

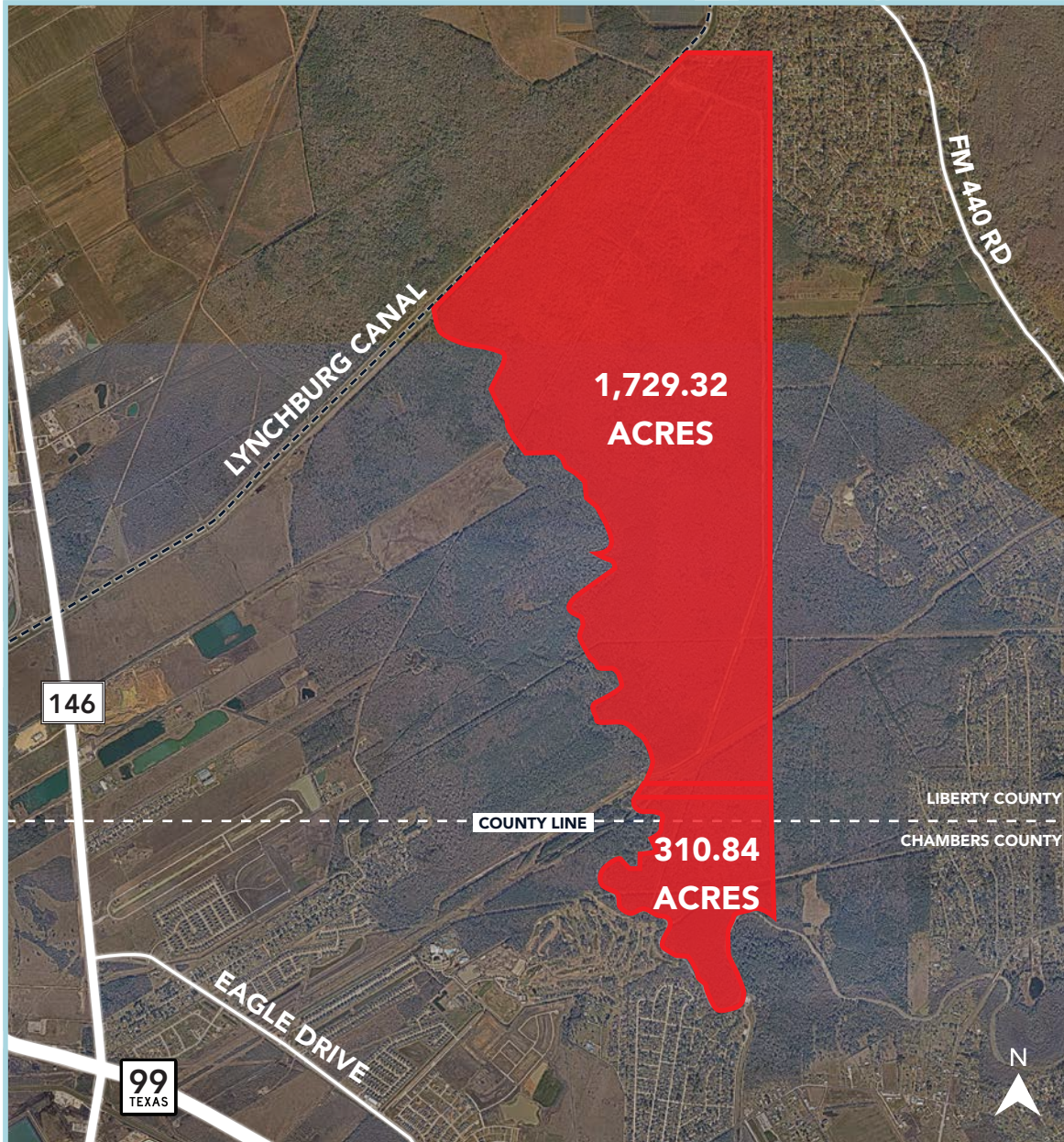
FOR SALE



1,729.32 AC & ADJACENT 310.84 AC OF REAL PROPERTY LOCATED BETWEEN HWY 146 & FM 1409
LIBERTY AND CHAMBERS COUNTY, TX 77535



