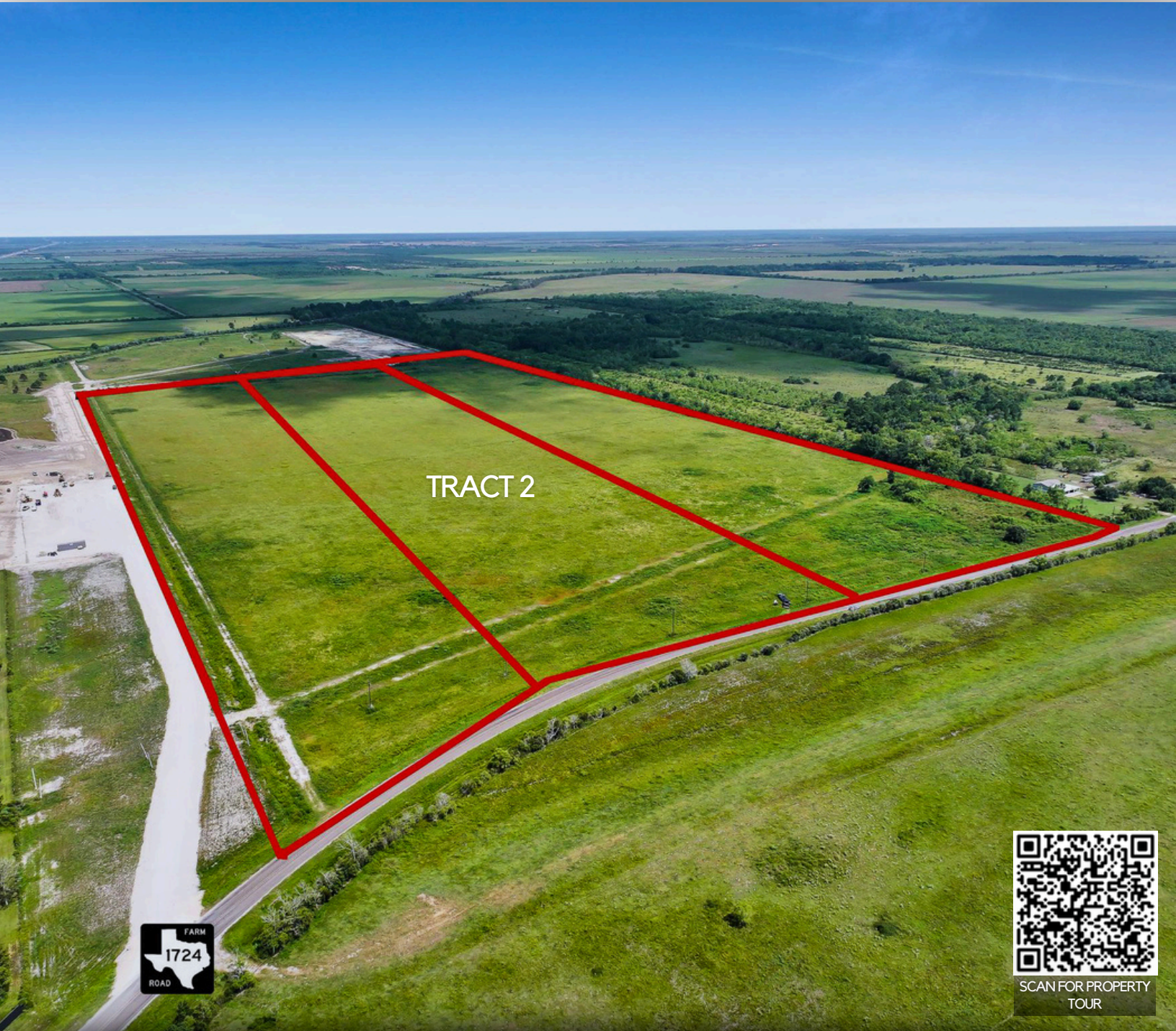


TR 2 S. FM 1724 ANAHUAC, TX 77514

CHAMBERS COUNTY

27± ACRES | \$501,640



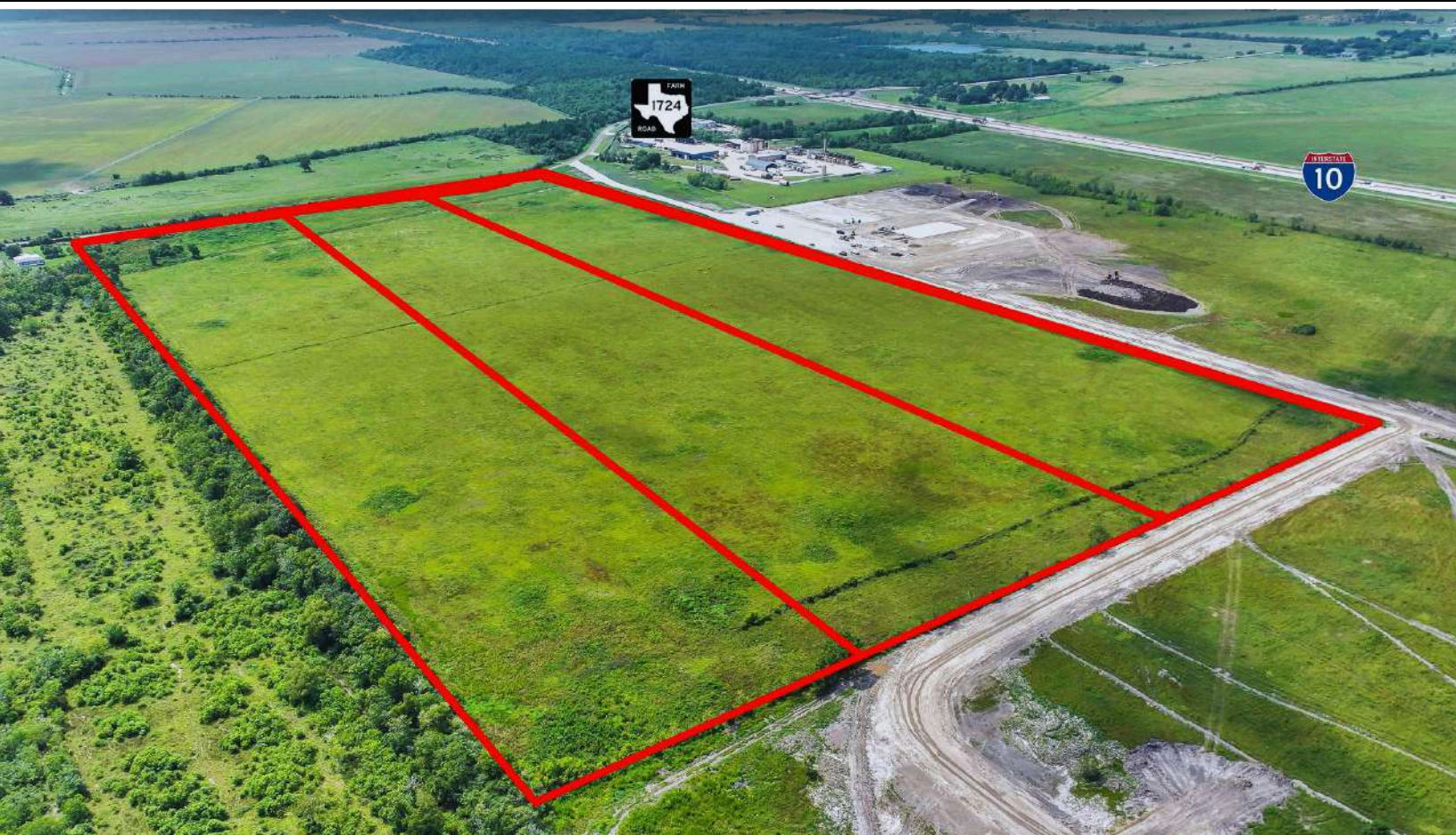


OVERVIEW

Three 27± acre tracts on FM 1724 in Chambers County, offered individually and unrestricted. Each parcel carries approximately 470 feet of FM 1724 road frontage, sits less than a half mile from Interstate 10, and holds a current agricultural exemption. Anahuac ISD. This is open country land 45 minutes from downtown Houston — close enough to keep the job and the commute, far enough to leave the subdivision behind.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



LOCATION & ACCESS

FM 1724 puts these tracts within a half mile of Interstate 10, the primary east-west corridor connecting Houston to Beaumont and the Louisiana line. Downtown Houston is 45 minutes away. That combination is what makes this offering work: buyers get genuine rural acreage in Chambers County without trading away access to Houston employment, medical, and airports.

Each tract fronts FM 1724 directly with approximately 470 feet of frontage — a hard-surfaced, county-maintained farm-to-market road, not a shared easement or a gravel cut through someone else's land. Every parcel has its own independent access and its own driveway location. Nothing is landlocked, and no interior tract depends on a neighbor's cooperation.

The property is served by Anahuac ISD.



