

FOR SALE



# Development Opportunity for 85 Homes (115 Acres)

Highway 61

Hankamer, TX 77560



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)  
[www.expcommercial.com](http://www.expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)

# Table of Contents

FOR SALE

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
ADDITIONAL PHOTOS	8
ADDITIONAL PHOTOS	9
LOCATION INFORMATION	10
REGIONAL MAP	11
LOCATION MAP	12
AERIAL MAP	13
SITE PLANS	14
DEMOGRAPHICS	15

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



Section 1

# Property Information





# Property Summary

FOR SALE



## PROPERTY DESCRIPTION

Riverview Estates presents a compelling large-scale residential development opportunity encompassing approximately 115.9 acres with an established preliminary subdivision layout supporting approximately 84–85 single-family residential lots. The project is designed with internal roadways, utility easements, building setbacks, and drainage infrastructure already contemplated in the site plan, significantly reducing upfront entitlement risk for a future developer.

The preliminary plat outlines a thoughtfully designed neighborhood featuring generously sized lots (generally ranging from approximately 0.75 to 1.1 acres), wide rights-of-way, and multiple internal streets, creating an attractive low-density residential environment well-suited for today’s suburban homebuyer. Utility planning includes water, sanitary sewer, drainage, and utility easements coordinated with Trinity Bay Conservation District standards, supporting future horizontal development.

## OFFERING SUMMARY

Sale Price:	\$4,185,000
Lot Size:	115.9 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	31	72
Total Population	41	85	196
Average HH Income	\$99,037	\$99,037	\$99,037

Louis Chavez  
323.422.1910  
louis.chavez@expcommercial.com

Danny Santos  
310.918.9931  
dannysantosrealty@gmail.com





# Property Description

FOR SALE

**\*ALL PROPERTY LINES ARE ROUGH ESTIMATIONS  
AND NOT SURVEY ACCURATE**



## PROPERTY DESCRIPTION

### RIVERVIEW ESTATES SITE PLAN 84

Currently zoned and assessed for agricultural use, the property offers investors and developers a clear path to value creation through phased residential development. The site's size allows flexibility for phased absorption, builder partnerships, or bulk lot sales. With limited competing large-tract residential land in the immediate Hankamer area and continued population expansion east of Houston, Riverview Estates is well positioned to capture growing demand for new single-family housing.

## LOCATION DESCRIPTION

The property is located along State Highway 61 (TX-61) in Hankamer, Texas, within Chambers County, positioned between Baytown and Anahuac and approximately 45 miles east of Downtown Houston. The site benefits from direct frontage and visibility along TX-61, providing convenient regional access while maintaining a semi-rural residential setting.

Hankamer is an established community experiencing steady residential growth driven by affordability, proximity to employment centers in Baytown, Mont Belvieu, and the Greater Houston industrial corridor, and access to major transportation routes including Interstate 10, located just minutes south of the property. The surrounding area features a mix of low-density residential neighborhoods, agricultural land, and expanding subdivisions, supporting continued demand for single-family housing.

The property is located within Anahuac Independent School District and is served by regional utility and drainage infrastructure through the Trinity Bay Conservation District (MUD 62). According to FEMA mapping, portions of the property fall within Flood Zone X, indicating areas of minimal flood hazard, with engineered drainage and easements incorporated into the subdivision design.

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Complete Highlights

*FOR SALE*



## PROPERTY HIGHLIGHTS

- Convenient highway access
- Spacious land area
- Ideal for residential development
- Close to amenities
- Potential for future growth
- Desirable location in Hankamer, TX
- Investment opportunity
- Utilities available
- Scenic views
- Proximity to major transportation routes

Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Additional Photos

*FOR SALE*



Louis Chavez

**323.422.1910**

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

**310.918.9931**

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Additional Photos

FOR SALE



Louis Chavez

**323.422.1910**

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

**310.918.9931**

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Additional Photos

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Section 2

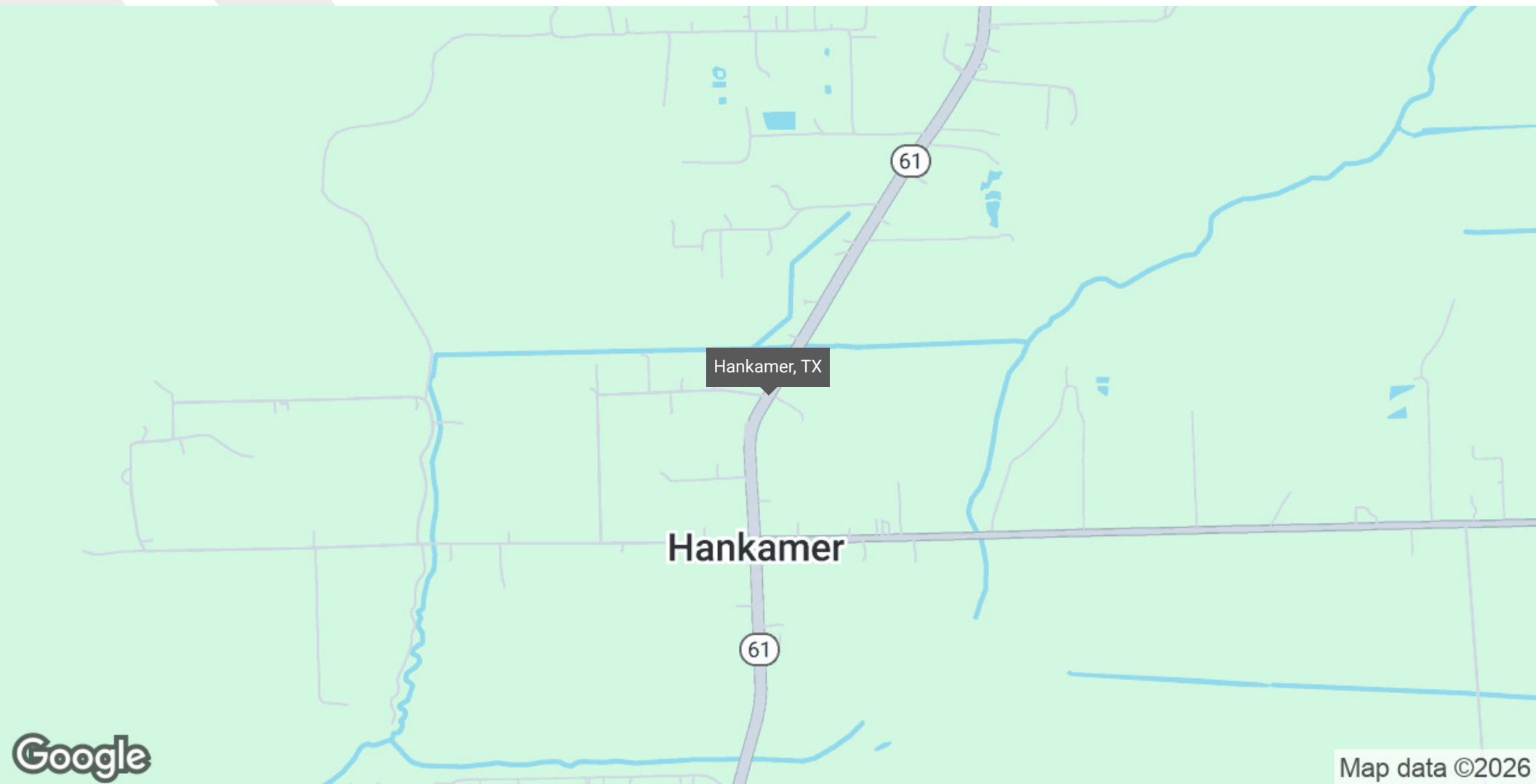
# Location Information





# Regional Map

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

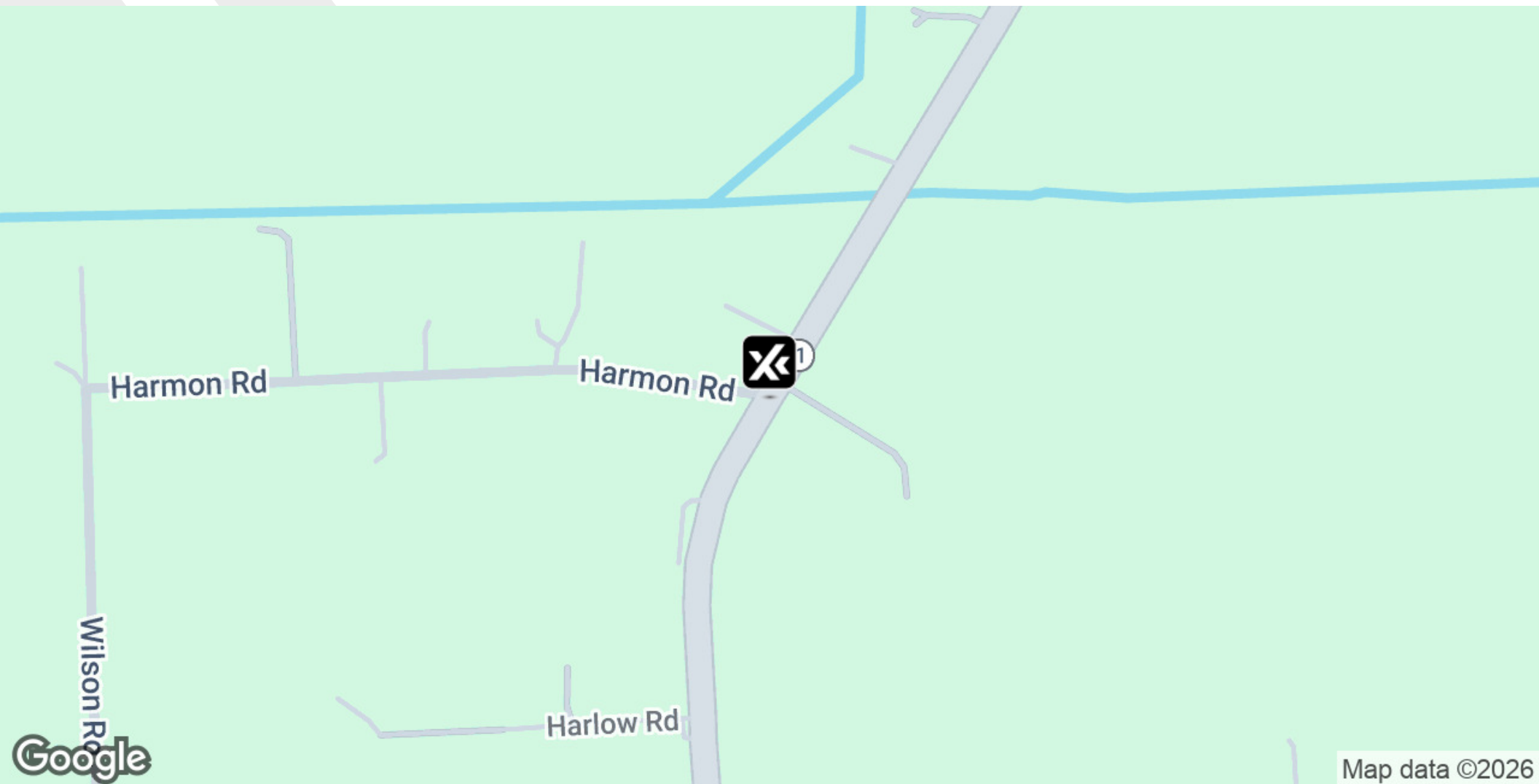
[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

