

TBD I-10 WEST, HANKAMER, TEXAS, 77560-1065
CHAMBERS COUNTY

6.82± ACRES | \$668,428



PROPERTY DESCRIPTION.

Position your business for success with this unrestricted 6.82-acre tract fronting Interstate 10 in Hankamer, TX. Located at Exit 814 beside the TXDOT westbound rest area, the site offers unmatched exposure and direct access via entrance and exit ramps. Over 60,000 vehicles pass by daily, creating exceptional visibility for any business.

This site is ideally suited for a truck stop, travel plaza, convenience store, service center, or commercial expansion project. Outside city limits, the property has no zoning restrictions, giving investors maximum flexibility.

An additional 7 acres is available next door, offering the option for a larger footprint or phased development. With Chambers County experiencing rapid growth along the I-10 corridor, this tract represents a rare chance to secure a prime highway-front commercial site in one of Southeast Texas' most dynamic regions.



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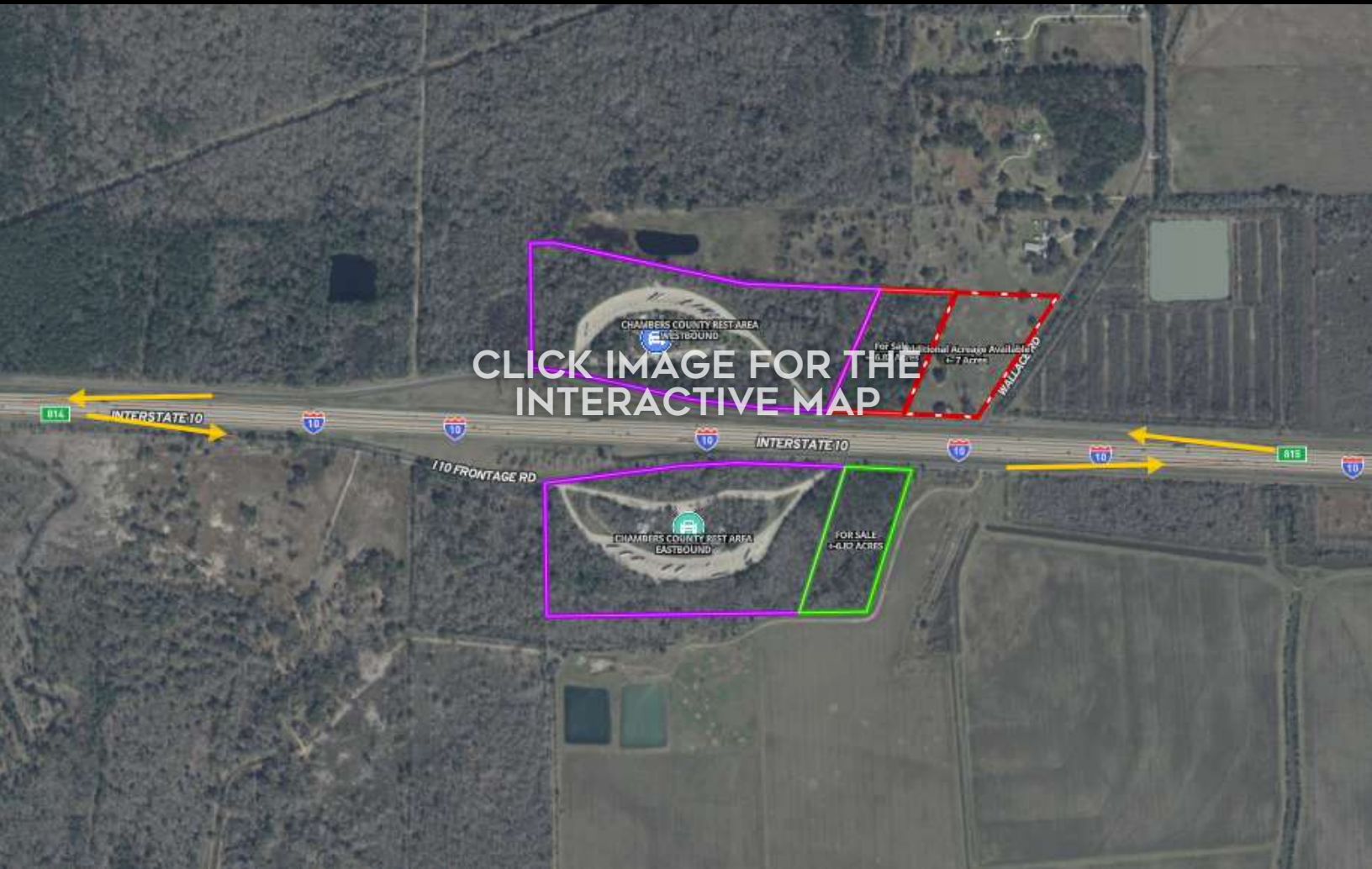
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PROPERTY FEATURES

Development Potential, Hwy-County Rd Frontage, Owner Financing

**Additional Acreage Available
+/-7 Acres**

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NAVIGATION DIRECTIONS

From Winnie:

Travel I-10 west bound and take exit 815. Property will be on your right next to the rest area.

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WINNIE OFFICE

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