

# SALE

## FM 1410 & IH-10

WINNIE, TX 77665

800± ACRES ON BOTH SIDES OF I-10 AT FM 1410  
CHAMBERS COUNTY'S NEXT GROWTH INTERCHANGE



**SALE PRICE** Price Upon Request

**± 800 ACRES**

**CHAD ANDRUS**

832.402.9211

info@andruslandgroup.com



**ANDRUS**  
ESTD LAND GROUP 1824

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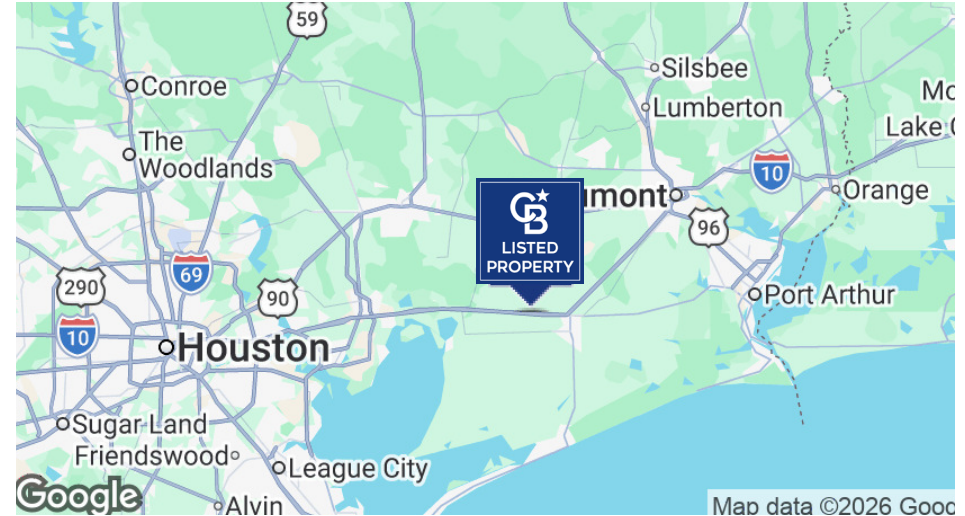


**COLDWELL BANKER  
COMMERCIAL**

**D'ANN HARPER, REALTORS®**

# SALE

**800± ACRES ON BOTH SIDES OF I-10 AT FM 1410**  
FM 1410 & IH-10, Winnie, TX 77665



|             |                    |
|-------------|--------------------|
| Sale Price: | Price Upon Request |
| Lot Size:   | ± 800 Acres        |
| County:     | Chambers           |
| Traffic:    | ± 60,000 VPD       |

## PROPERTY OVERVIEW:

A generational commercial land offering in the path of Gulf Coast growth. This **800± acre tract** controls **both sides of Interstate 10 at FM 1410 in Winnie**: approximately one mile of interstate frontage on each side of the highway, another mile of frontage along FM 1410, ingress/egress ramps to the feeder on both sides and a dedicated overpass connecting the north and south parcels—an infrastructure package that simply cannot be replicated. **The tract sits midway between Houston and Beaumont at the crossroads of I-10, SH 124, and SH 73**—45 miles from downtown Houston, 55 miles from the Barbour's Cut Container Terminal, and fronting a stretch of interstate that carries **more than 60,000 vehicles daily**. Located within a designated **Opportunity Zone**, the tract is an exceptional site for industrial warehouse and distribution development. **This is one of the largest contiguous interchange-controlled land positions available on the I-10 Texas corridor.**

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## WHY CHAMBERS COUNTY, WHY NOW

**Chambers County is one of the fastest-growing counties on the eastern flank of the Houston metro**, with **population nearly doubled** since 1990 and Mont Belvieu expanding more than 40% since the 2020 census. Growth that began in the western county is moving east along I-10. TGS Cedar Port—the nation's largest rail-and-barge-served industrial park—signed the Houston area's largest rail-served industrial lease of 2025 and continues expanding rail capacity beyond 5,500 railcars, pushing logistics, trucking, and service employment eastward along the corridor. **Land inventory countywide is thin: Chambers County ranks 194th of 254 Texas counties for rural acreage on the market, and large assemblages with highway infrastructure are effectively off the menu.** Median county land pricing near \$36,600 per acre reflects a market that has already repriced the western corridor—while the eastern county still sits ahead of the growth path.

## LOCATION & ACCESS

Winnie sits at the junction of I-10, SH 124, and SH 73—25 miles from Beaumont, 45 miles from downtown Houston, 55 miles from the Barbour's Cut Container Terminal, under an hour from the Houston metro's eastern edge, and the primary gateway between I-10 and the Bolivar Peninsula. **The I-10 Texas corridor is one of the nation's principal coast-to-coast freight routes, carrying more than 60,000 vehicles daily past this tract between Houston, Beaumont, and the Louisiana line.** The tract's dual-sided feeder access, roughly a mile of frontage on each side of the interstate, and connecting overpass give a developer or user immediate command of the interchange from every direction of travel.

