

FOR SALE

±148.62 ACRES

OLEDE DEVILLIER ROAD · WINNIE, CHAMBERS COUNTY, TEXAS 77665
(Located off FM 1410 north of IH10)

Offered as one parcel or in three conceptual tracts



Offering Price for
property in its entirety

\$2,600,000

Tracts may be reconfigured



PROPERTY HIGHLIGHTS

- Three conceptual tracts
- 6,250 SF steel-frame building
- Water well & 3-phase power
- Homestead site under 50+ yr live oaks & pecan trees
- Green Pastureland
- Rock Stabilization
- 3 miles to Winnie
- 30 miles to Beaumont & Houston

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COLDWELL BANKER COMMERCIAL ARNOLD AND ASSOCIATES

FOR SALE
148+ ACRES

LARGE ACREAGE - FM 1410
WINNIE, TEXAS 77665



LOCATION & CONNECTIVITY

Between Houston and Beaumont on the I-10 corridor

30 MILES

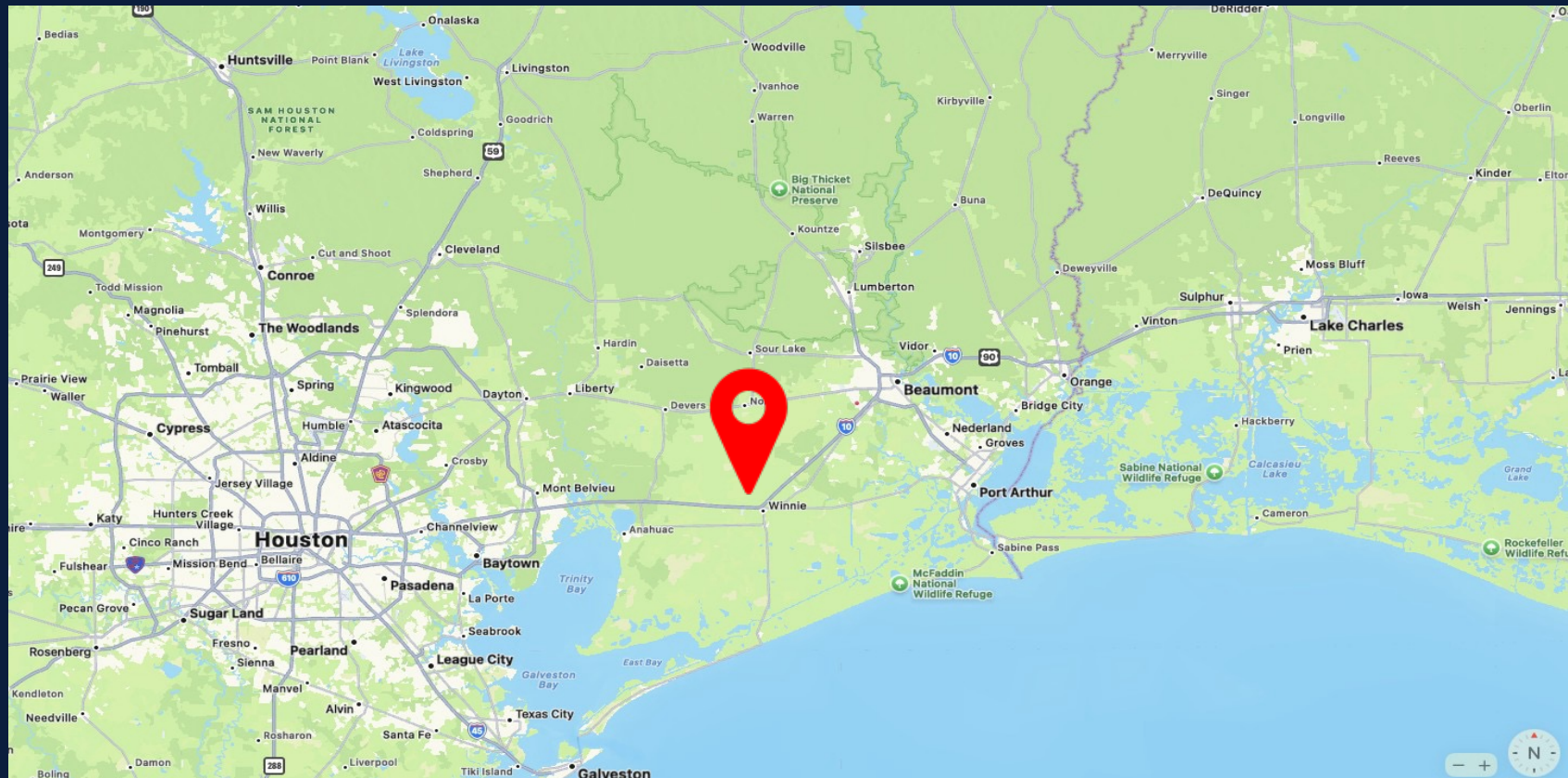
Baytown & East Houston

30 MILES

Beaumont

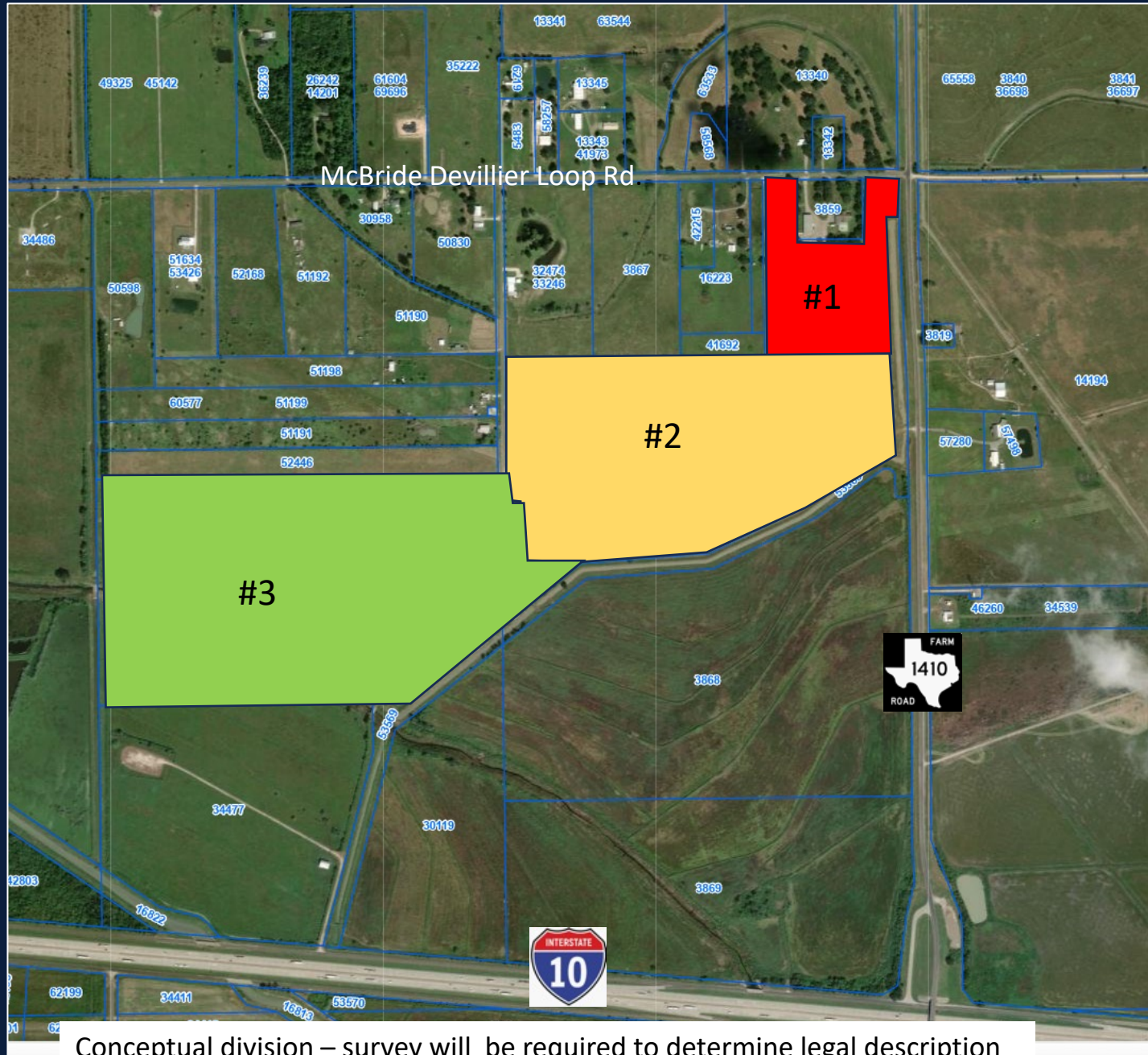
3 MILES

Winnie



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Conceptual division – survey will be required to determine legal description

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Tract 1: 16.38 Acres

Conceptual boundary lines – survey will be required to determine legal description



(2) Access points from
McBride Devillier Loop

Unimproved mostly
cleared land

Suitable for residential,
industrial, farm or ranch
land.

