

1440 GULFWAY DR., WINNIE, TX 77665

CHAMBERS COUNTY

1± ACRES | \$899,000





THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

PROPERTY DESCRIPTION.

±15,060 SF flex building on ±1.6 acres with Hwy 124 frontage in the heart of Winnie. Zoned F1 – Commercial. Class B construction. Single-story layout. Originally built in 1960 and renovated in 2000. Currently configured for retail with open showroom space, shelving, and storage. Ideal for owner-occupant or investor seeking strong visibility and steady traffic. High-demand location with surrounding residential and commercial development.



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PROPERTY FEATURES

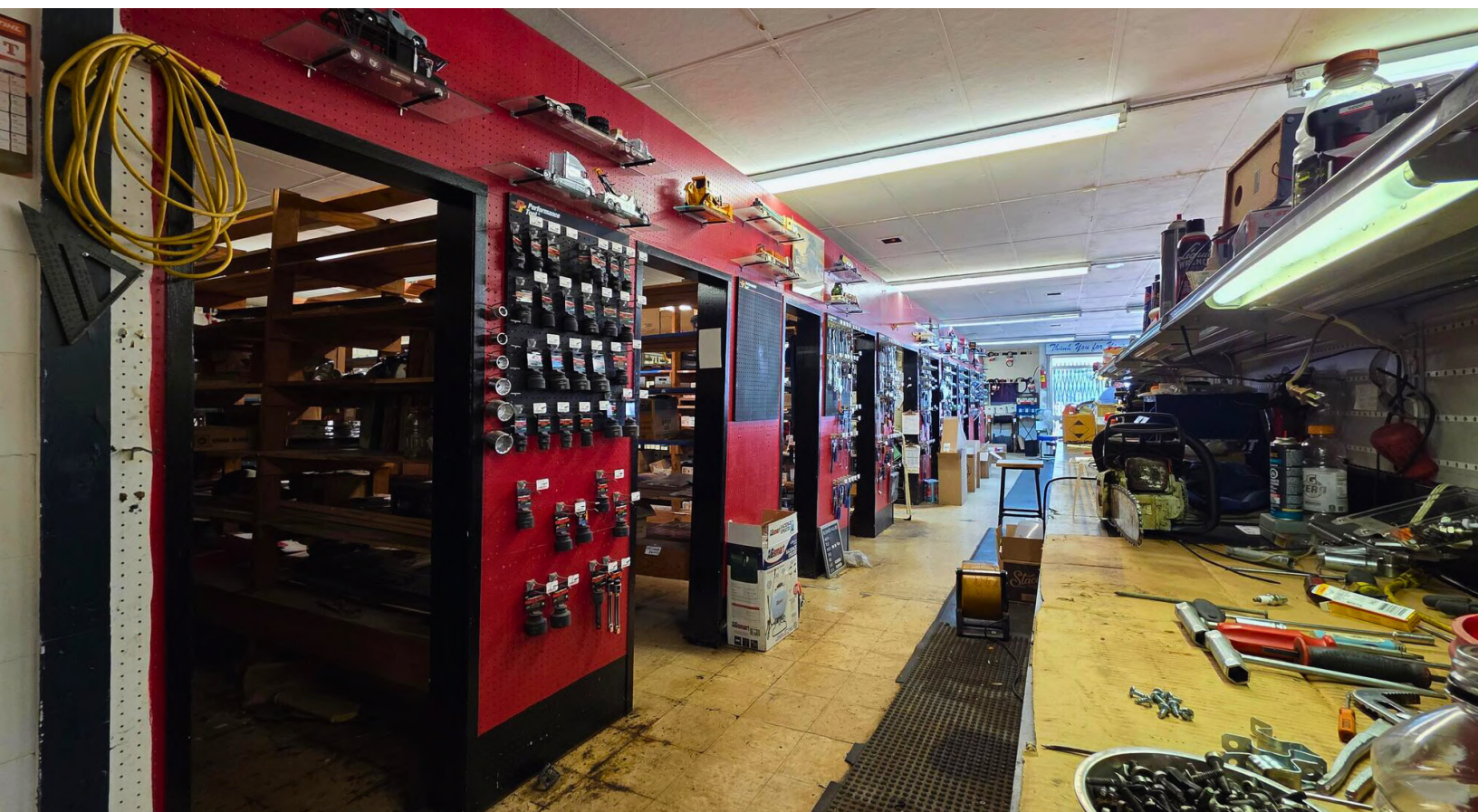
±15,060 SF Flex Building, 205 FT Highway Frontage, F1 – Commercial Zoning, Class B Construction, Single-Story Layout, Renovated in 2000, ±28,000 SF Paved Parking, Separate Office/Retail Space, High-Traffic Location, Strong Visibility, Utility Access On-Site, Ideal for Owner-User or Investment Use