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## OPPORTUNITY ZONE ADVANTAGE

The property is located within a designated **Opportunity Zone**, offering qualified investors **significant potential tax advantages**—including capital gains deferral and long-term basis step-up on appreciation—when development or improvement is structured through a Qualified Opportunity Fund. For a tract with this scale of development upside, the Opportunity Zone designation materially enhances after-tax returns and broadens the buyer pool to include OZ funds actively seeking large, infrastructure-ready sites. *Investors should consult their tax advisors regarding qualification and structuring.*

## DEVELOPMENT POTENTIAL

**Eight hundred acres with interstate frontage on both sides supports master-planned flexibility at a scale rarely available:** travel center and highway retail at the ramps, large-format industrial warehouse and distribution buildings—an especially strong fit with a 55-mile drayage lane to the Barbours Cut Container Terminal—served by the corridor's freight volume, residential or mixed-use development supported by Winnie's established community and schools, and long-term land banking across the balance. **The overpass connection allows phased development of both sides under single ownership—capture the traffic-facing pads today while the interior acreage appreciates in the growth path.**

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## HIGHLIGHTS

- 800± acres spanning both sides of Interstate 10 at FM 1410
- Approximately 1 mile of Interstate 10 frontage on each side of the highway
- Approximately 1 mile of frontage on FM 1410
- Ingress/egress ramps to the feeder on both sides of the interstate
- Dedicated overpass connecting north and south parcels
- Located within a designated Opportunity Zone
- Crossroads position: I-10, SH 124, and SH 73
- Commercial water available from LNVA canal at several strategic locations
- 138 KV transmission line running length of south boundary
- Midway between Houston and Beaumont on a national freight corridor
- More than 60,000 vehicles pass the property on Interstate 10 daily
- 45 miles from downtown Houston and 55 miles from the Barbours Cut Container Terminal
- Excellent location for industrial warehouse and distribution development
- Chambers County growth momentum moving east along I-10
- Scale, frontage, and infrastructure that cannot be assembled again

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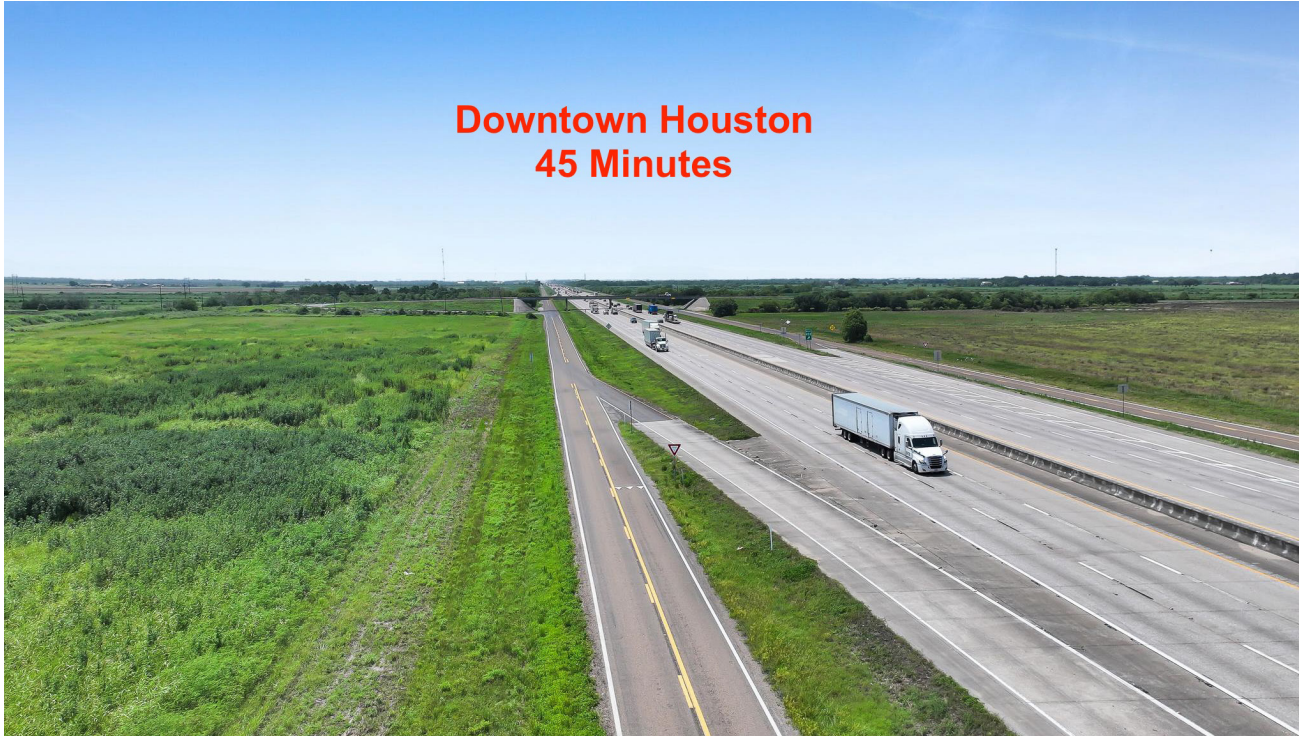
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**Downtown Houston  
45 Minutes**



