ANDRUS
ESTD LAND GROUP 1824

TBD I-10 EAST, ANAHUAC, TX 77514

CHAMBERS COUNTY

7± ACRES | $520,140



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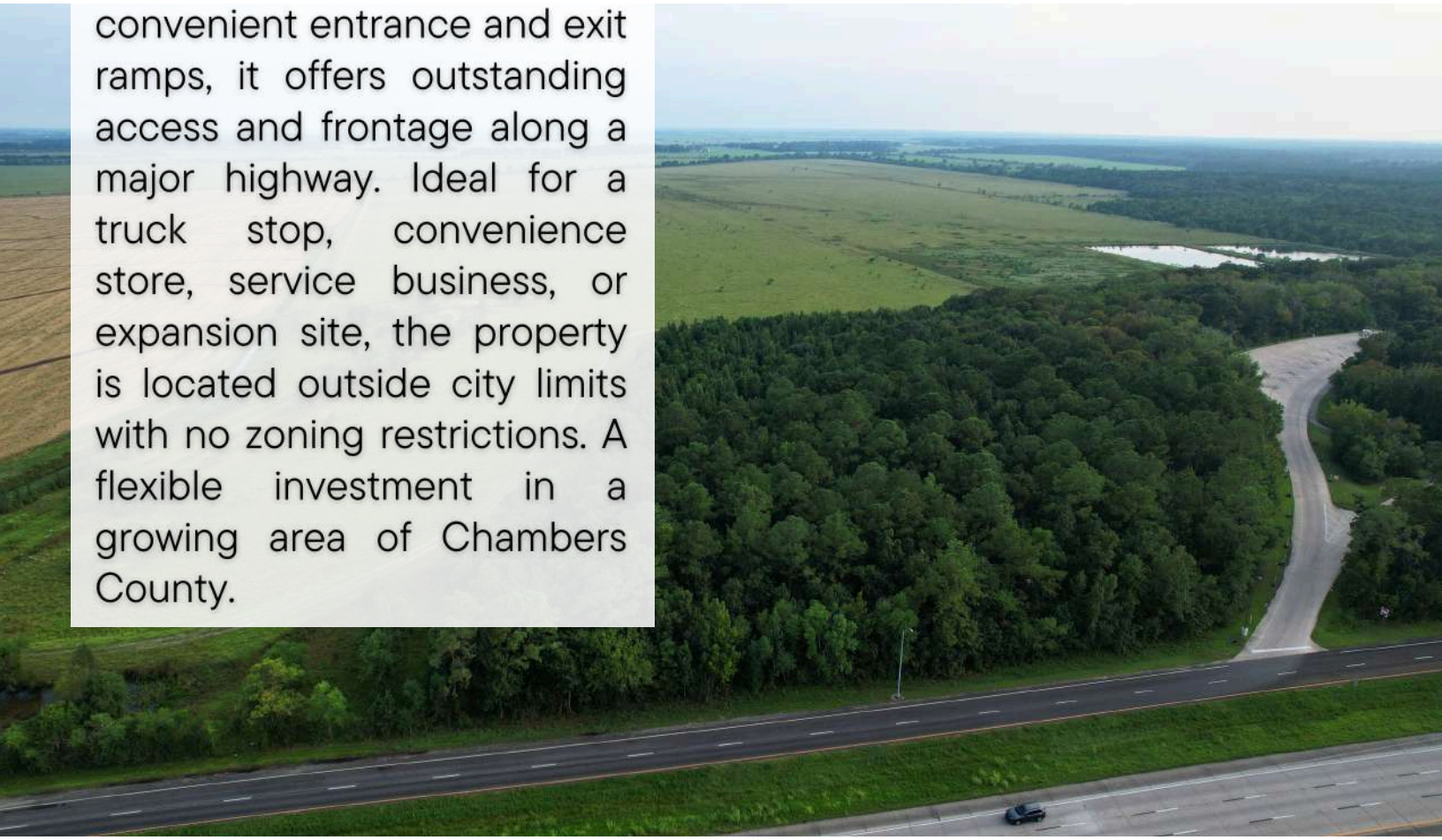
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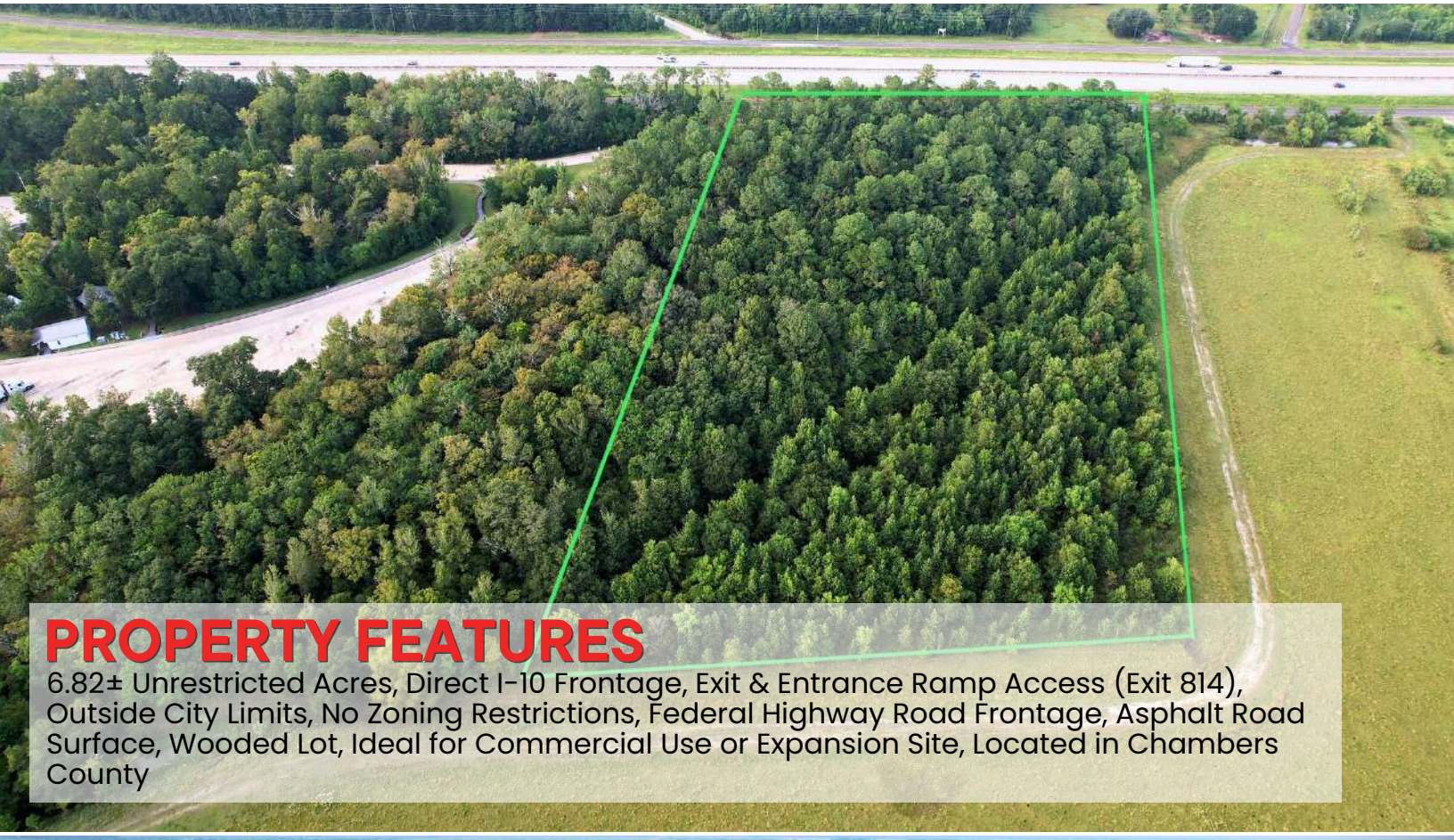
PROPERTY DESCRIPTION.

