

FOR SALE

± 10 ACRES

POSITIONED AT HIGH-VISIBILITY
INTERSECTION OF HWY 59

HWY 59 AND FM 1163

EL CAMPO, TX

CALL FOR PRICING



FOR MORE
INFORMATION
PLEASE CONTACT

TERENCE MOELLER
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COLDWELL BANKER
COMMERCIAL

D'ANN HARPER,
REALTORS®

CBCDANNHARPER.COM

FOR SALE

HWY 59 AND FM 1163
El Campo, TX



Price: Call For Pricing

Lot Size: ± 10 Acres

**SCAN TO VIEW
PROPERTY
VIDEO**



PRIME 10-ACRE DEVELOPMENT OPPORTUNITY AT HIGH-TRAFFIC INTERSECTION - EL CAMPO, TX

Unlock the potential of this dynamic 10-acre tract, strategically located at the high-visibility intersection of Hwy 59 (future I-69 corridor) and FM 1163 in El Campo, TX. With substantial frontage on both Hwy 59 and FM 1163, this property offers unmatched accessibility and exposure—making it ideal for a variety of development opportunities.

Whether you're envisioning retail, hospitality, industrial, or a mixed-use project, this site provides the flexibility and location to bring your vision to life.

Contact Terence Moeller for more details.

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HWY 59 AND FM 1163
El Campo, TX

PROPERTY HIGHLIGHTS:

- ±10 Acres of Highly Visible Land
- Extensive Frontage on Hwy 59 & FM 1163
- Future I-69 Corridor – High-Growth Traffic Area
- City Utilities Available
- Located Just Outside El Campo City Limits
- Sewer Water Line Easement Will be Required Along HWY 59 Feeder Rd
- Cross Access Agreement Will be Required Between This 10 Acre Tract & Remaining Acreage of This Tract for Future Development

Position your next development for success with this rare offering in one of the region's most accessible and high-traffic locations.



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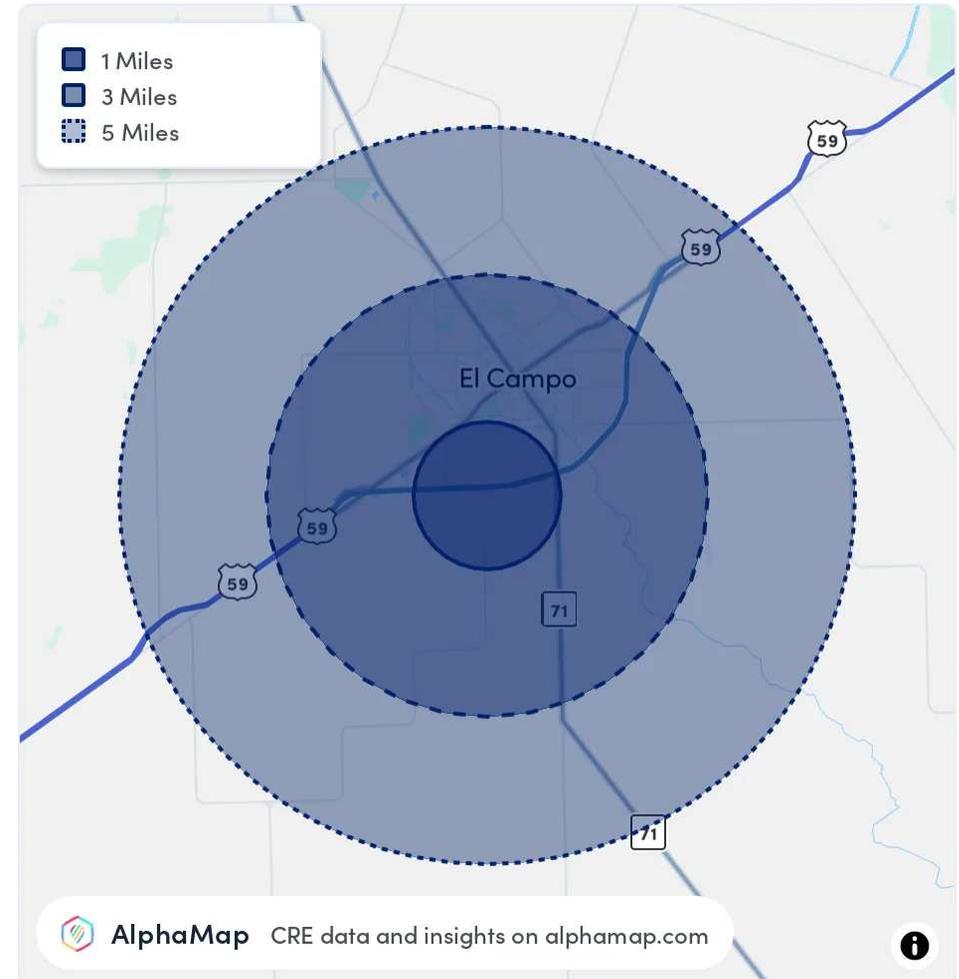
DEMOGRAPHICS