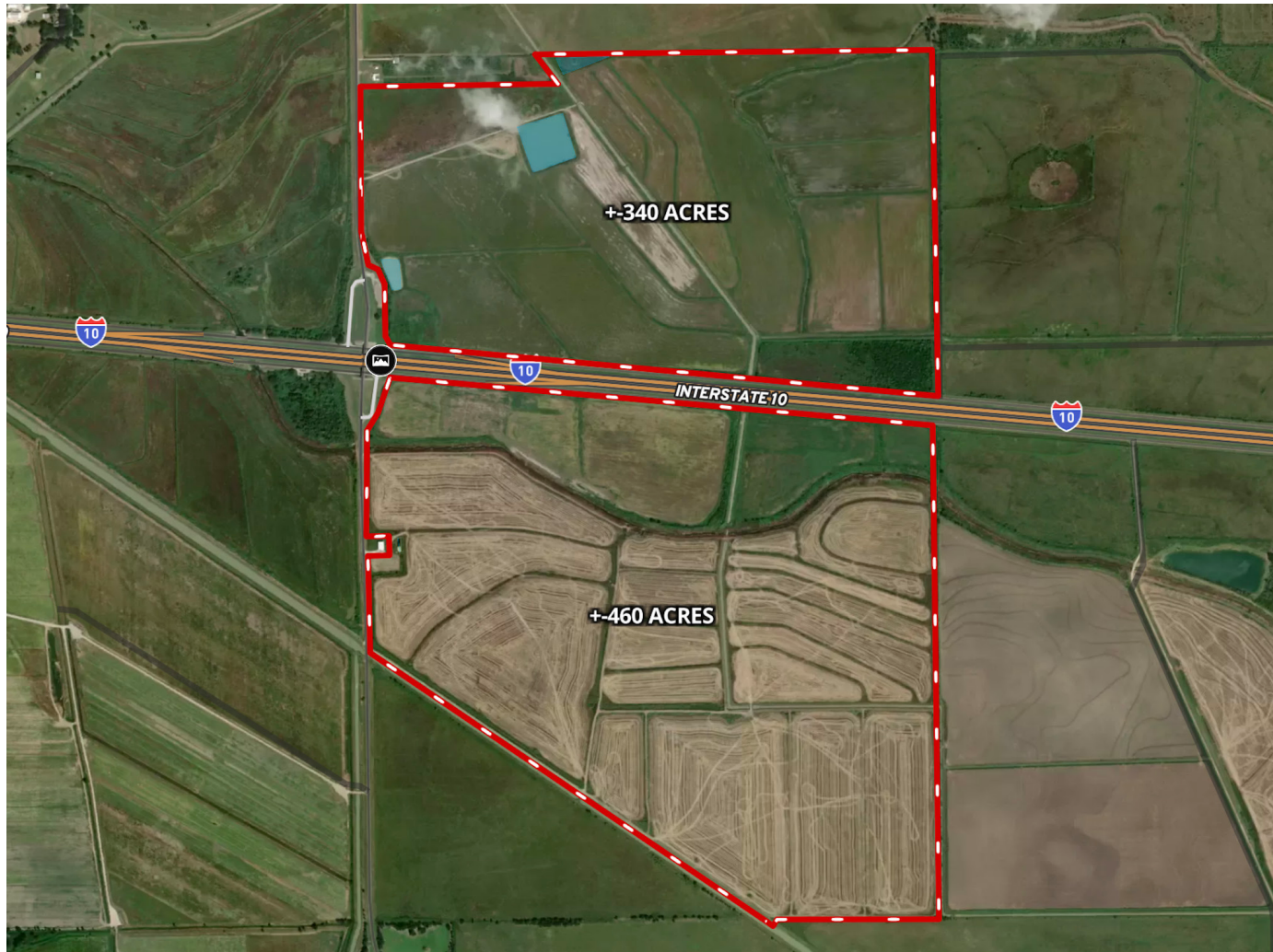
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# SALE

