

EXCLUSIVE OFFERING +/- 6.3 (3 Acres), Chambers County I – 10 & Lanai Drive, Mont Belvieu, TX

- +/- 6.3 Acre Corner Lanai Dr & I-10
- Excellent Location with Freeway Access and Visibility
- Rapidly Growing Area
- High Traffic Volume
- Utilities & No Zoning

\$ 1,200,000



Excellent location for a business with needs of convenient access to I-10 and/or the Mont Belvieu/Baytown's Industrial District. It is an unrestricted parcel on the hard corner of I-10 East and Lanai Dr. with approximately 680' of frontage on I-10 east bound feeder. It has easy access to I-10 and FM 1409. Utilities are available from a private provider, Aqua Texas. A CWA easement is on the property leaving +/- 3 net acres. It is located in unincorporated Chambers County approximately 2 miles east of Mont Belvieu. It is only minutes from Chevron/Phillips, Enterprise Products, EXXON/Mobil, Bayer, and many other industrial plants. The immediate area is experiencing a lot of new growth with new and relocating business. Taxes are low and government regulations are minimum.

For Information: adrian@combscommercial.com / billy@combscommercial.com

Adrian Combs 832-597-6436

Billy Combs 832-573-9201

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The information contained herein was obtained from sources believed to be reliable. However, Combs Commercial Investment Properties LLC nor the property owners make any guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

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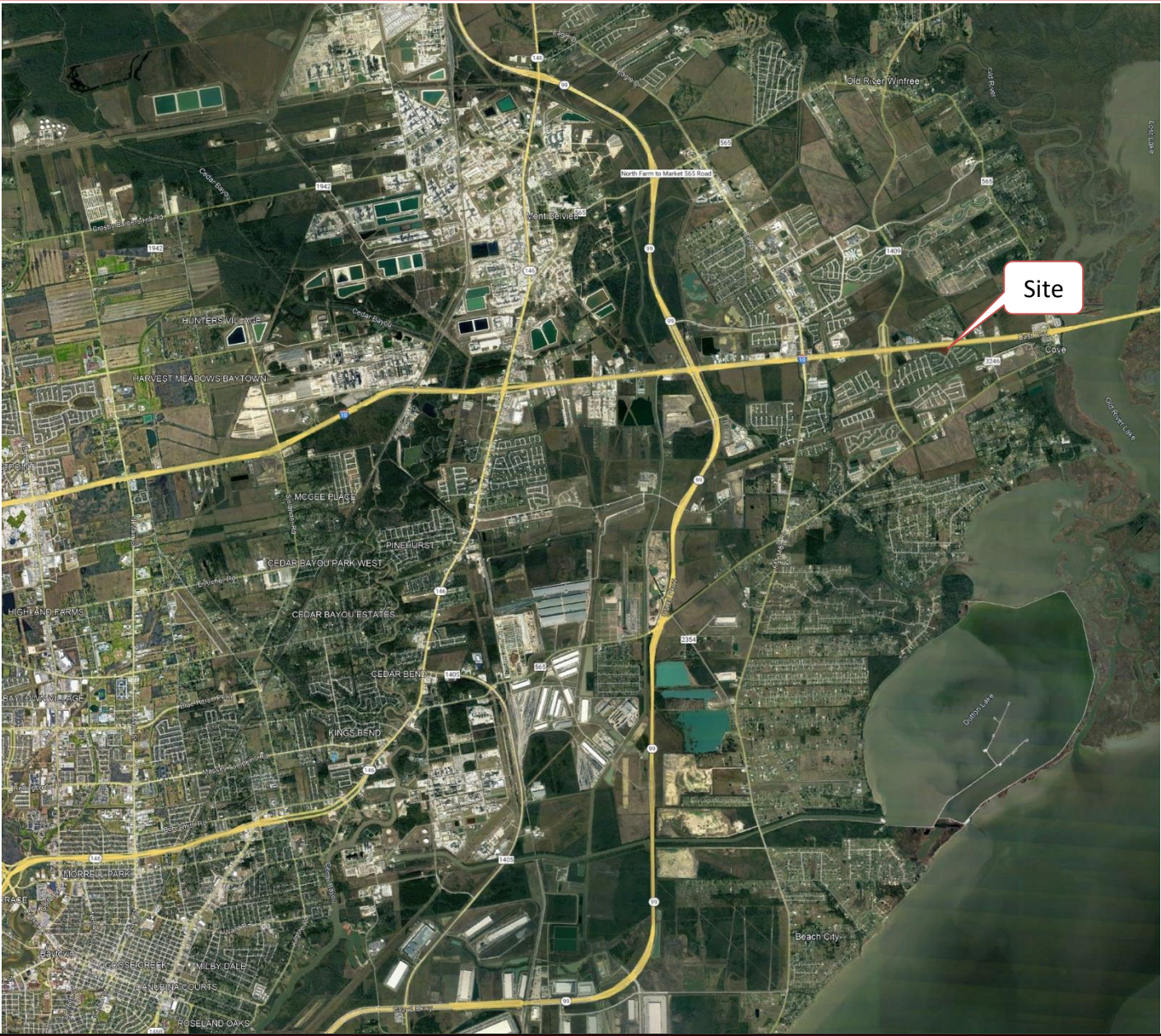
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