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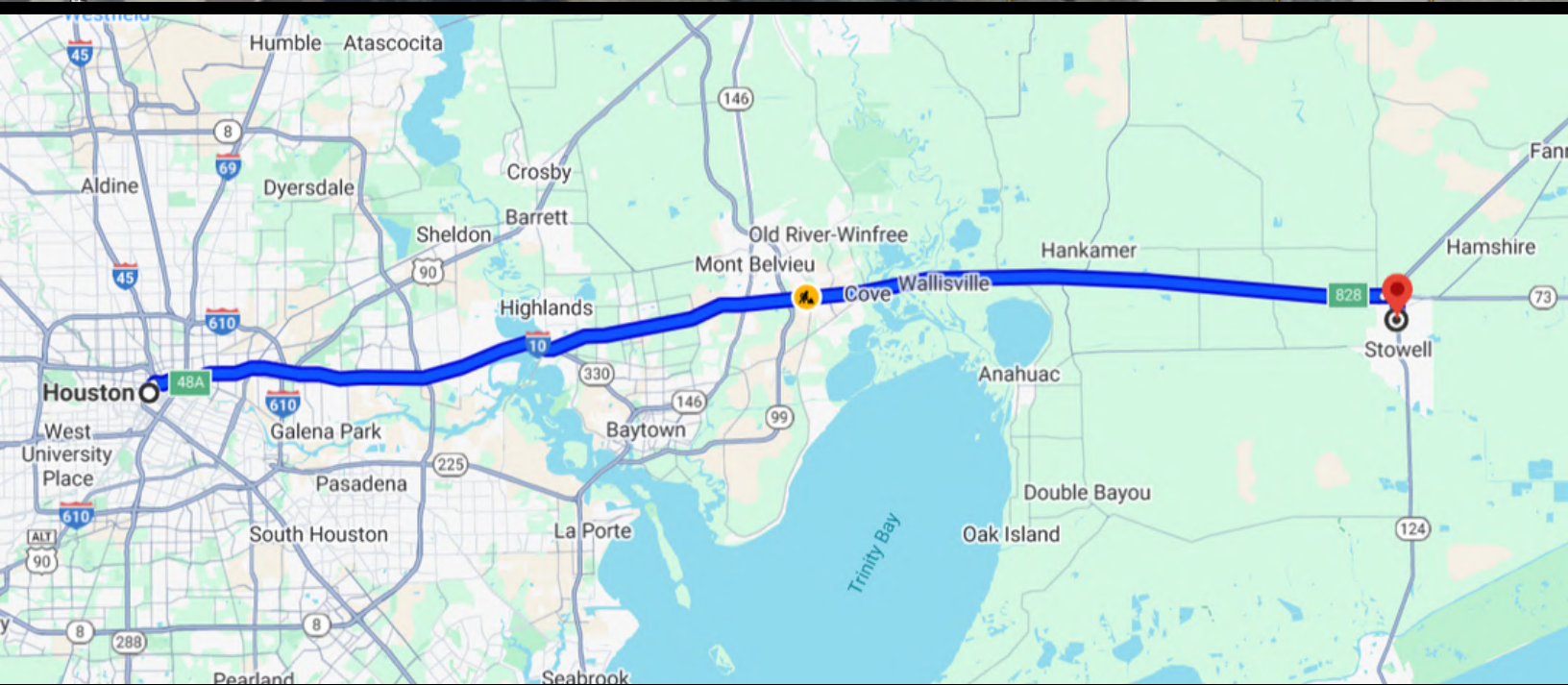


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NAVIGATION DIRECTIONS

From I-10 E:

Take Exit 828 toward Gulfway Dr. Turn right onto Gulfway Dr. (TX-124). Continue approximately 1.5 miles. Property is on the right

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Anthony Vaughan