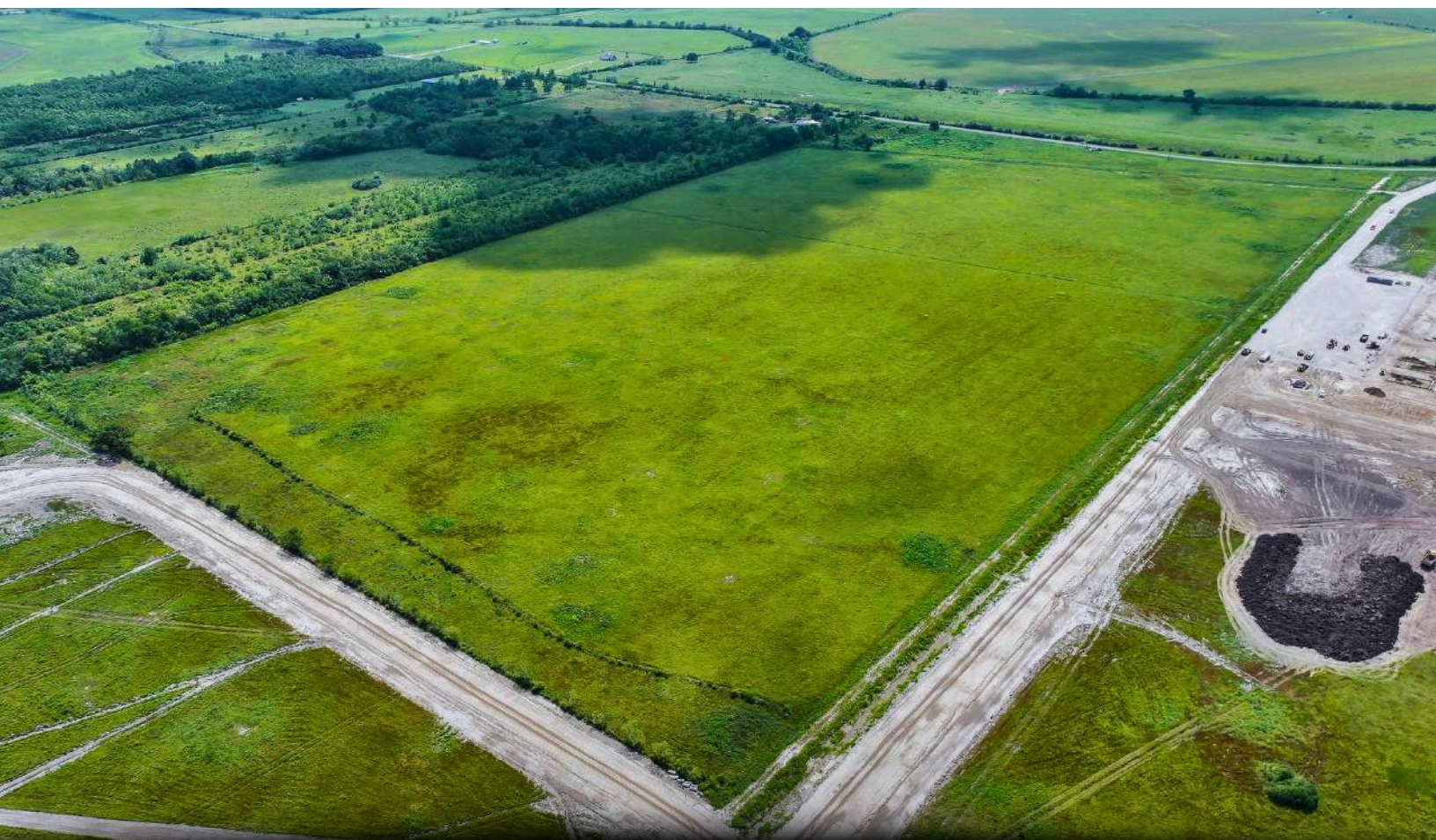
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THE TRACTS

Three tracts, each approximately 27 acres, each with roughly 470 feet of FM 1724 frontage. Tracts are available individually or in combination for a buyer wanting the full 80± acres.

Twenty-seven acres is a functional size. It is large enough to set a home well back from the road, run livestock or hay, keep horses, put in a shop and a pond, and still have room between you and the property line. It is also small enough to stay manageable for a buyer who is not trying to run a full-scale operation.



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NO RESTRICTIONS

There are no deed restrictions on these tracts.

