

FOR SALE



Development Opportunity for 85 Homes (115 Acres)

Highway 61

Hankamer, TX 77560



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Table of Contents

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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

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		
<hr/>			
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

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Property Description

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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.

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Complete Highlights

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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

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Additional Photos

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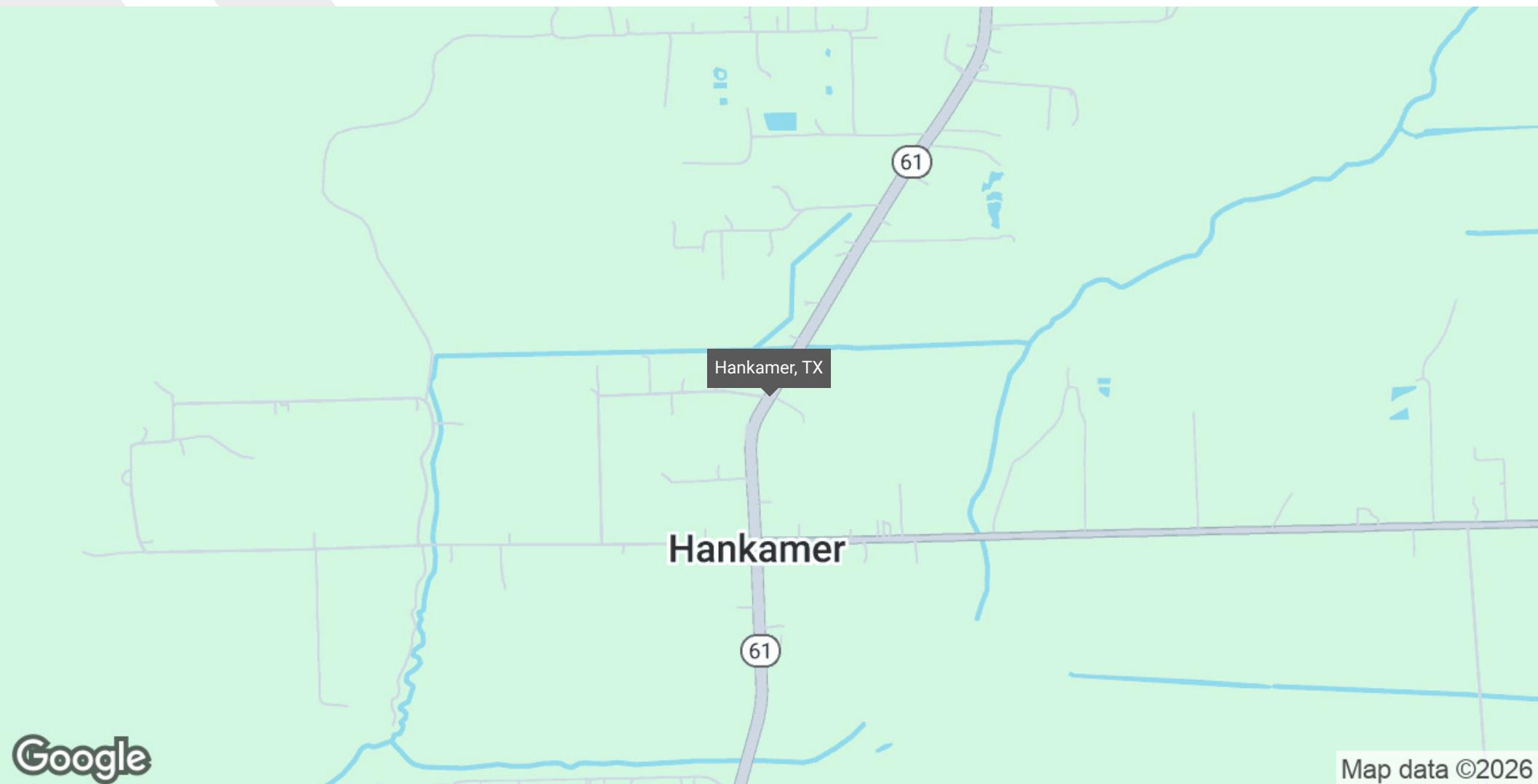
Section 2