Site Specifications



TOTAL SIZE

2,040.16 Acres
1,729.32 AC in Liberty County
& 310.84 AC of real property in
Chambers County



LOCATION

Located in both Liberty and
Chambers County



NEIGHBORS

Adjacent to River Ranch master
planned community (14K Lots Under
Construction) and Riceland master
planned community



FLOODPLAIN

Outside of the 100 and 500 year
floodplain



SCHOOL DISTRICT

Dayton ISD and Barbers Hill ISD



REQUIREMENTS

MUD creation needed



PRICE

Please contact brokers for
additional information and pricing

Location



Located approximately 40 miles east of Houston, this site in Liberty and Chambers County is positioned in an emerging market for residential and commercial investment with more affordable land costs and strong economic growth potential.

LIBERTY COUNTY TAX RATE

DAYTON ISD	\$0.966900
LIBERTY COUNTY	\$0.470000
PRECINCT 1	\$0.000000
APPRAISAL DIST	\$0.000000
EMERGENCY SERVICE DISTRICT 3	\$0.030000

TOTAL TAX RATE: \$1.466900

CHAMBERS COUNTY TAX RATE

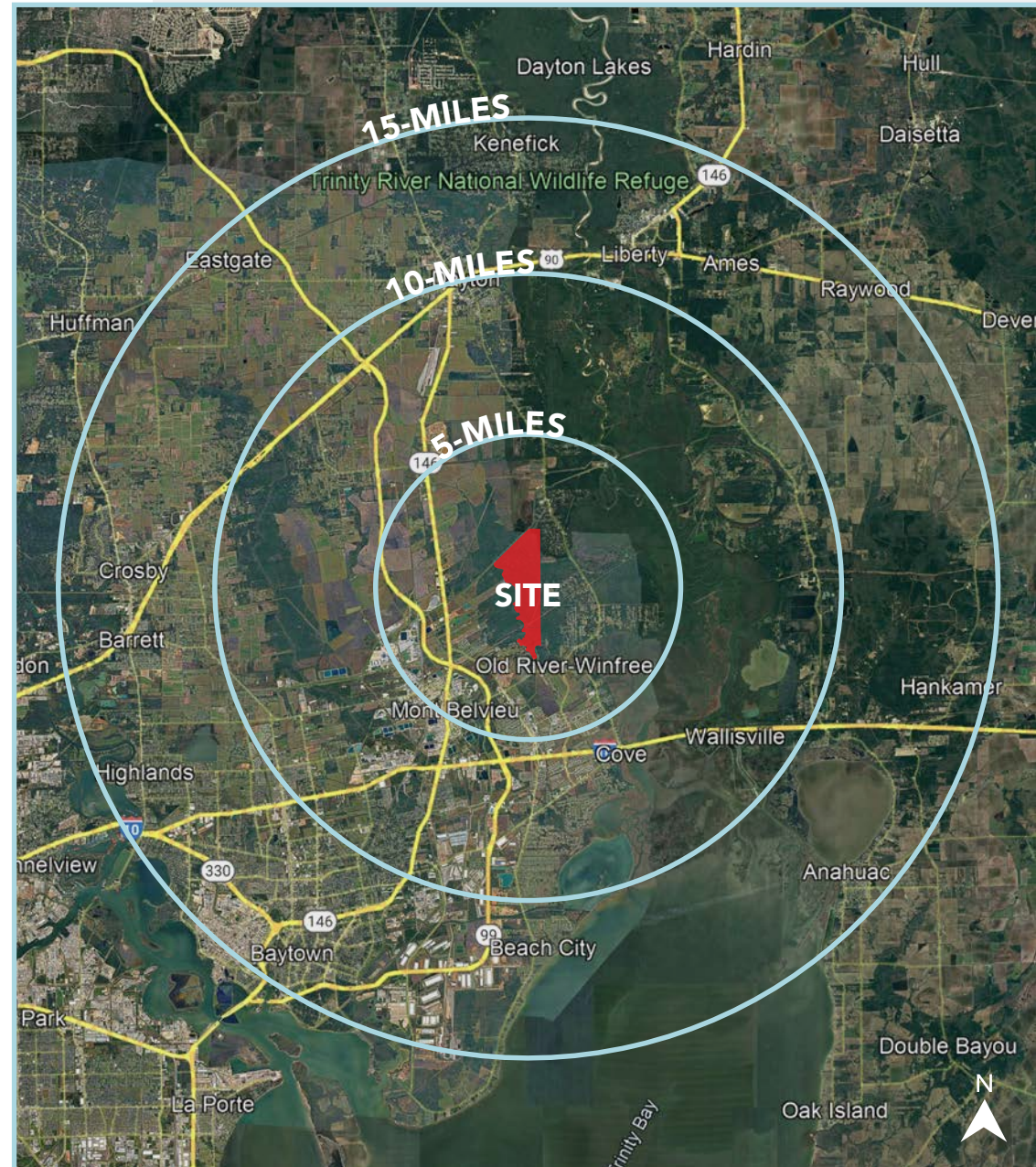
CHAMBERS COUNTY	\$0.356457
CHAMBERS COUNTY ROAD	\$0.059
CHAMBERS CO SCHOOL FUND	\$0.024578
BARBERS HILL ISD	\$0.813
LEE COLLEGE - Barbers Hill	\$0.05
BARBERS HILL ISD I&S	\$0.2394
CHAMBERS-LIBERTY NAV	\$0.00787

