

FOR SALE

\$1,600,000

+/- 10.03 ACRES AT EXIT 822
HWY I-10 AND FM 1410, WINNIE, TX 77665



TYLER TORRES

Principal

Tyler@TexasCRES.com

(281) 898-0895

SULEMAN (SAM) RAJANI

Agent - REALM Professionals

Suleman@Rajanirealestategroup.com

(832) 266-4786





PROPERTY HIGHLIGHTS



Location

I-10 and FM 1410
Winnie, TX 77665



Asking Price

\$1,600,000



Size

+/- 10.03 Acres

Contact:

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• +/- 10.03 acre hard corner available for sale in Winnie, TX.

• Excellent location with great visibility on FM 1410 and I-10.

• Ideal for fueling station/Truck stop, Boat/RV sales center.

• Located in 100 year floodplain, per FEMA.

• Located in Chambers County and East Chambers ISD with a tax rate of \$1.87 per \$100 assessed value.

• Full demographic package available upon request.

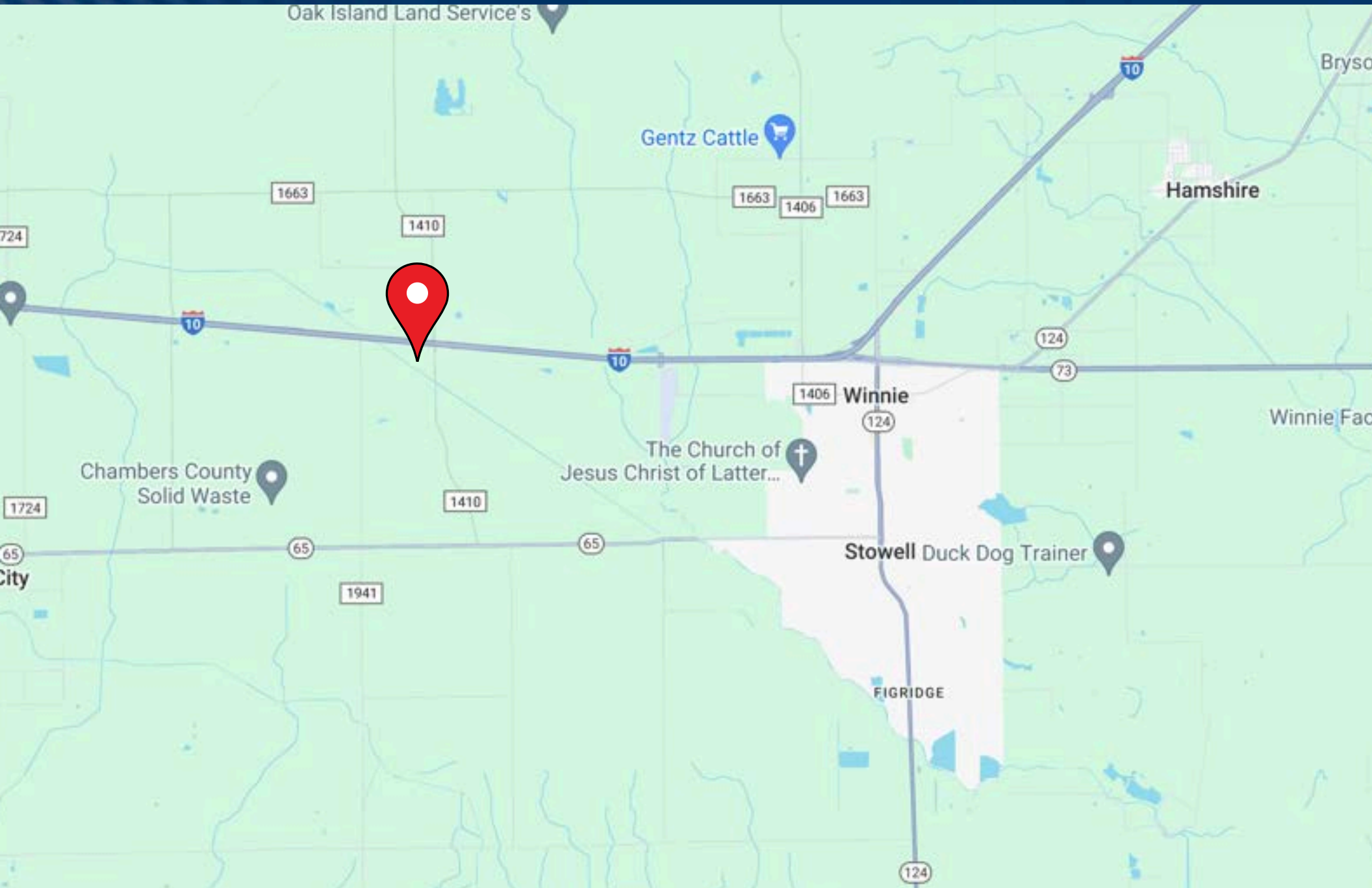




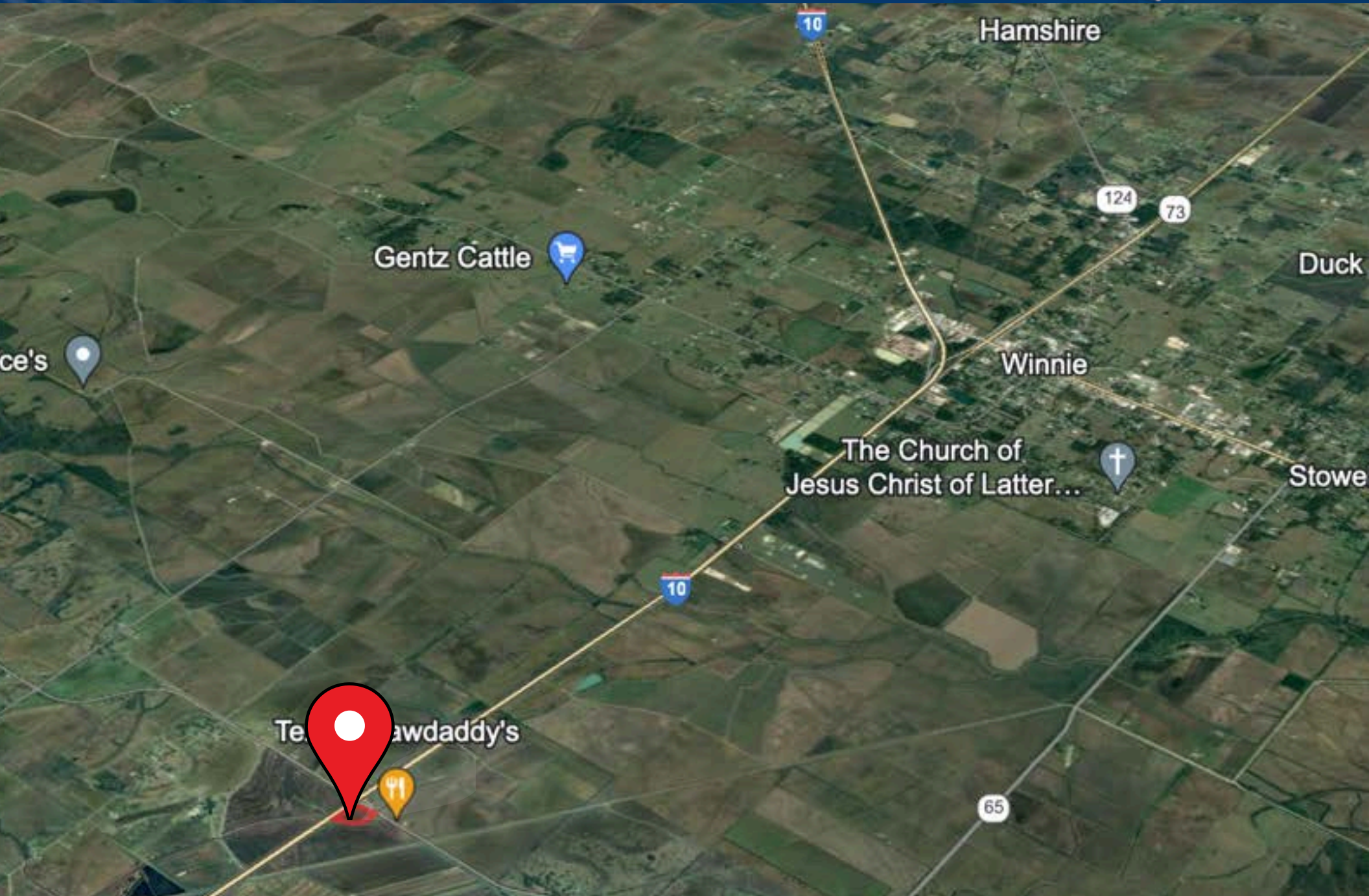




LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

Frontage Rd, Winnie, Texas, 77665
Ring of 5 miles

KEY FACTS

1,061

Population



399

Households

42.8

Median Age

\$80,039

Median Disposable Income

EDUCATION

6.8%

No High School Diploma

42.4%

High School Graduate

30.1%

Some College/
Associate's Degree

20.7%

Bachelor's/Grad
/ Prof Degree

1,061

2023 Total
Population (Esri)

INCOME



\$100,000

Median Household Income



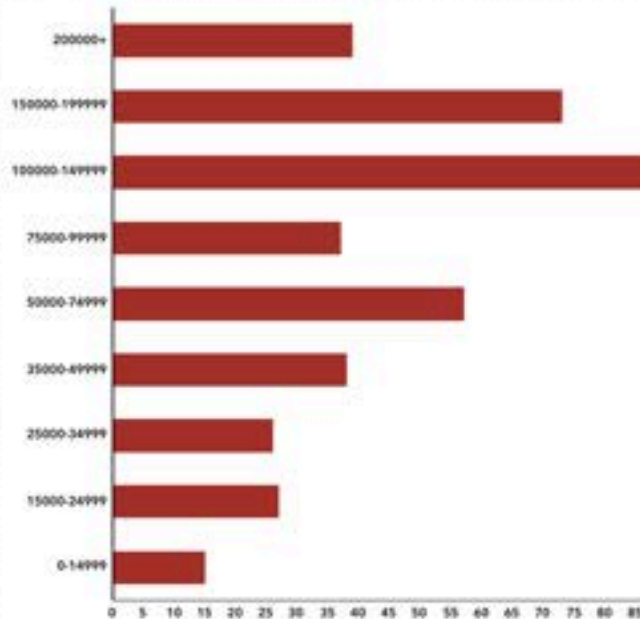
\$44,581

Per Capita Income

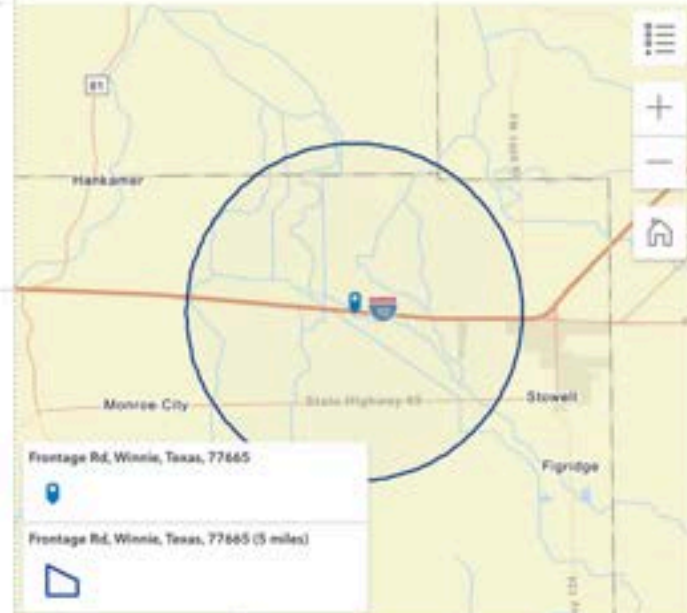


\$411,191

Median Net Worth



HOUSEHOLD INCOME



Frontage Rd, Winnie, Texas, 77665
Frontage Rd, Winnie, Texas, 77665 (5 miles)

EMPLOYMENT



White Collar

49.1%



Blue Collar

27.5%



Services

26.1%

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



Information About Brokerage Services

11-2-2015

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.

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.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
REALM Real Estate Professionals - North Houston	526923	brokersupport@realmpro.com	281-870-0000
Eric Stephen Reed	502642	askthebroker@realmpro.com	281-870-0000
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Suleman Rajani	0685892	suleman@rajanirealestategroup.com	(832) 266-4786
Sales Agent/Associate's Name	License No.	Email	Phone



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