Location Information



Regional Map

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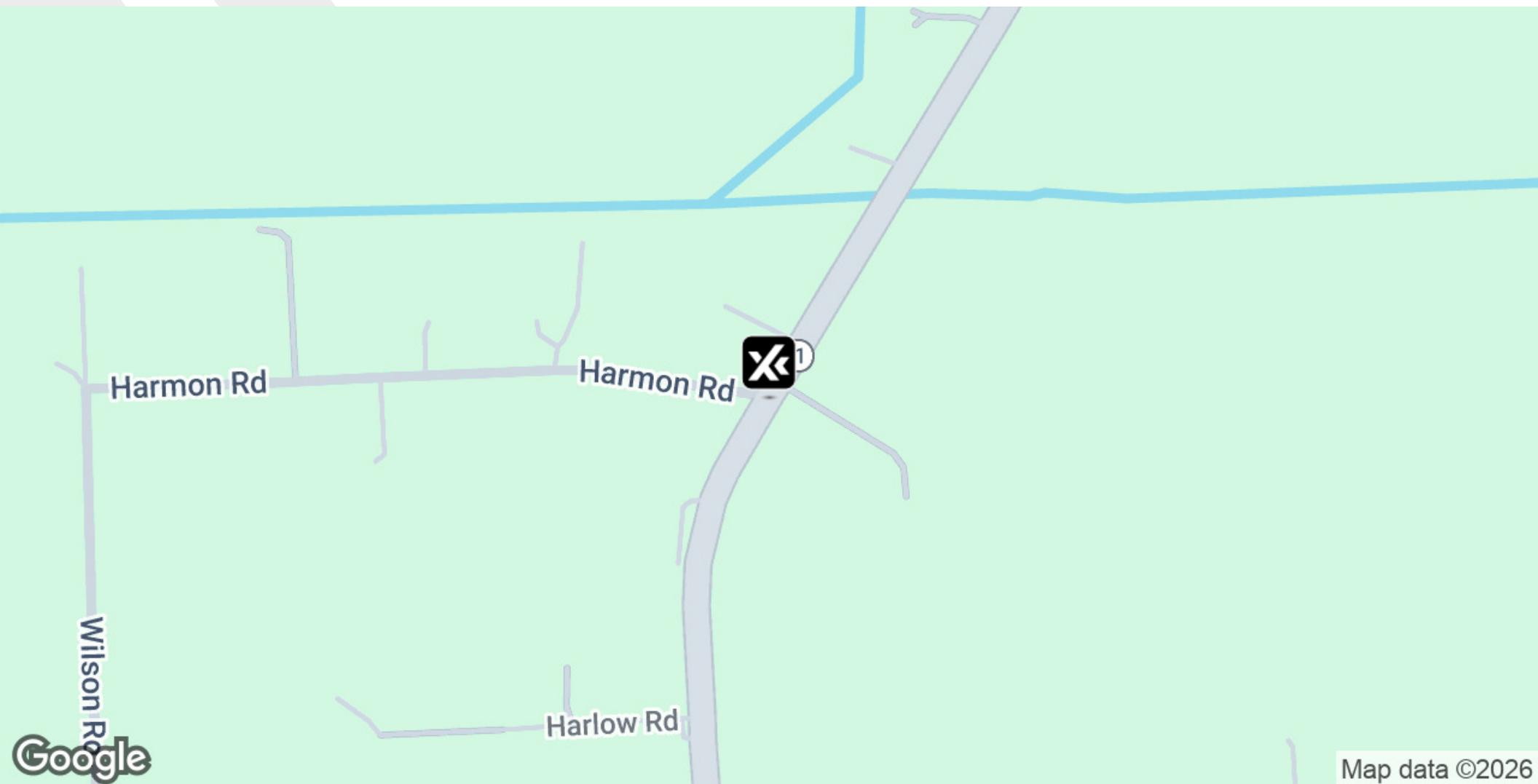
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Location Map

