

FOR SALE

Owner User/ Redevelopment Opportunity

504 US Highway 146, Dayton, TX 77535



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PRICING DETAILS

- **Building Size: 8,000 SF**
- **Land Size: 33,588 SF**
- **Price: \$1,690,000**

STRATEGIC LOCATION

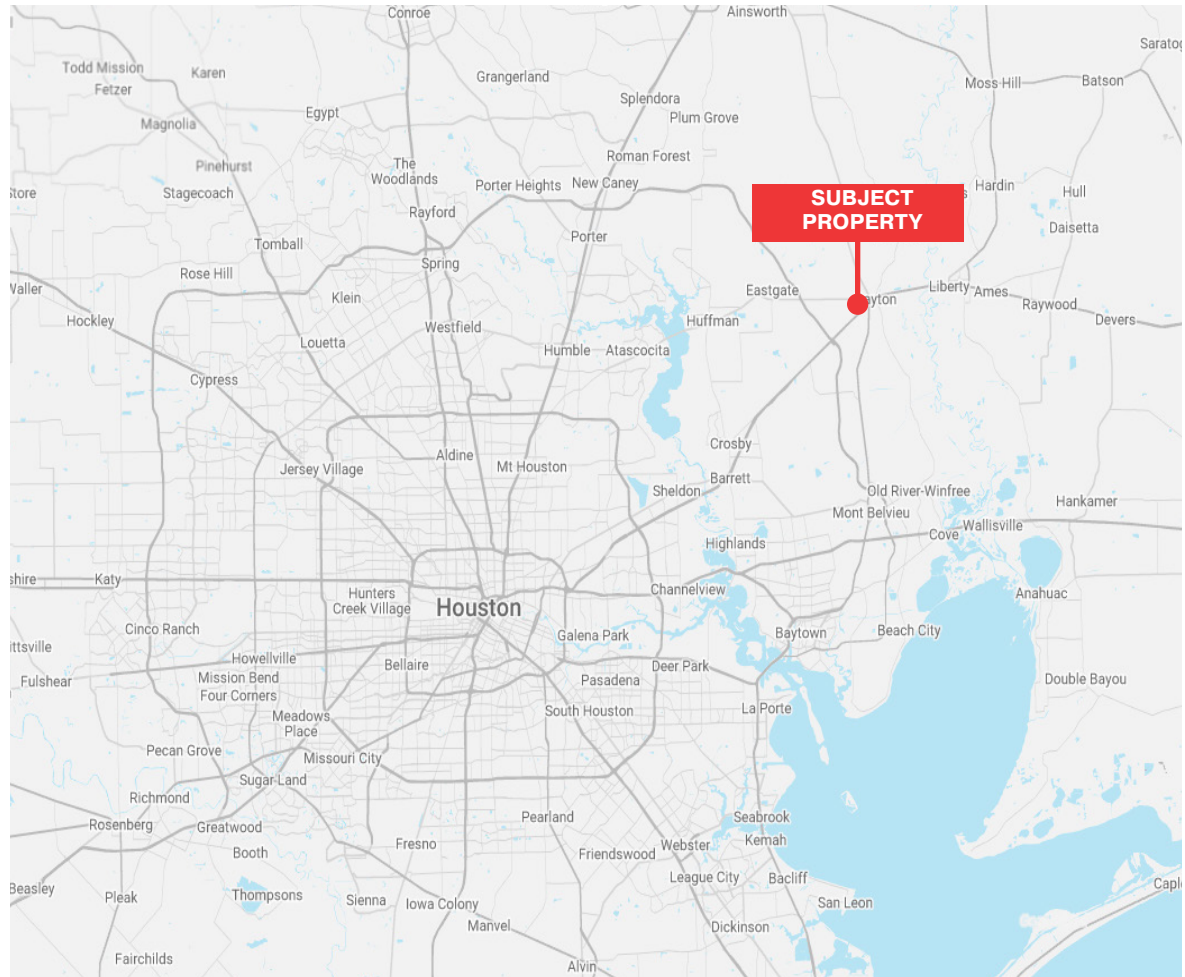
- Conveniently located on U.S. Highway 90 for excellent visibility and easy accessibility
- U.S. Highway 90 see's 24.5 K VPD

