

000 HWY 61, HANKAMER 77560
CHAMBERS COUNTY

73± ACRES | \$2,576,700



PROPERTY DESCRIPTION.

This 73.62-acre tract offers a rare combination of strategic location, development infrastructure, and natural beauty in one of Southeast Texas' fastest-growing regions. Located just 0.2 miles from Interstate 10 and only 45 minutes east of Houston, the property boasts 1,035 feet of frontage on Highway 61 with easy access to major transportation corridors.

The land is wooded with mature hardwoods, providing a beautiful natural canopy and a private, serene setting for residential, or commercial use. Despite its secluded feel, this tract is primed for development — featuring an 8" waterline and a 4" force main sewer line running along Hwy 61. With no zoning and no restrictions, the possibilities range from a private estate or family compound to commercial, multi-use, or residential development. A past wetlands determination by the US Army Corps of Engineers was able to clarify that there are no wetlands areas impacting the tract.

Additional highlights include ag valuation for low carrying costs, level terrain with excellent drainage, and immediate proximity to major amenities. The tract is adjacent to the Chambers County Golf Course and sits directly across from White's Park — a regional destination for rodeos & community events. This unique setting offers both visibility and charm, ideal for investors, developers, or end users seeking long-term value in Chambers County. Don't miss this opportunity to own a large, unrestricted tract with utilities, highway frontage, and natural beauty in a high-growth corridor near the Texas Gulf Coast.



