



ANDRUS

ESTD LAND GROUP 1824

2925 SH 124 STOWELL, TX 77661
CHAMBERS COUNTY

13± ACRES | CONTACT FOR PRICE



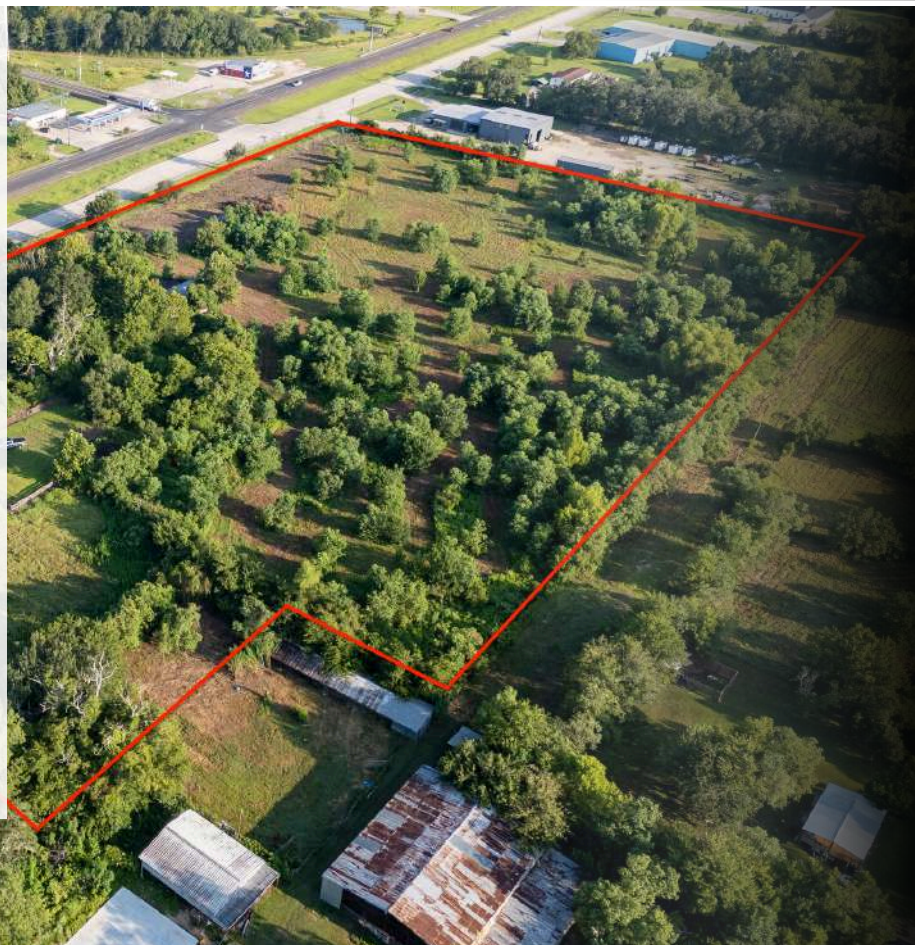
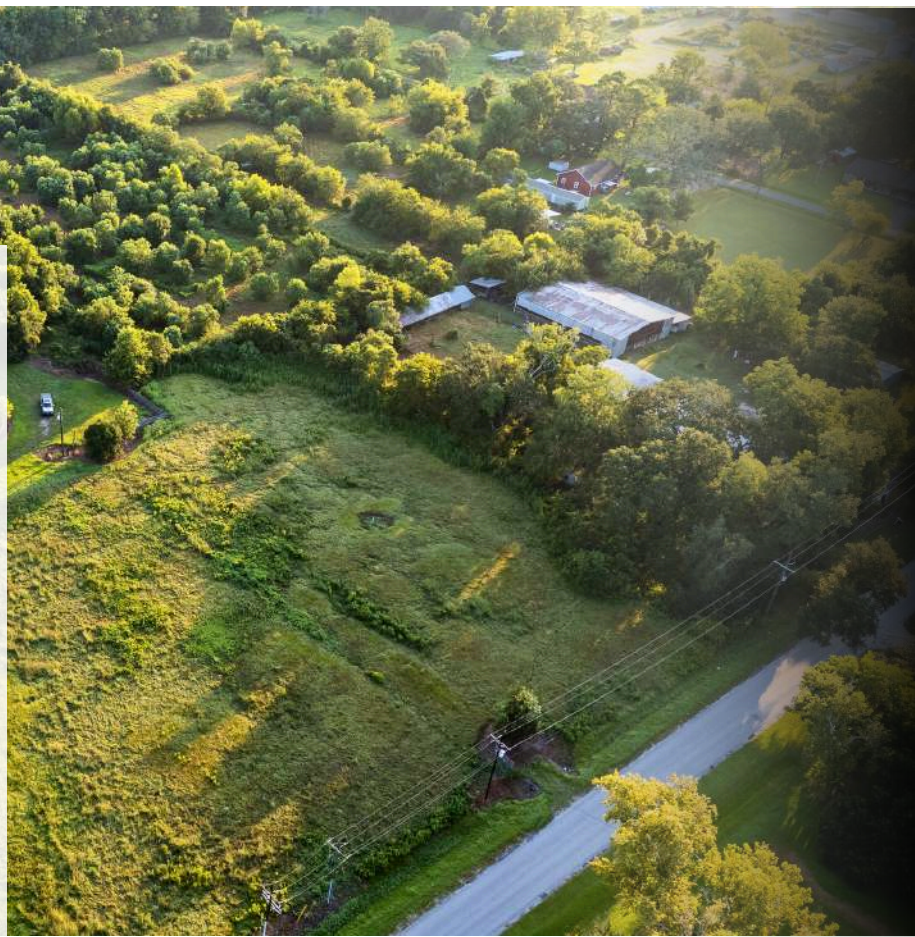
PROPERTY DESCRIPTION.