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Aerial Map

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Google

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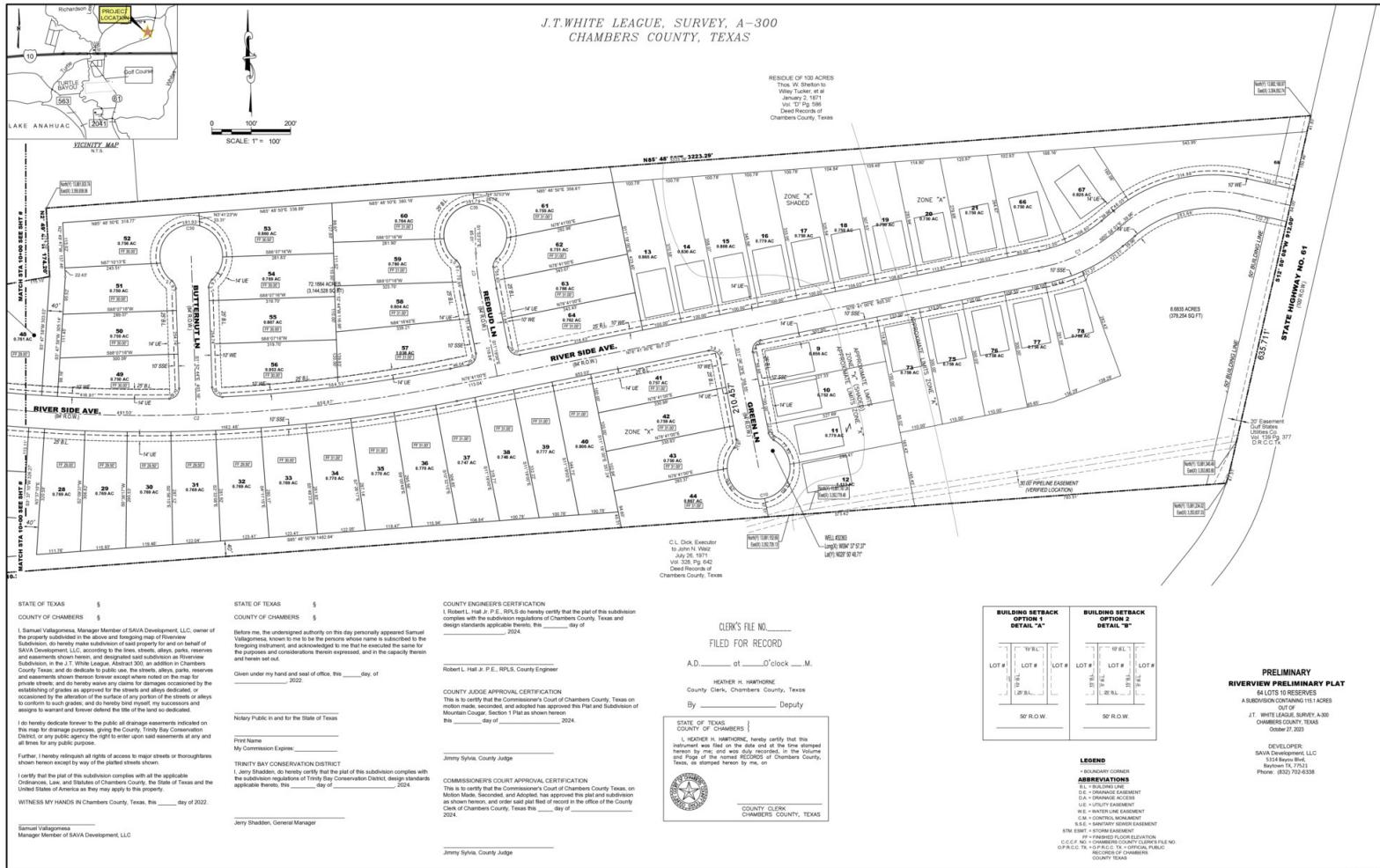
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Site Plans

