

FOR SALE

46194 IH-10 Winnie Texas
Chambers County

25 Acres Available
(All or Part)

Cathy Mallia - Broker
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Cell: (832) 896 - 2303

MALLIA  **TEXAS**
P R O P E R T I E S

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

Address: 46194 IH-10
Winnie Texas
Chambers County

Size: 2.4 +/- Acres

Price: \$6 per SQFT

Locate your business here and reap the rewards of Chambers County's phenomenal growth, having exploded 46.7% in the last decade. Fronting Interstate 10 in Winnie, Texas, this 2.4 +/- acre tract has excellent visibility and accessibility to local, interstate and intrastate traffic. The cleared tract is adjacent to a Convenience Store and Truck Stop now under construction. The adjacent Holiday Inn Express has experienced a recent \$2M upgrade and reports dominating its competition.

The site can provide Interstate 10 access to the adjacent 25 acres (all or part), which are also available. Combined, the two tracts offer attractive flexibility and numerous opportunities for the development of your vision.

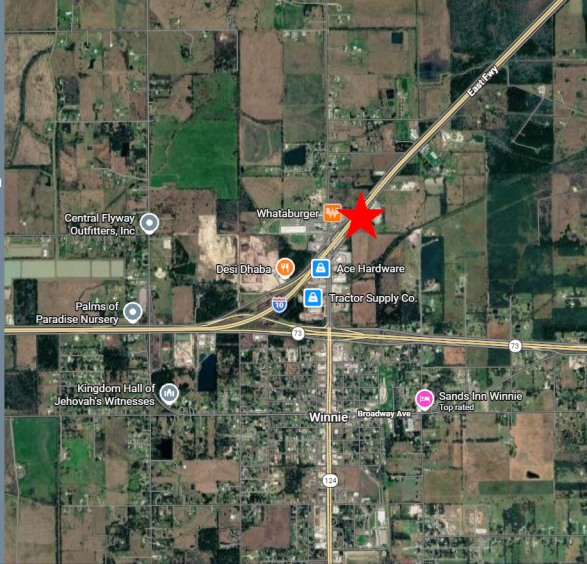
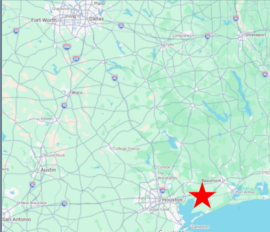


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Legal: Approximately 2.4 acres out of a 5.7 acre tract in Lots 3 & 4, Blk 41 out of Winnie Suburbs Subdivision



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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.

2-10-2025



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 BROTHER'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;
 - 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.

OLEANDER FINANCIAL SOLUTIONS, LLC	9007138	Cathy.Mallia@MalliaTexasProperties.com	(713)721-5100
Licensee/Broker/Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MALLIA TEXAS PROPERTIES	9007138	Cathy.Mallia@MalliaTexasProperties.com	(713)721-5100
Designated Broker of Firm	License No.	Email	Phone
Catherine A. Mallia	206346	Cathy.Mallia@MalliaTexasProperties.com	(832)896-2303
Licensee Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cathy Mallia	206346	cathy.mallia@malliatexasproperties.com	(832)896-2303
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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