With 1,150 feet of frontage along State Highway 124 in Stowell, Texas, this 13.5± acre tract offers exceptional visibility, excellent regional connectivity, and prime positioning for a wide range of commercial or industrial developments. Just minutes from Interstate 10, the property connects seamlessly to Beaumont, Port Arthur, the Houston Metro, and the Gulf Coast areas.

The site features level, mostly cleared terrain, making it cost-effective for site preparation and construction. With no city limits or ETJ, the property offers fewer zoning restrictions and greater flexibility for uses such as retail centers, travel plazas, truck stops, warehouses, distribution hubs, or service-based operations. Public utilities are available nearby.

Sellers are willing to divide, creating opportunities for smaller tracts to suit your specific development needs.

With its unmatched location, ample frontage, and versatile development potential, 2925 State Highway 124 is positioned to capture traffic and demand in one of Southeast Texas's most active commercial corridors.



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STRATEGIC ADVANTAGES:

- **High-Visibility Location** – Prominent SH 124 frontage with strong daily traffic counts from Gulf Coast, Winnie, and Anahuac corridors.
- **Regional Access** – Minutes to I-10 and Hwy 73
- **Development-Ready** – Level topography, easy ingress/egress, utilities nearby.
- **Flexible Use Potential** – Commercial, industrial, or mixed-use development



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INVESTMENT HIGHLIGHTS:

- **Acreage:** 13.5± acres | **Frontage:** 1,150 feet along SH 124
- **Location:** Stowell, TX – Jefferson/Chambers County trade area
- **Topography:** Level, cleared, and ready for development
- **Zoning:** No Restrictions | **Utilities:** Public utilities nearby