Prime 6.82± Acre Commercial Opportunity on I-10 Unrestricted and highly visible, this 6.82-acre tract sits directly off the I-10 Eastbound Rest Area (Exit 814) in Hankamer, TX. With convenient entrance and exit ramps, it offers outstanding access and frontage along a major highway. Ideal for a truck stop, convenience store, service business, or expansion site, the property is located outside city limits with no zoning restrictions. A flexible investment in a growing area of Chambers County.



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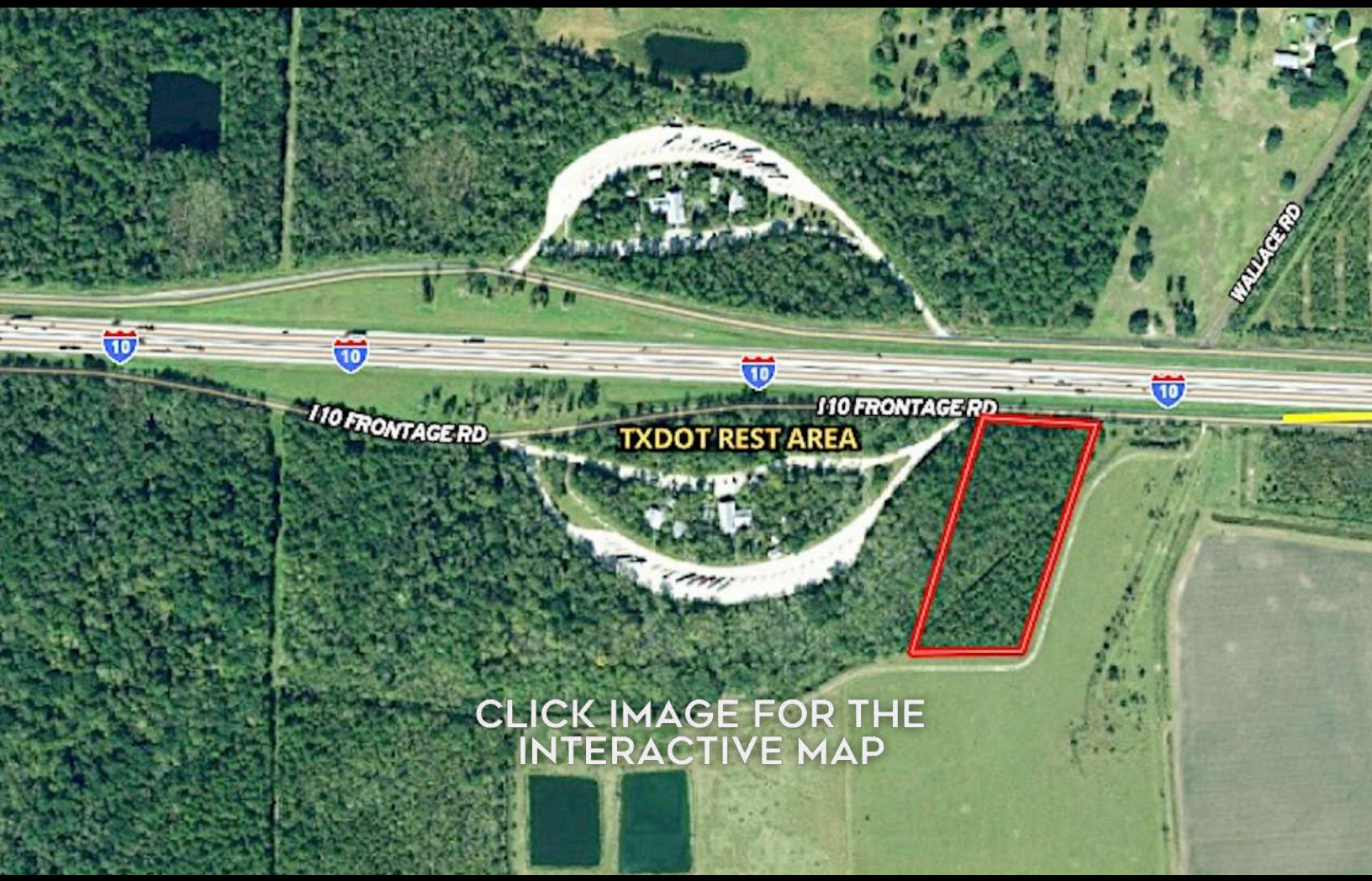
PROPERTY FEATURES