TOTAL TAX RATE: \$1.550305

Demographics

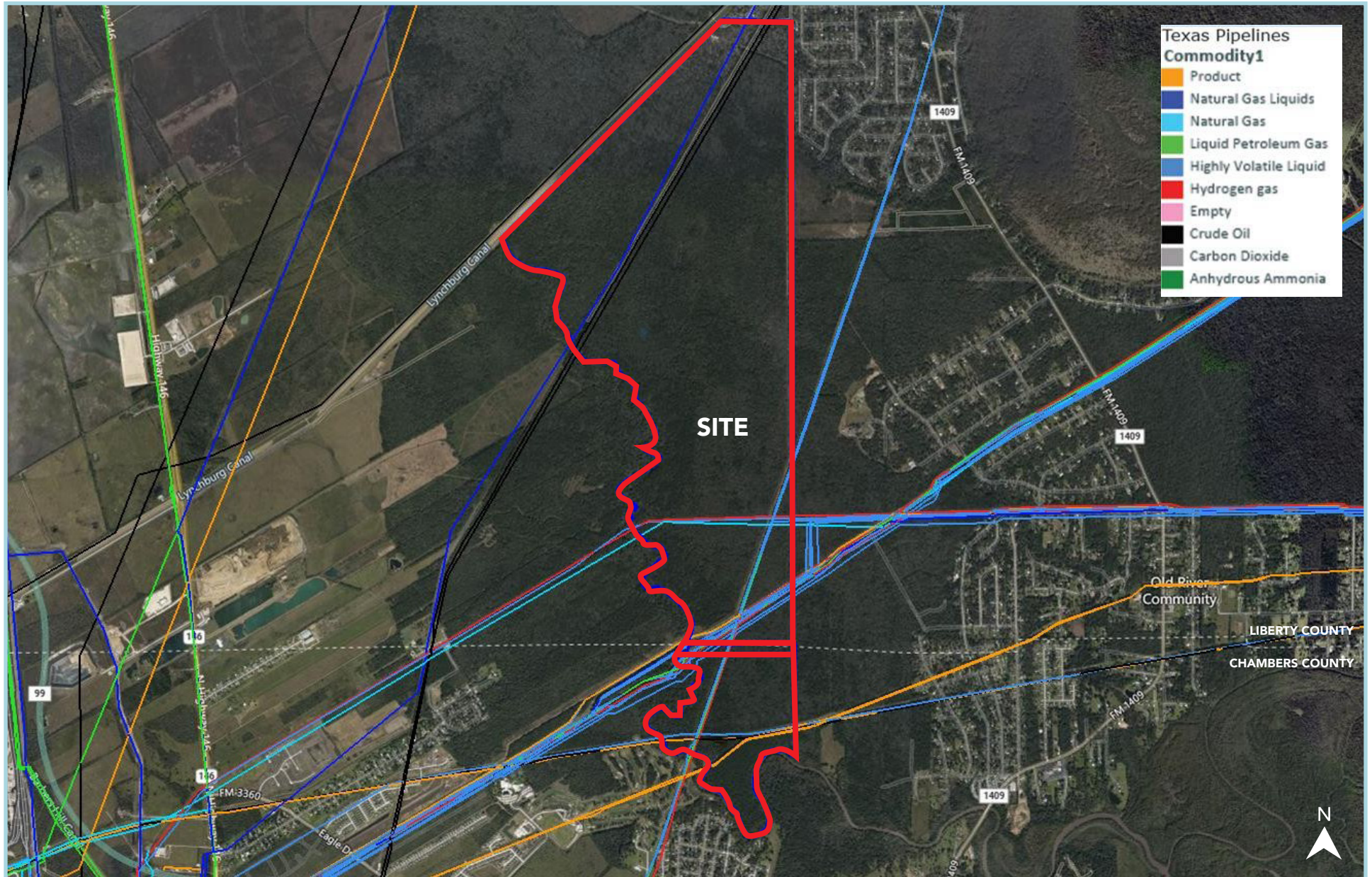
The area's robust economic growth trajectory, combined with Texas's business-friendly tax environment, positions this site perfectly for residential, commercial, or mixed-use development. With convenient access to the amenities of nearby communities yet room to create a distinctive project, this parcel represents a rare opportunity to establish a landmark development in one of America's fastest growing regions.