Well maintained county
roads

May be combined with
other tracts

Call listing broker for pricing

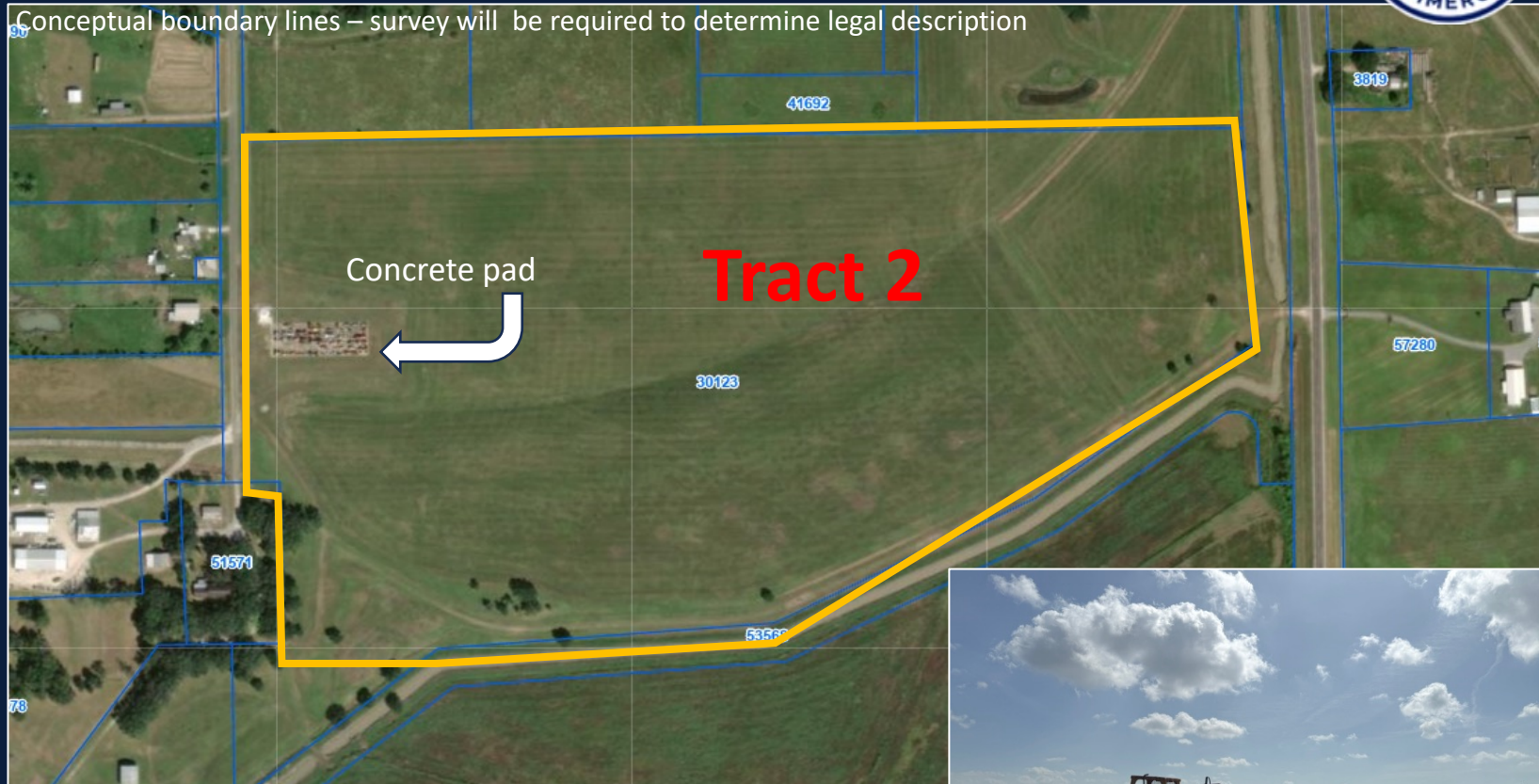
FOR SALE

**LARGE ACREAGE – FM 1410
WINNIE, TEXAS 77665**



Tract 2: ± 60 acres

Conceptual boundary lines – survey will be required to determine legal description



- Access from Olede Devillier Rd. (well maintained county rd)
- Large concrete pad
- Cleared / Pastureland
- Suitable for residential, industrial, farm and ranch
- May be combined with other tracts



Concrete pad – equipment storage, work area or foundation for building

Call listing broker for pricing

FOR SALE

**LARGE ACREAGE – FM 1410
WINNIE, TEXAS 77665**

Tract 3: + 71 acres

Conceptual boundary lines – survey will be required to determine legal description



- Old homestead site
- Beautifully lined with 50+ year old trees
- Possible restoration of home or clean slate for your dream sanctuary
- Rock stabilized area
- 3 Phase electric service
- Water well pump / housing
- 6250 sf well appointed partially climatized ancillary steel frame & fully insulated building
- LNVA canal located on southern part (must contact LNVA authorities concerning water access or drainage options)
- Well maintained country road terminates into property



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FOR SALE

LARGE ACREAGE – FM 1410
WINNIE, TEXAS 77665



Tract 3: $\pm$ 71 acres

- *continued* -

Conceptual boundary lines – survey will be required to determine legal description



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LARGE ACREAGE – FM 1410
WINNIE, TEXAS 77665



Tract 3: $\pm$ 71 acres
- continued -

Conceptual boundary lines – survey will be required to determine legal description



- Featuring a 6250 sf steel framed metal sided warehouse on concrete foundation 3750 sf climate controlled * 2500 wh *(2) electric interior OH doors * electrical throughout * (2) exterior OH doors * fully insulated * digital key pad entry- perfect for housing recreational vehicles, hunting equipment, boat, ranching implements & more.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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