**AERIAL MAP**  
FM 1410 & IH-10, Winnie, TX 77665



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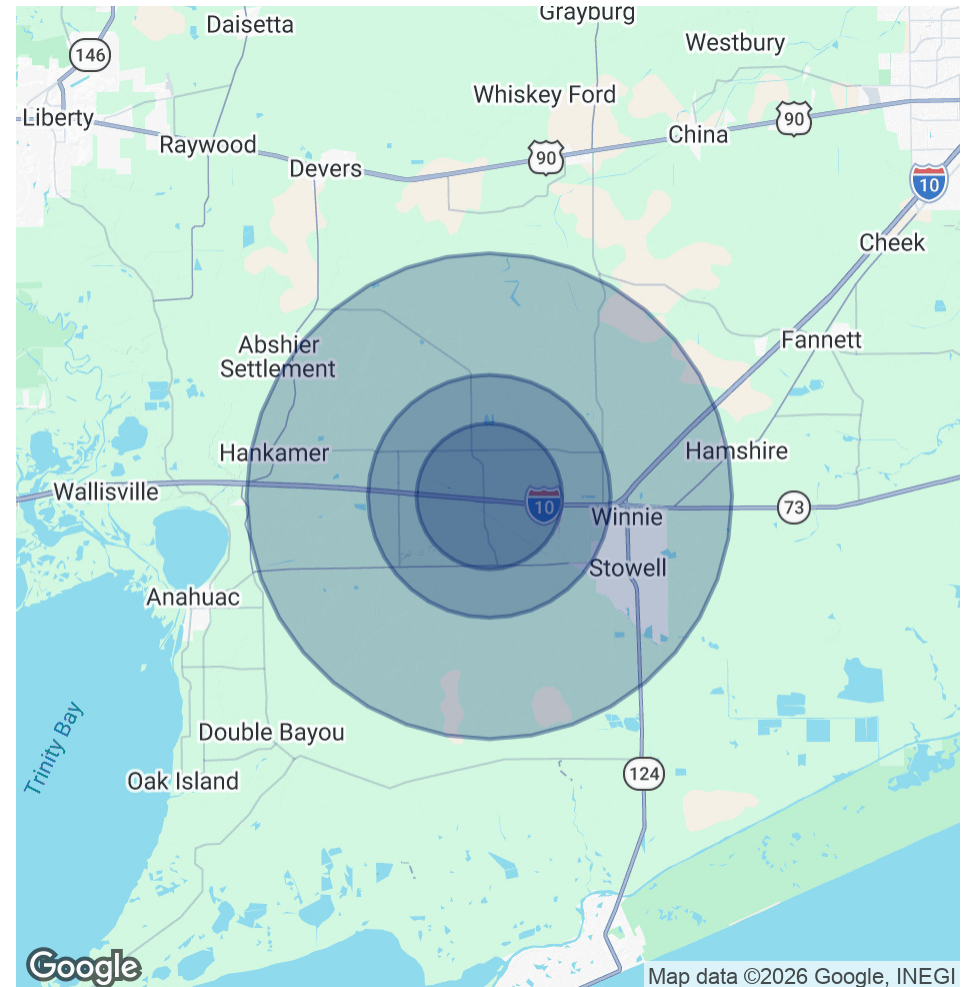
## DEMOGRAPHICS

FM 1410 & IH-10, Winnie, TX 77665

| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 536     | 2,064   | 10,564   |
| Average Age          | 33.5    | 35.7    | 36.5     |
| Average Age (Male)   | 45.4    | 45.1    | 39.8     |
| Average Age (Female) | 32.8    | 33.3    | 36.3     |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 147       | 633       | 3,423     |
| # of Persons per HH | 3.6       | 3.3       | 3.1       |
| Average HH Income   | \$111,046 | \$97,799  | \$89,287  |
| Average House Value | \$291,089 | \$253,054 | \$214,308 |

2023 American Community Survey (ACS)



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**POINTS OF INTEREST**  
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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-03-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|                                                                      |               |                              |                   |
|----------------------------------------------------------------------|---------------|------------------------------|-------------------|
| <b>Coldwell Banker D'Ann Harper<br/>REALTORS®</b>                    | <b>416239</b> | <b>Irispoli@cbharper.com</b> | <b>2104837000</b> |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No.   | Email                        | Phone             |
| <b>Leesa Harper Rispoli</b>                                          | <b>389556</b> | <b>Irispoli@cbharper.com</b> | <b>2104837004</b> |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No.   | Email                        | Phone             |
| <b>Ellen Camp</b>                                                    | <b>582314</b> | <b>ecamp@cbharper.com</b>    | <b>2104837020</b> |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No.   | Email                        | Phone             |
| <b>Chad Andrus</b>                                                   | <b>626158</b> | <b>candrus@cbharper.com</b>  | <b>4092677220</b> |
| Name of Sales Agent/Associate                                        | License No.   | Email                        | Phone             |

Buyer/Tenant/Seller/Landlord Initials

Date