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Section 3

Demographics



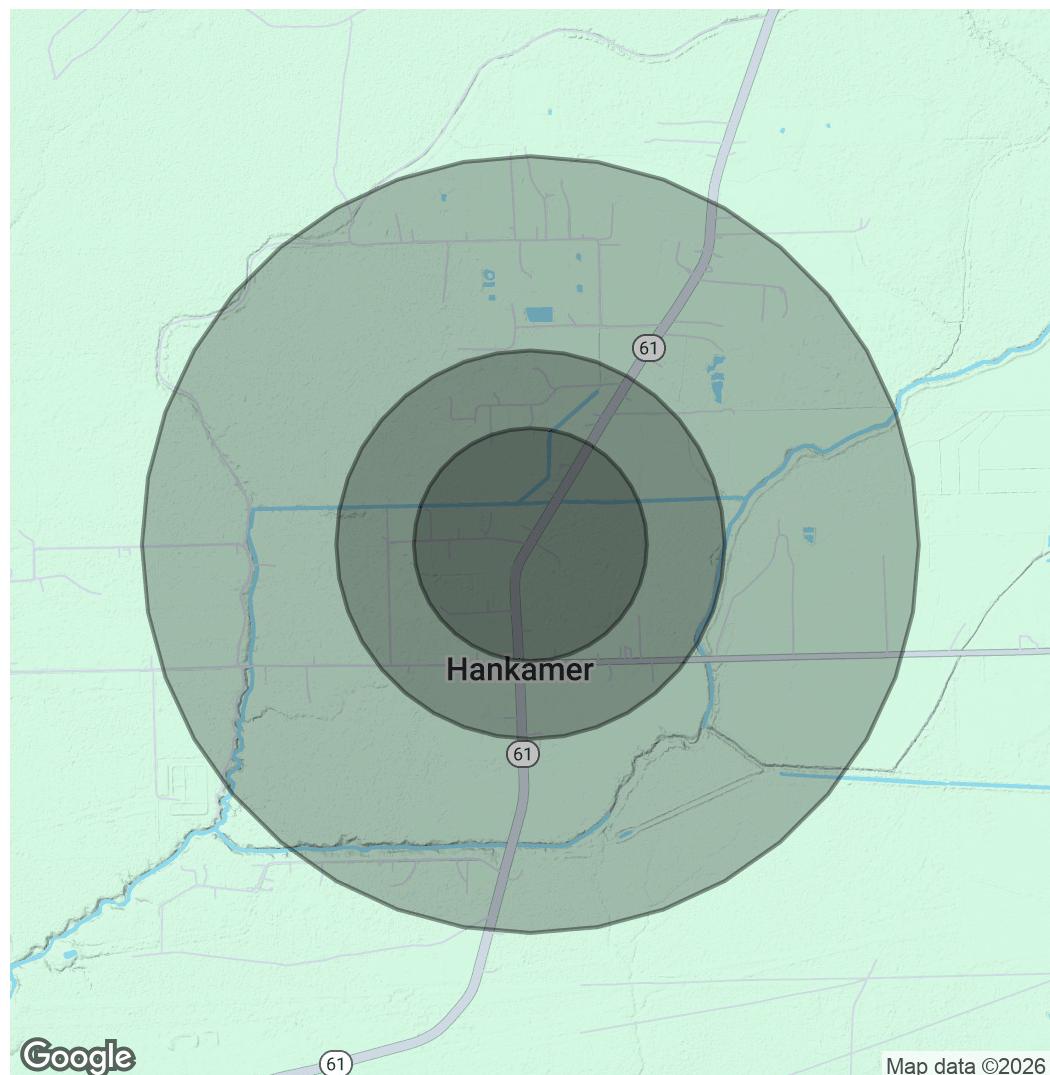
Demographics Map & Report

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



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