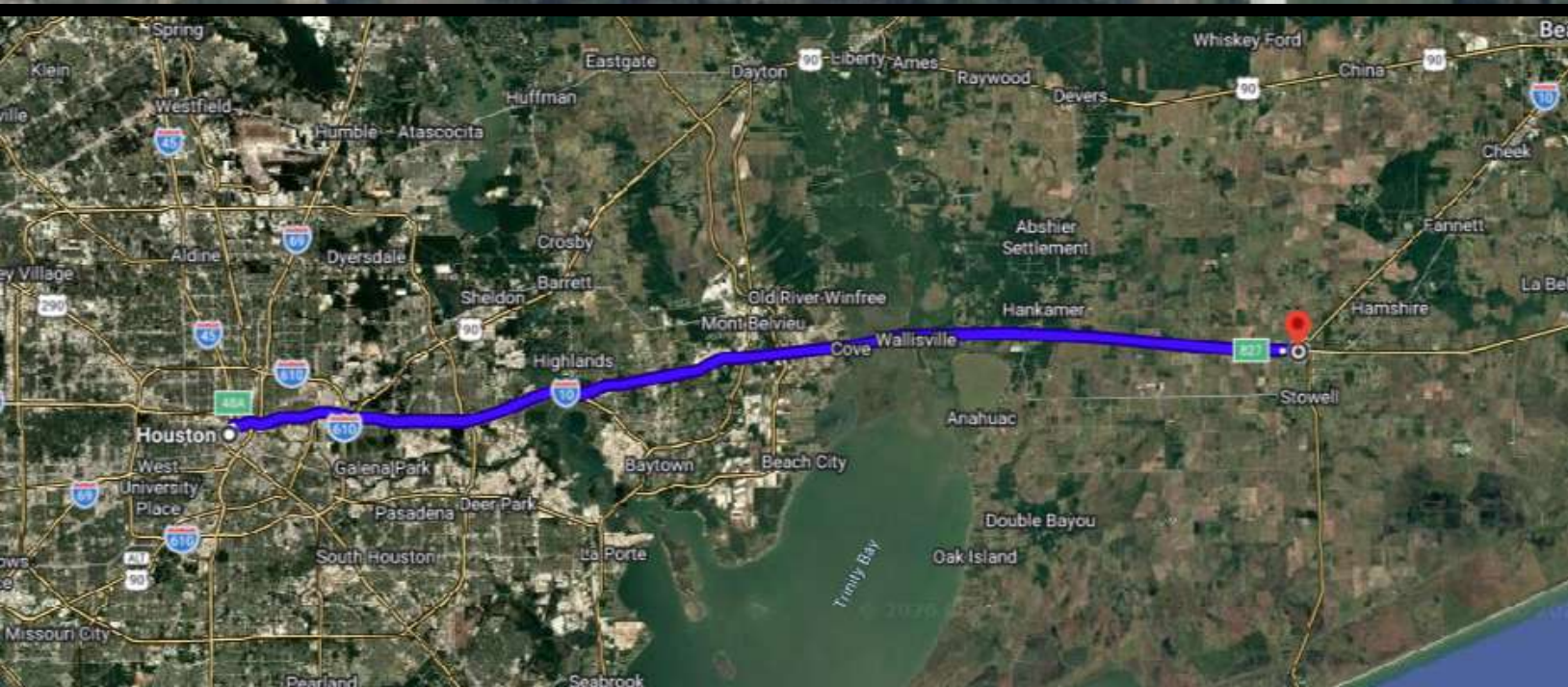
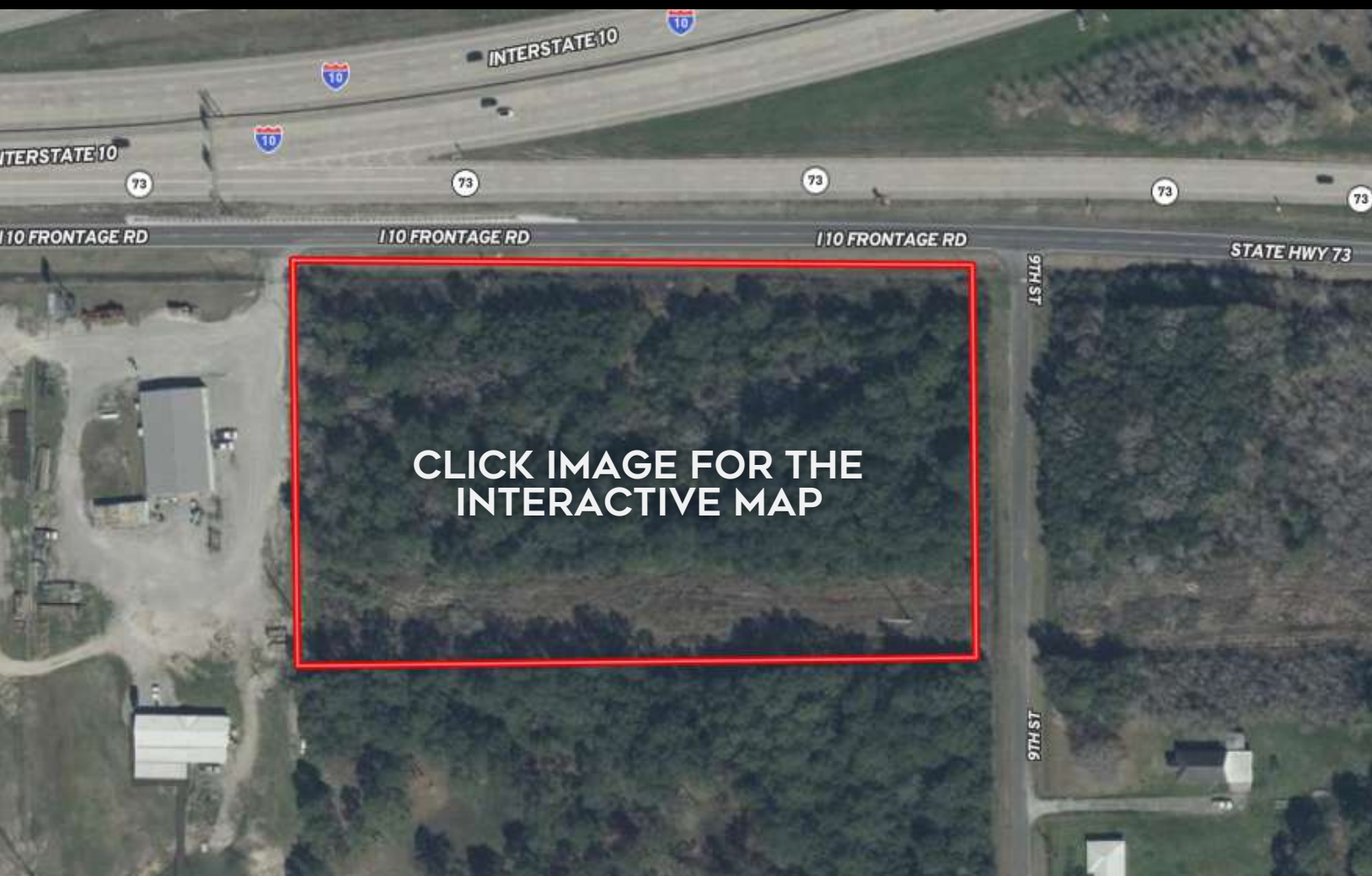
CHAMBERS COUNTY



INVESTMENT APPEAL

Designation within a federal Opportunity Zone offers meaningful tax-advantaged investment potential, including capital gains deferral and reduction for qualified development. Chambers County remains one of Texas's fastest-growing, business-friendly counties, and infrastructure-ready interstate corners along this segment of I-10 are increasingly difficult to replace.





NAVIGATION DIRECTIONS

From Houston:

Take I-10 east and take exit 827. Travel 3/4 mile on service road. Property on right

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