Build the house you want, when you want, at the size you want. Bring a barndominium, a shop, a metal building, or a custom home. Run cattle, board horses, keep chickens, park the RV and the boat and the equipment trailer. Put in a pond. Set up a shooting lane. Start a small business out of the shop.

Unrestricted acreage within an hour of Houston is a shrinking category. Most acreage tracts brought to market in the Houston growth corridors today arrive with minimum square footage requirements, architectural review, building timelines, mobile home prohibitions, livestock limits, and further-subdivision bans. These do not. For a buyer who has spent months reading covenant pages and crossing properties off the list, that is the whole point.

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000 S. FM 1724 ANAHUAC, TX 77514

CHAMBERS COUNTY

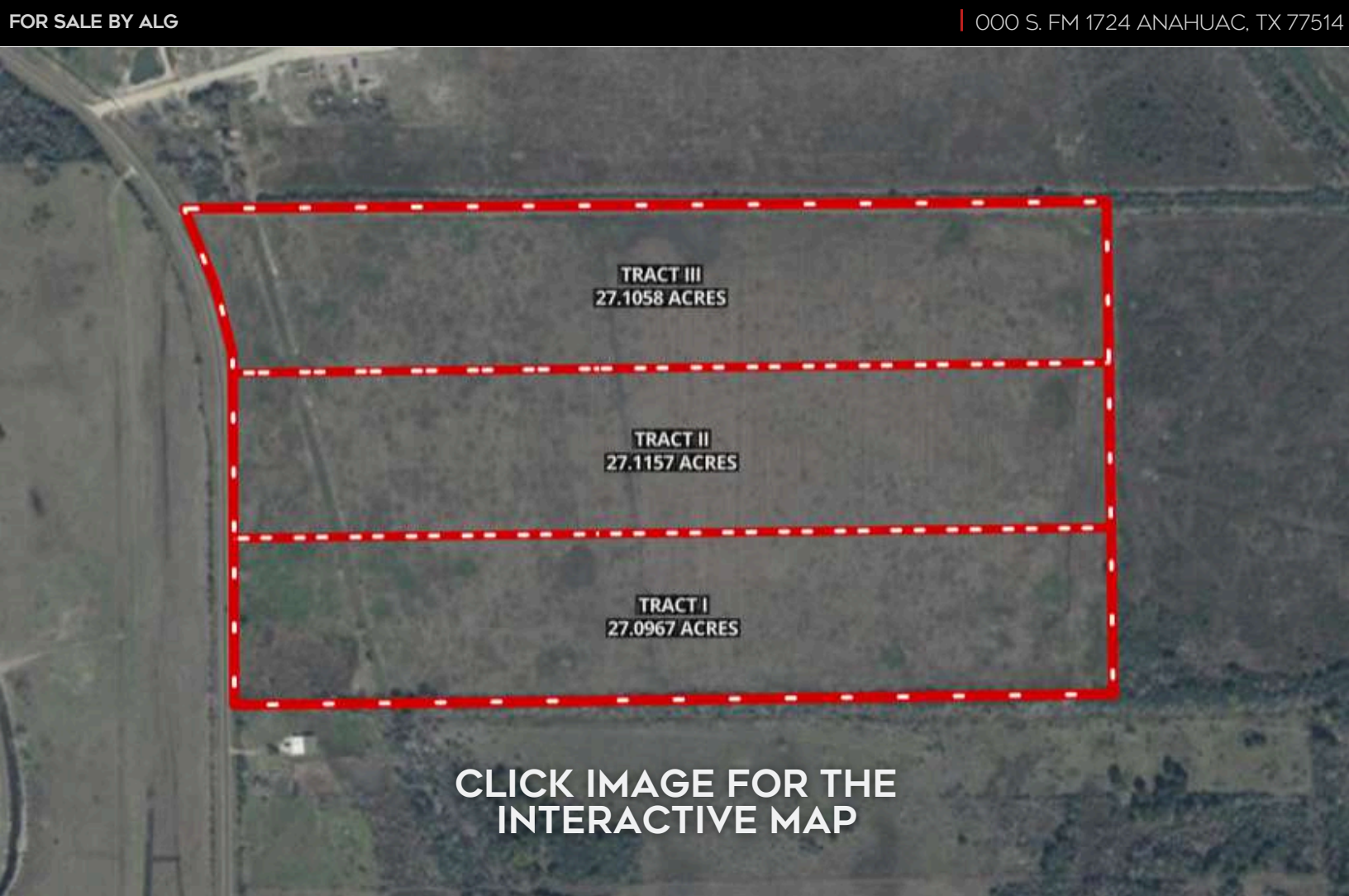


AGRICULTURAL EXEMPTION

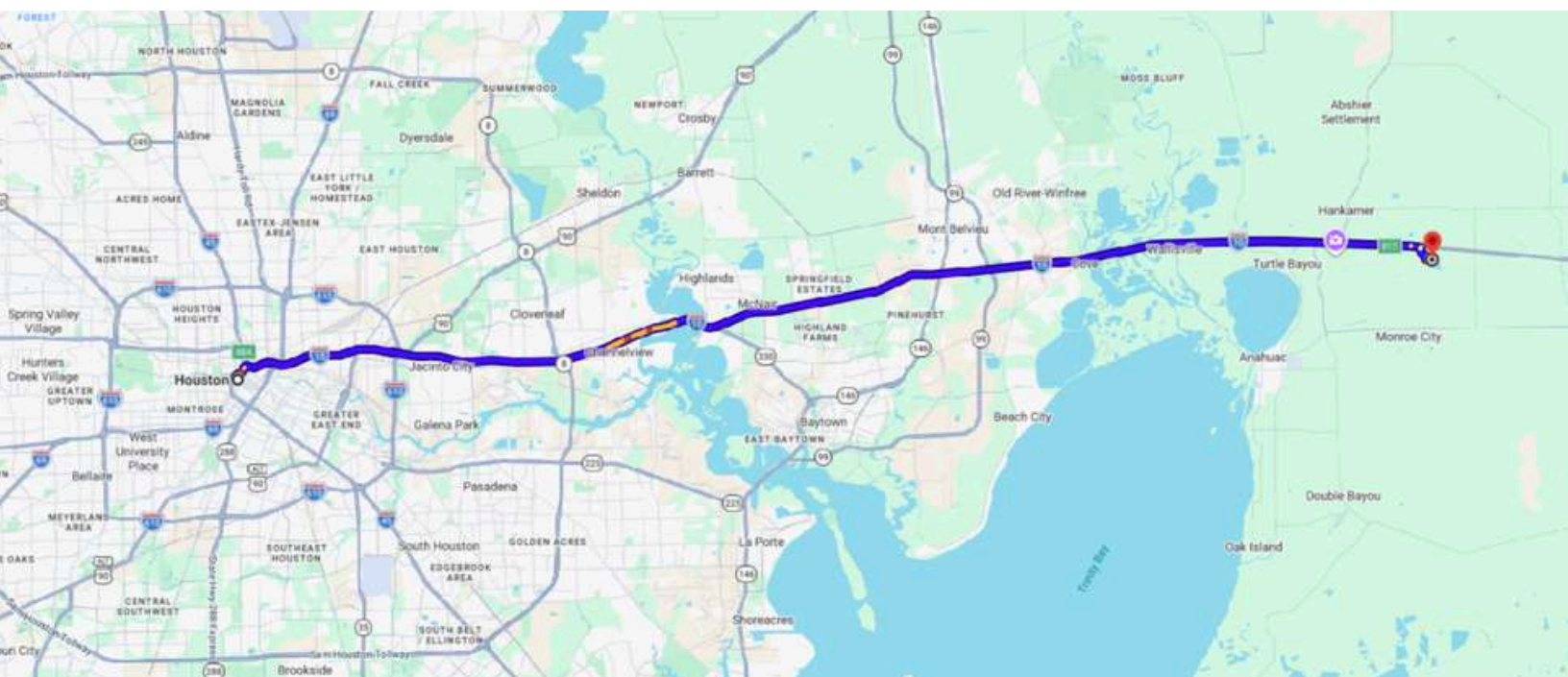
Each tract carries a current agricultural exemption, which holds the annual tax burden at a fraction of what a comparably sized residential valuation would produce. For a buyer planning to build over time rather than immediately, the ag exemption makes the carrying cost of holding the land straightforward.

HIGHLIGHTS

- Three separate 27± acre tracts, sold individually or in combination
 - Approximately 470 feet of FM 1724 road frontage per tract
 - Less than 1/2 mile from Interstate 10
 - 45 minutes from downtown Houston
 - No deed restrictions
- Current agricultural exemption on each tract
 - Anahuac ISD
- Direct paved farm-to-market frontage — no shared access or easement dependency
- Blank slate for a custom home, barndominium, shop, or weekend place
- Suitable for livestock, horses, hay, or recreational use



**CLICK IMAGE FOR THE
INTERACTIVE MAP**



**NAVIGATION
DIRECTIONS**

From I-10 & FM 1724:

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