# Location Map

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



# Aerial Map

FOR SALE



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

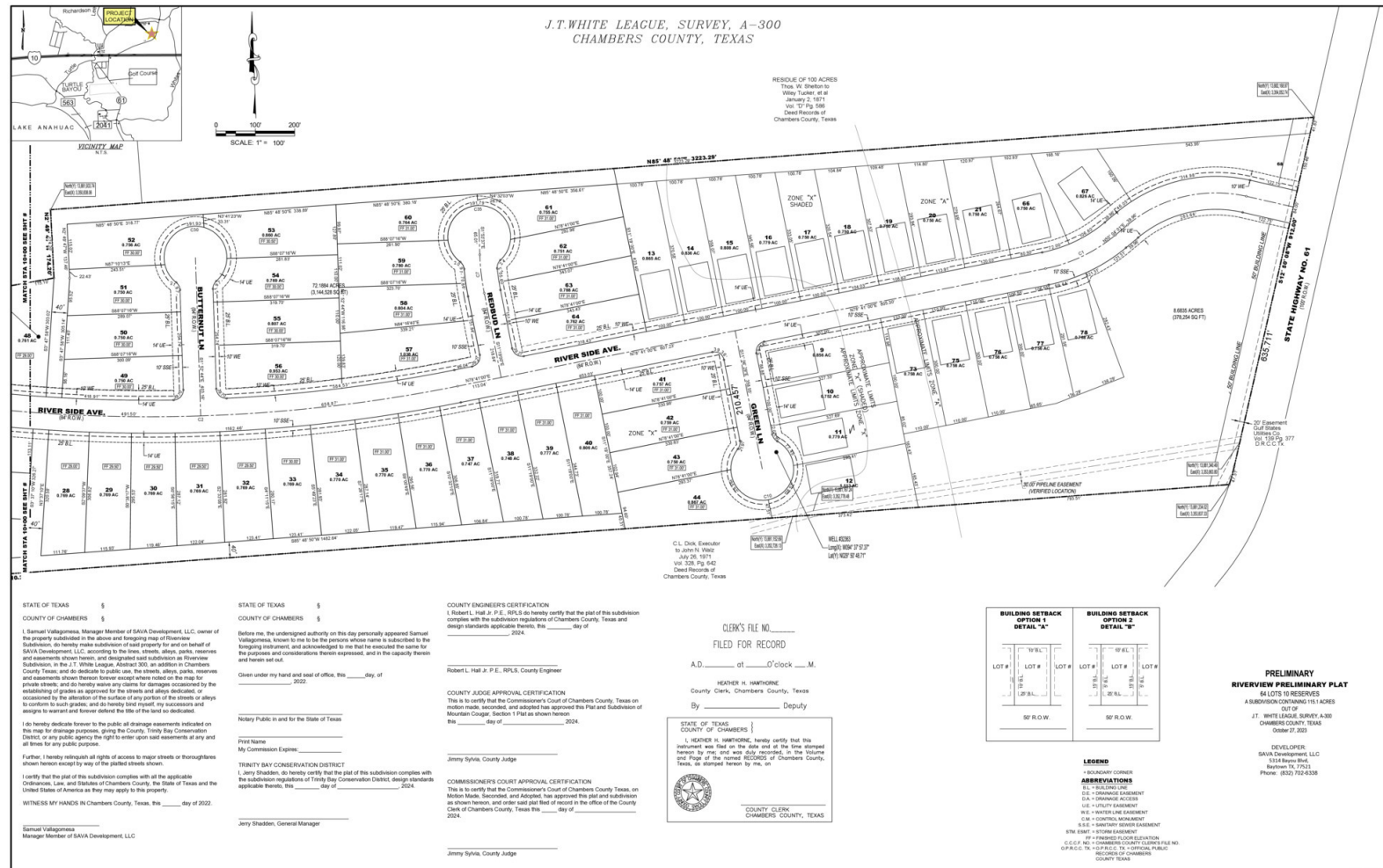
[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