HWY 59 and FM 1163, El Campo TX

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,110	13,444	15,875
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	722	4,824	5,715
Persons per HH	2.9	2.8	2.8
Average HH Income	\$93,224	\$86,543	\$87,657
Average House Value	\$205,176	\$228,854	\$235,854
Per Capita Income	\$32,146	\$30,908	\$31,306

Map and demographics data derived from AlphaMap



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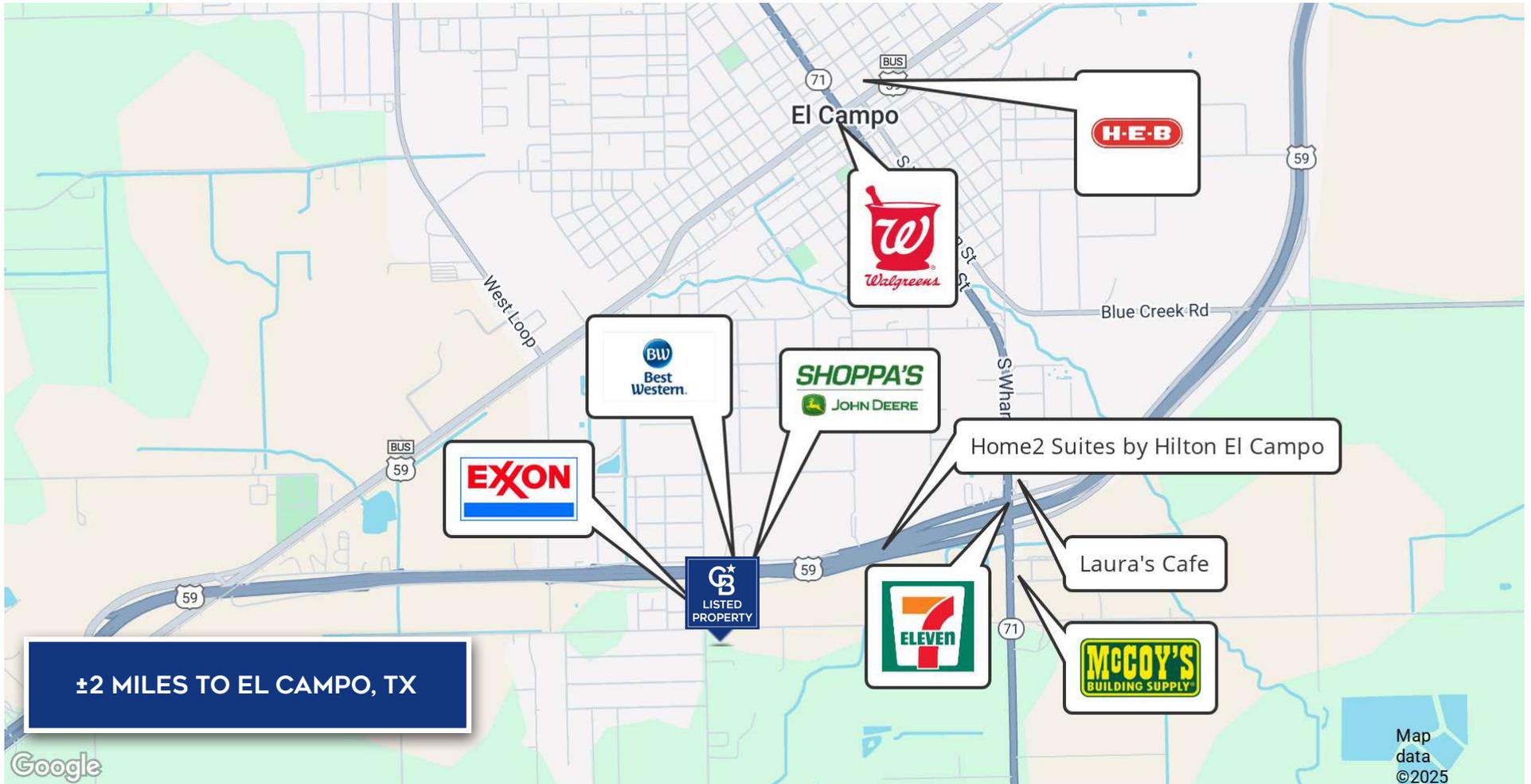
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FOR SALE

POINTS OF INTEREST HWY 59 and FM 1163, El Campo TX



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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.



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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date