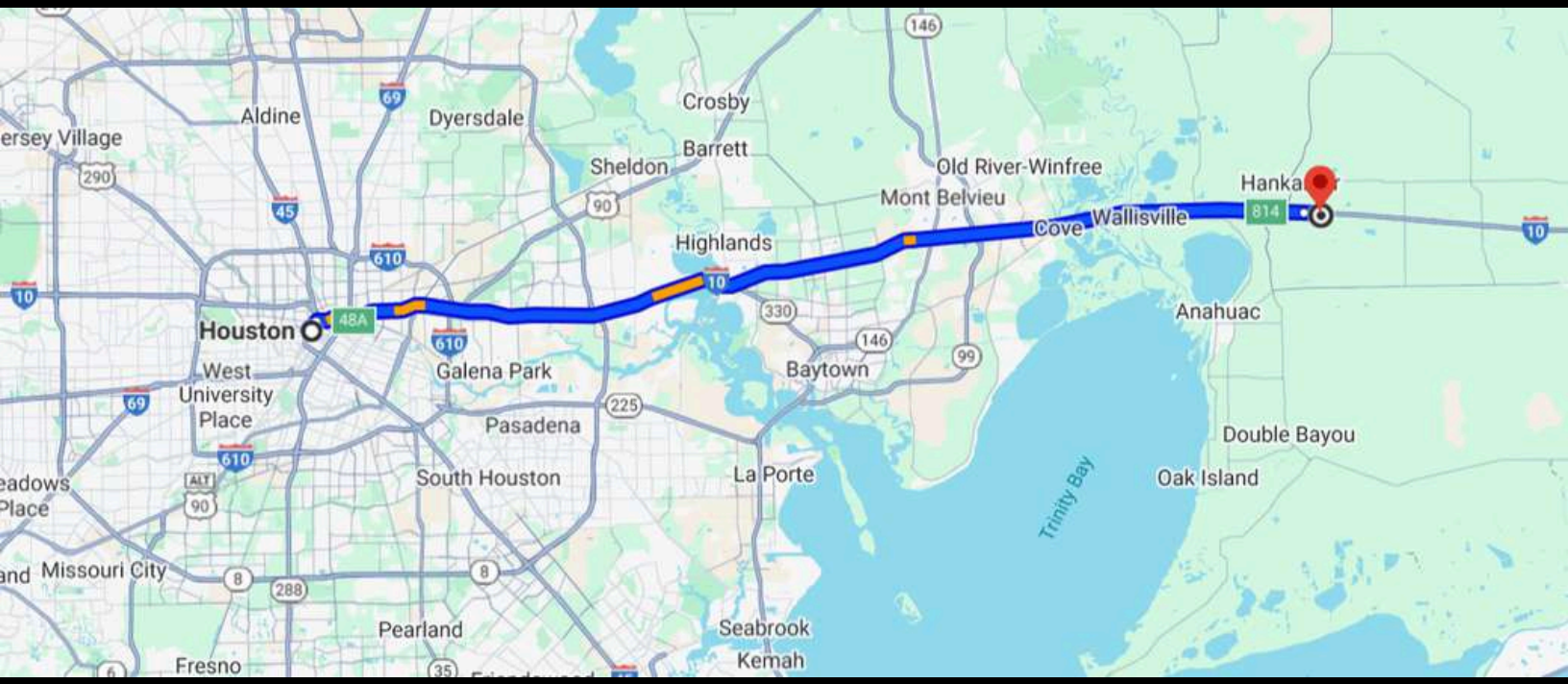
6.82± Unrestricted Acres, Direct I-10 Frontage, Exit & Entrance Ramp Access (Exit 814), Outside City Limits, No Zoning Restrictions, Federal Highway Road Frontage, Asphalt Road Surface, Wooded Lot, Ideal for Commercial Use or Expansion Site, Located in Chambers County



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NAVIGATION DIRECTIONS

From Houston:
Travel east on Interstate 10, exit 814, property on your right on the east side of TXDOT Rest Area

CHAD ANDRUS, ALC
ACCREDITED LAND CONSULTANT

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www.andruslandgroup.com



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