FOR SALE



**Louis Chavez**  
**323.422.1910**  
 louis.chavez@expcommercial.com

**Danny Santos**  
**310.918.9931**  
 dannysantosrealty@gmail.com

ExP Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



Section 3

# Demographics



# Demographics Map & Report

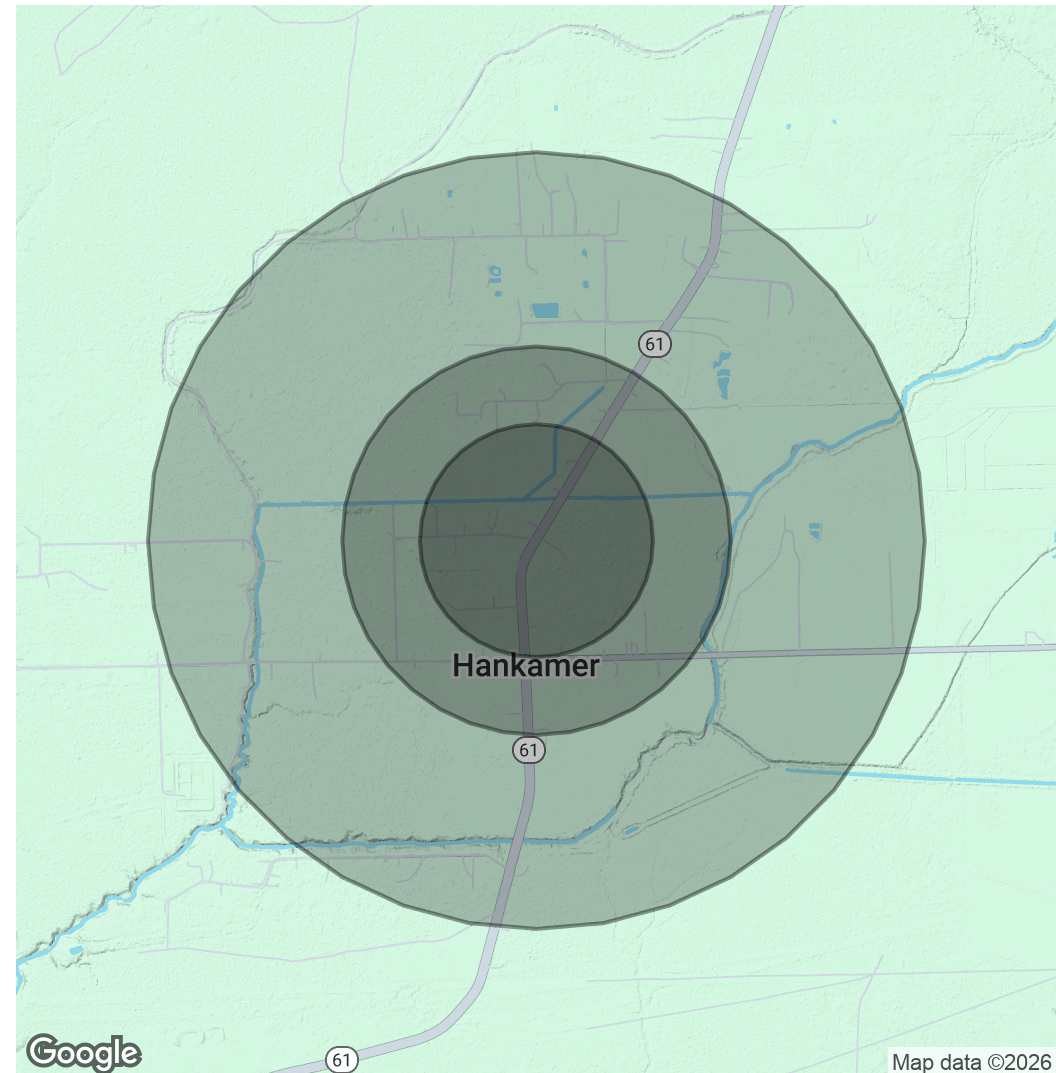
FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	41	85	196
Average Age	41	41	41
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	31	72
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$99,037	\$99,037	\$99,037
Average House Value	\$266,118	\$266,118	\$266,118

Demographics data derived from AlphaMap



Louis Chavez

323.422.1910

[louis.chavez@expcommercial.com](mailto:louis.chavez@expcommercial.com)

Danny Santos

310.918.9931

[dannysantosrealty@gmail.com](mailto:dannysantosrealty@gmail.com)



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.