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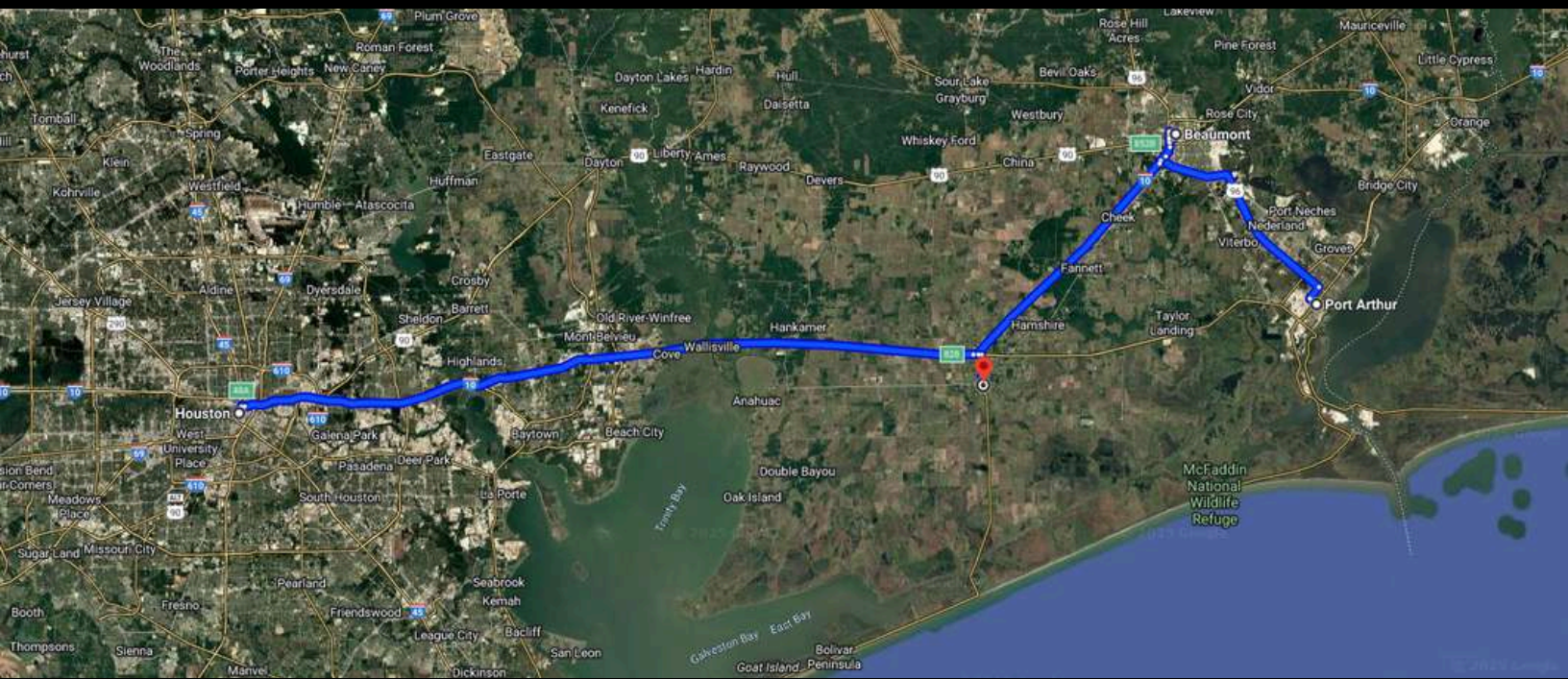
CHAMBERS COUNTY



Anahuac
18 miles

Interstate 10/Hwy 73
2.3 miles

Crystal Beach
30 miles



NAVIGATION DIRECTIONS

From Beaumont:

Take I-10 West toward Houston and drive for about 20 miles. Take Exit 829 for FM 1663, turn left, and continue until you reach SH 124. Property will be on the right.

From Houston:

Take I-10 East toward Beaumont for about 60 miles. Take Exit 828, then continue on local roads to Gulfway Dr. in Stowell. Property will be on the right.

From Port Arthur:

Take Gulfway Drive & follow TX-82 W to TX-73 W. Continue on TX-73 W for approximately 27 miles, then drive to Gulfway Dr in Stowell. Property will be on the right.

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

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