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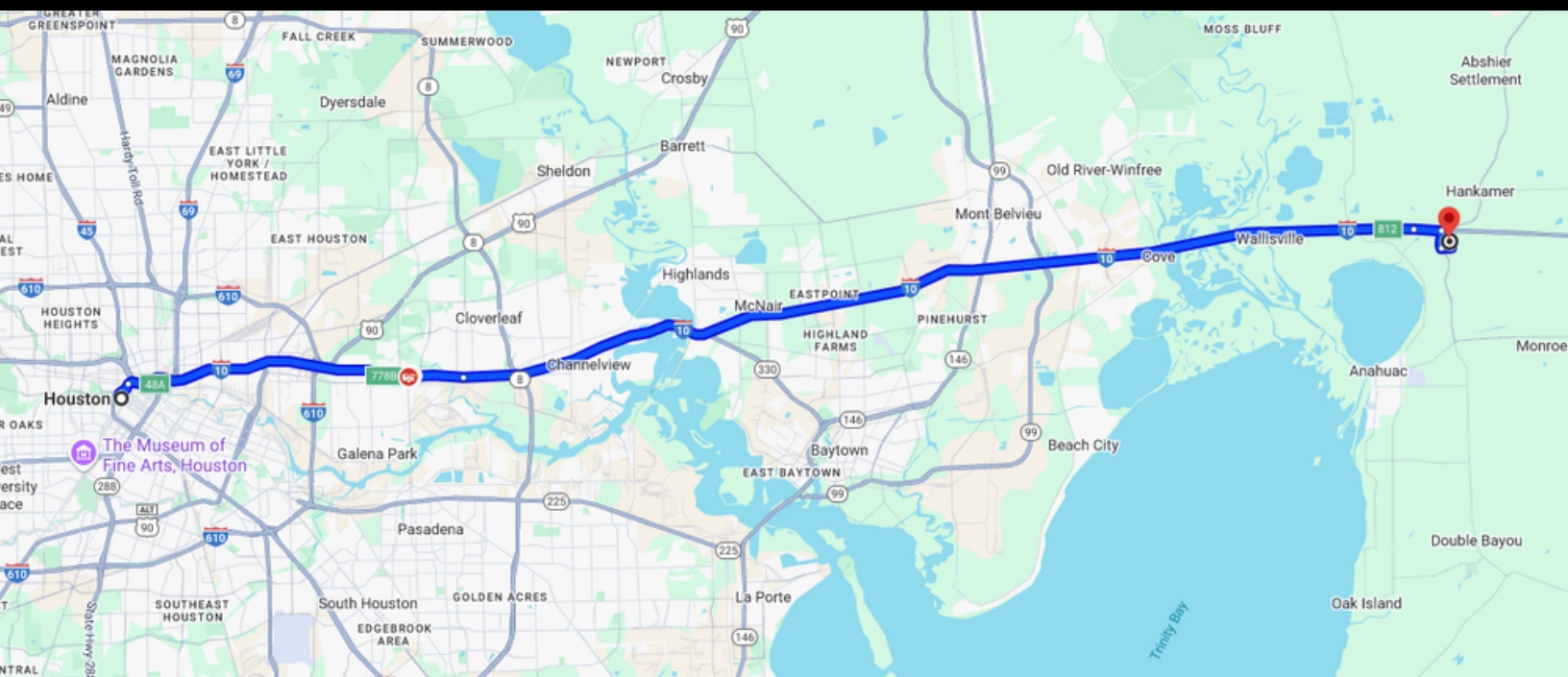
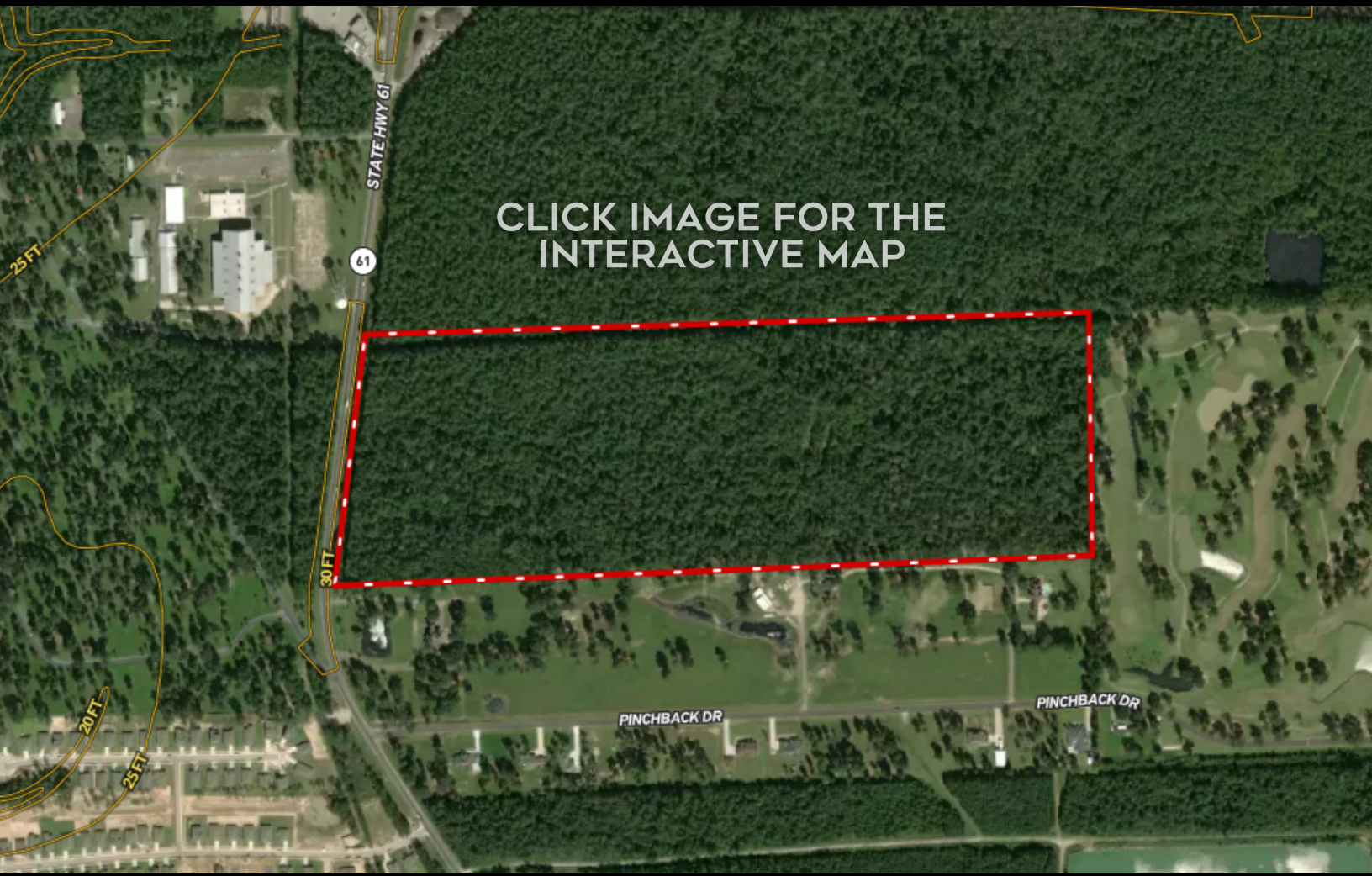


PROPERTY FEATURES

Electricity, Hwy-County Rd Frontage, Development Potential, Rural Water



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NAVIGATION DIRECTIONS

From Houston:

Travel I-10 west and take exit 811. Turn right on Hwy 61, travel .3 miles and property will be on your left.

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