

LAND 000 FM 1960, Dayton, TX 77535
9.458 Acres - FOR SALE

**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND ASSOCIATES



AVAILABLE IN CITY LIMITS

- +/-195 Ft. of Hwy Frontage
- High Visibility
- 14,047 VPD
- Utilities available to site
- Surrounded by commercial and residential
- Existing pond on site presents a potential head start for detention drainage

Buyer to verify all information.

\$725,000

Arielle Gilstrap
LICENSED AGENT
LICENSE #0793110

PHONE
c: 409-527-0846 o: 409-833-5055

MAIL
arielle@cbcaaa.com



Coldwell Banker Commercial
Arnold and Associates
1 Acadiana Court
Beaumont, TX 77706
409-833-5055

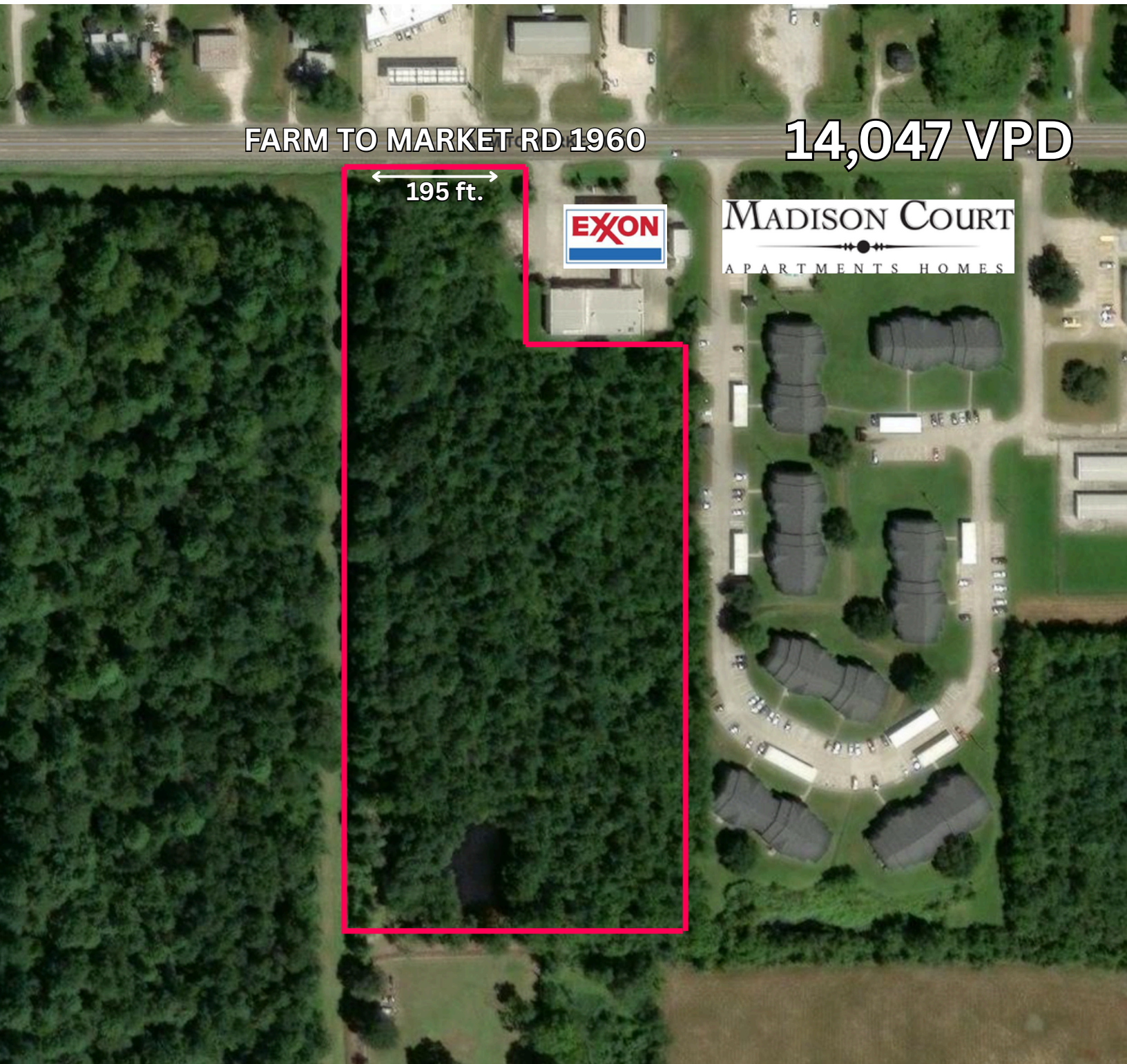
WWW.CBCAAA.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker

LAND

000 FM 1960, Dayton, TX 77535
9.458 Acres - FOR SALE

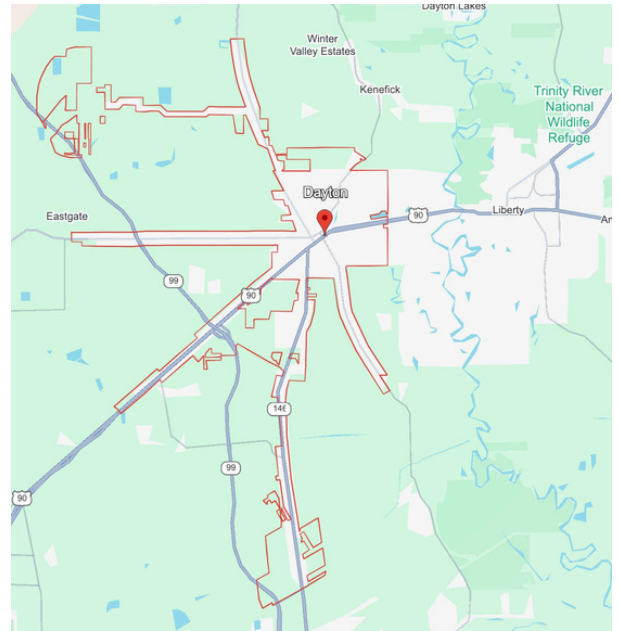
**COLDWELL BANKER
COMMERCIAL**
ARNOLD AND ASSOCIATES



Zoned semi-urban residential, positioned in a high-visibility area with strong potential for future commercial conversion (subject to municipal approval)

LAND 000 FM 1960, Dayton, TX 77535
9.458 Acres - FOR SALE

 **COLDWELL BANKER
COMMERCIAL**
ARNOLD AND ASSOCIATES



ABOUT Dayton, TX

- Strategically located 30miles NorthEast of Houston
- 1,300+ acres under development
- Major Highway Corridors: US 90, SH 321, FM 1960, Grand Pkwy (SH 99)
- Rail Connectivity: served by multiple Union Pacific lines and BNSF access
- Population expected to grow to 5% over next 4 years
- Variety of tax incentives with streamlined online application process

Learn more about Dayton by visiting the city online:
<https://www.cityofdaytontx.com/>



Total Businesses:
473 (5 mile radius)



MOTORIZED
TRAFFIC COUNTS
Total Traffic:
14,047 vehicles
per day



Total Population:
22,341 (5mile radius)