5-mile	10-mile	15-mile
2025 Est. Total Population		
18,041	72,963	230,843
Average Household Income		
\$126,314	\$125,159	\$102,248
Average Home Value		
\$326,485	\$328,430	\$302,434
Median Age		
37.6	35.2	35.2



A map of the area around Mont Belvieu, Texas, showing floodway areas. The map includes labels for various locations such as Cedar Bayou, J M Frost Lake, Frost Reservoir, Barbers Hill, Mont Belvieu, Old River Community, Old River-Winfree, and Lost River. It also shows major roads like Highway 99, Highway 146, FM 1409, FM 1408, FM 1407, FM 1406, FM 1405, FM 1404, FM 1403, FM 1402, FM 1401, FM 1400, FM 1399, FM 1398, FM 1397, FM 1396, FM 1395, FM 1394, FM 1393, FM 1392, FM 1391, FM 1390, FM 1389, FM 1388, FM 1387, FM 1386, FM 1385, FM 1384, FM 1383, FM 1382, FM 1381, FM 1380, FM 1379, FM 1378, FM 1377, FM 1376, FM 1375, FM 1374, FM 1373, FM 1372, FM 1371, FM 1370, FM 1369, FM 1368, FM 1367, FM 1366, FM 1365, FM 1364, FM 1363, FM 1362, FM 1361, FM 1360, FM 1359, FM 1358, FM 1357, FM 1356, FM 1355, FM 1354, FM 1353, FM 1352, FM 1351, FM 1350, FM 1349, FM 1348, FM 1347, FM 1346, FM 1345, FM 1344, FM 1343, FM 1342, FM 1341, FM 1340, FM 1339, FM 1338, FM 1337, FM 1336, FM 1335, FM 1334, FM 1333, FM 1332, FM 1331, FM 1330, FM 1329, FM 1328, FM 1327, FM 1326, FM 1325, FM 1324, FM 1323, FM 1322, FM 1321, FM 1320, FM 1319, FM 1318, FM 1317, FM 1316, FM 1315, FM 1314, FM 1313, FM 1312, FM 1311, FM 1310, FM 1309, FM 1308, FM 1307, FM 1306, FM 1305, FM 1304, FM 1303, FM 1302, FM 1301, FM 1300, FM 1299, FM 1298, FM 1297, FM 1296, FM 1295, FM 1294, FM 1293, FM 1292, FM 1291, FM 1290, FM 1289, FM 1288, FM 1287, FM 1286, FM 1285, FM 1284, FM 1283, FM 1282, FM 1281, FM 1280, FM 1279, FM 1278, FM 1277, FM 1276, FM 1275, FM 1274, FM 1273, FM 1272, FM 1271, FM 1270, FM 1269, FM 1268, FM 1267, FM 1266, FM 1265, FM 1264, FM 1263, FM 1262, FM 1261, FM 1260, FM 1259, FM 1258, FM 1257, FM 1256, FM 1255, FM 1254, FM 1253, FM 1252, FM 1251, FM 1250, FM 1249, FM 1248, FM 1247, FM 1246, FM 1245, FM 1244, FM 1243, FM 1242, FM 1241, FM 1240, FM 1239, FM 1238, FM 1237, FM 1236, FM 1235, FM 1234, FM 