

**EXCLUSIVE OFFERING**  
**Commercial Reserve Land**  
**FM 3180 @ I-10, Mont Belvieu**

- Divisible from 1.2 to 1.8 Acres
- Utilities at Site
- No City or MUD Tax
- FM 3180 Road Frontage
- Mont Belvieu Market Area
- High Commercial Demand
- 0.6 Mile South of I-10
- FM 3180 Road Construction Near Complete



**Sales Price: \$19.00 SF**



This property is a commercial reserve from the Legends Bay Subdivision. It is being divided from a larger tract and can vary in size from 1.2 to 1.8 acres. Water and Sewer are provided by Aqua Texas and are either on site or very close. Access will be via a common drive with the property to the north which will be a national auto parts store. The site is approximately 0.6 mile south of I-10 and Mont Belvieu's city limits. It provides access to the booming market area without Mont Belvieu's restrictions. It has a very low tax rate of only \$ 1.81219 per \$100 of evaluation.

For Information: 281-573-4567 / [info@combscommercial.com](mailto:info@combscommercial.com)

**Adrian Combs 832-597-6436**

**Billy Combs 832-573-9201**

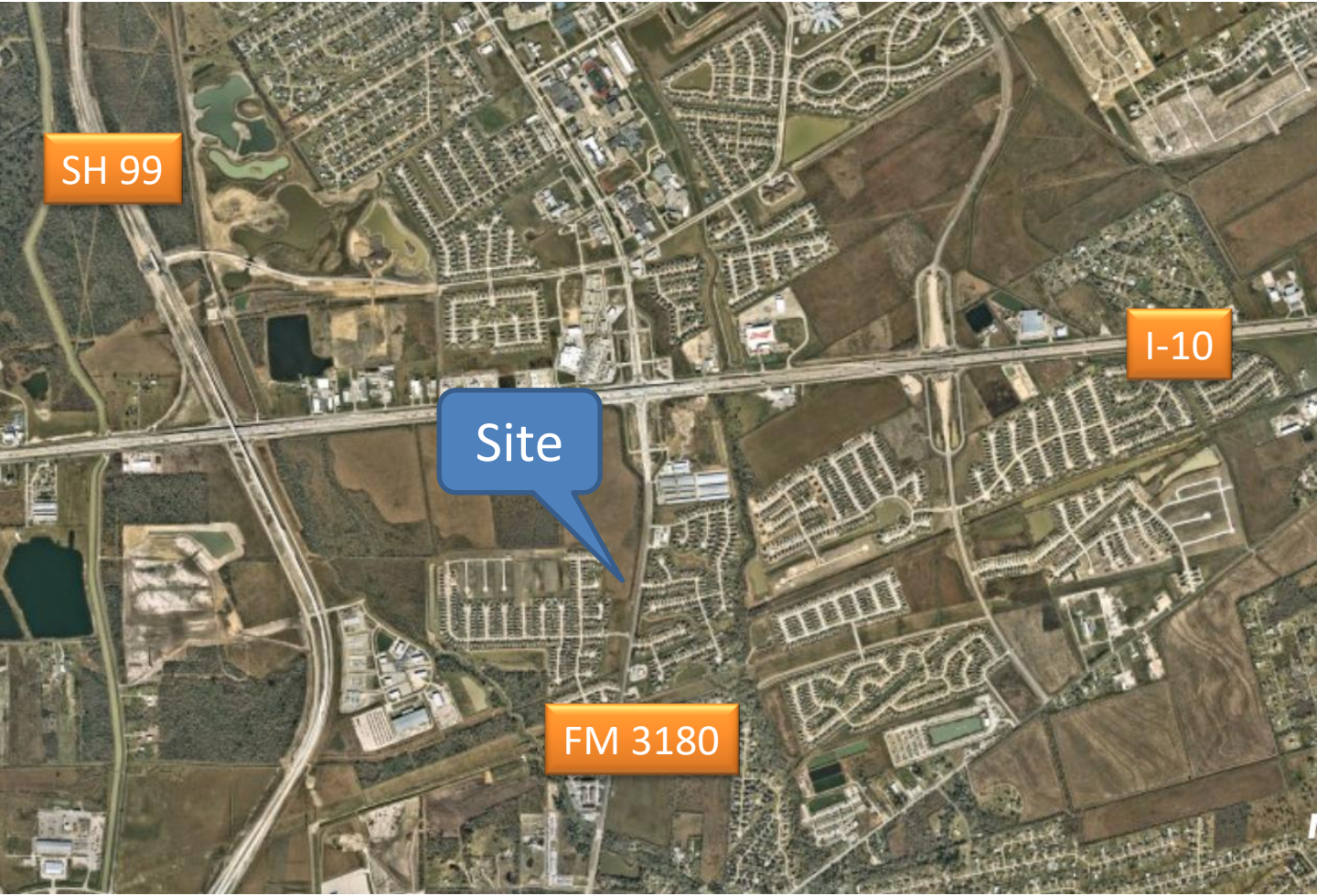
[www.combscommercial.com](http://www.combscommercial.com)

*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.*



**S  
O  
L  
D**

**1.2 to 1.8  
Acres  
Available**



SH 99

I-10

Site

FM 3180