1233, FM 1232, FM 1231, FM 1230, FM 1229, FM 1228, FM 1227, FM 1226, FM 1225, FM 1224, FM 1223, FM 1222, FM 1221, FM 1220, FM 1219, FM 1218, FM 1217, FM 1216, FM 1215, FM 1214, FM 1213, FM 1212, FM 1211, FM 1210, FM 1209, FM 1208, FM 1207, FM 1206, FM 1205, FM 1204, FM 1203, FM 1202, FM 1201, FM 1200, FM 1199, FM 1198, FM 1197, FM 1196, FM 1195, FM 1194, 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FM 1082, FM 1081, FM 1080, FM 1079, FM 1078, FM 1077, FM 1076, FM 1075, FM 1074, FM 1073, FM 1072, FM 1071, FM 1070, FM 1069, FM 1068, FM 1067, FM 1066, FM 1065, FM 1064, FM 1063, FM 1062, FM 1061, FM 1060, FM 1059, FM 1058, FM 1057, FM 1056, FM 1055, FM 1054, FM 1053, FM 1052, FM 1051, FM 1050, FM 1049, FM 1048, FM 1047, FM 1046, FM 1045, FM 1044, FM 1043, FM 1042, FM 1041, FM 1040, FM 1039, FM 1038, FM 1037, FM 1036, FM 1035, FM 1034, FM 1033, FM 1032, FM 1031, FM 1030, FM 1029, FM 1028, FM 1027, FM 1026, FM 1025, FM 1024, FM 1023, FM 1022, FM 1021, FM 1020, FM 1019, FM 1018, FM 1017, FM 1016, FM 1015, FM 1014, FM 1013, FM 1012, FM 1011, FM 1010, FM 1009, FM 1008, FM 1007, FM 1006, FM 1005, FM 1004, FM 1003, FM 1002, FM 1001, FM 1000, FM 999, FM 998, FM 997, FM 996, FM 995, FM 994, FM 993, FM 992, FM 991, FM 990, FM 989, FM 988, FM 987, FM 986, FM 985, FM 984, FM 983, FM 982, FM 981, FM 980, FM 979, FM 978, FM 977, FM 976, FM 975, FM 974, FM 973, FM 972, FM 971, FM 970, FM 969, FM 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843, FM 842, FM 841, FM 840, FM 839, FM 838, FM 837, FM 836, FM 835, FM 834, FM 833, FM 832, FM 831, FM 830, FM 829, FM 828, FM 827, FM 826, FM 825, FM 824, FM 823, FM 822, FM 821, FM 820, FM 819, FM 818, FM 817, FM 816, FM 815, FM 814, FM 813, FM 812, FM 811

Pipeline Map



FOR SALE

2,040.16 ACRES

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

SIMMI JAGGI
EVP, Managing Director
simmi.jaggi@jll.com
+1 713 888 4048

ELIZABETH CLAMPITT
Executive Vice President
elizabeth.clampitt@jll.com
+1 713 888 4075

ISAIAH WILSON
Vice President
isaiah.wilson@jll.com
+1 713 425 1873



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date