RAPIDLY GROWING MARKET

- Well paying jobs and economic stability has attracted a large population growth and several new masterplan community developers to the area
- Projected annual population growth from 2024 to 2029 is 2.6 %

THE PROPERTY

- Formerly a Family Dollar, this vacant building offers the perfect owner user opportunity



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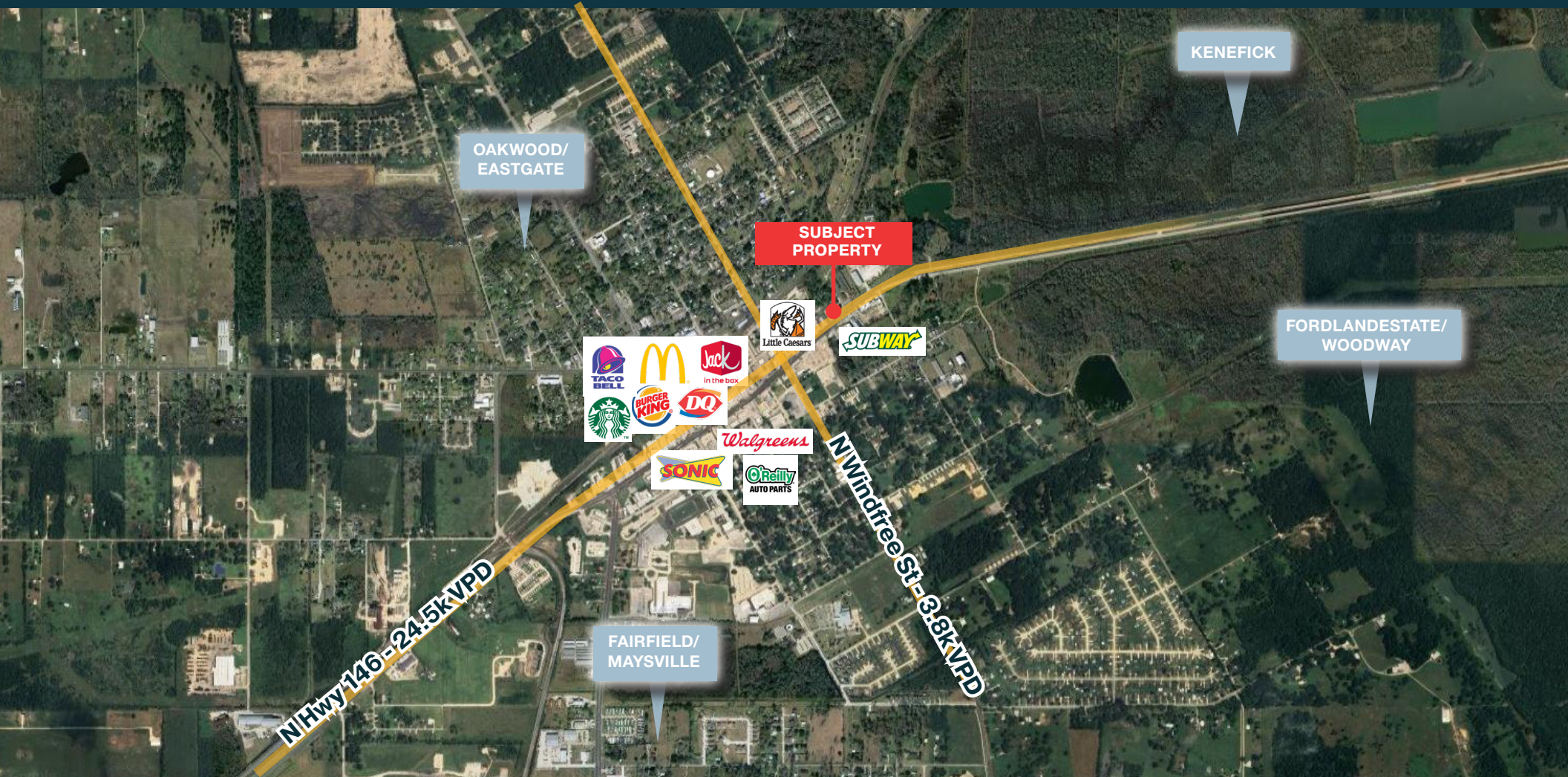
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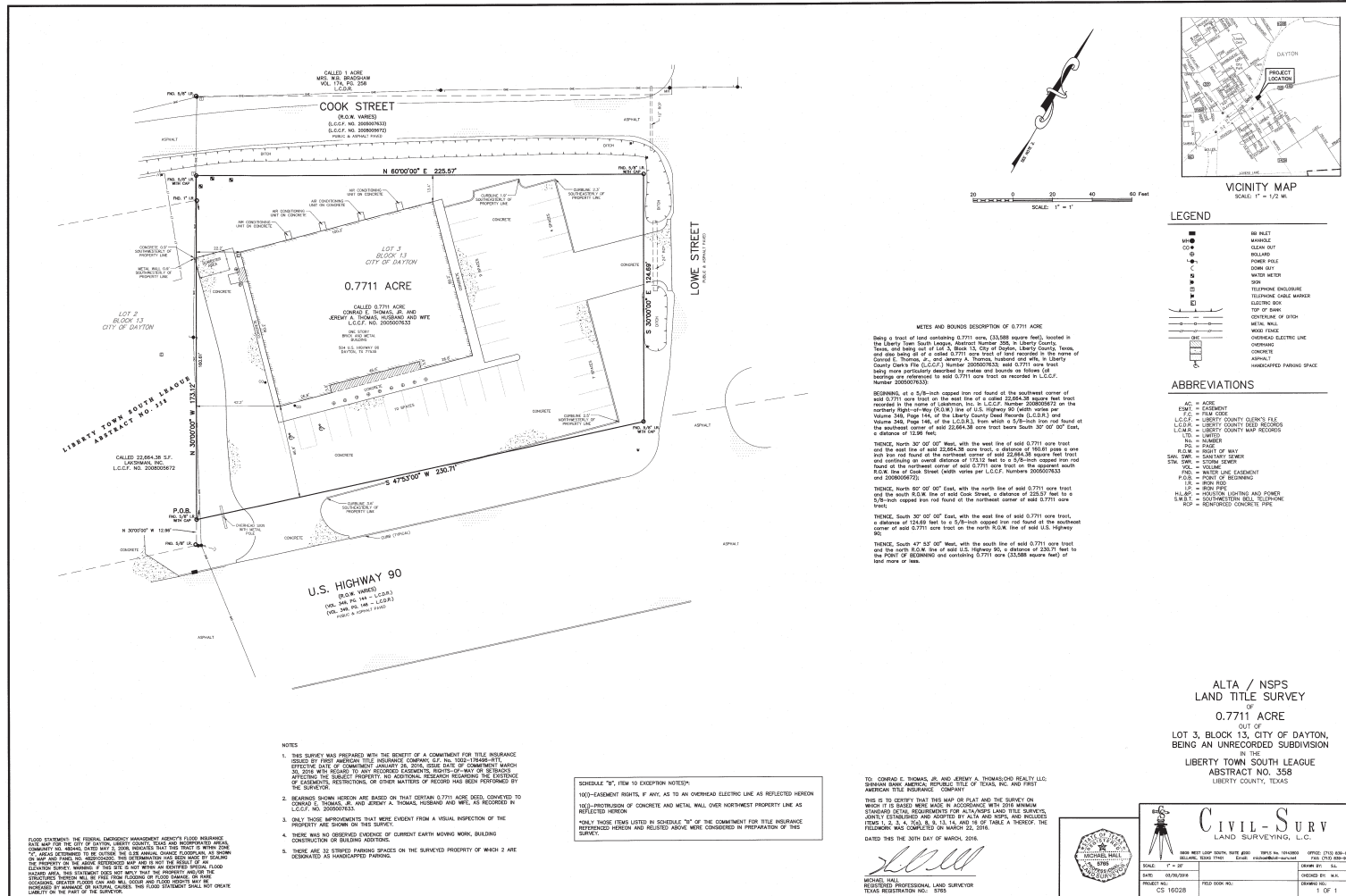
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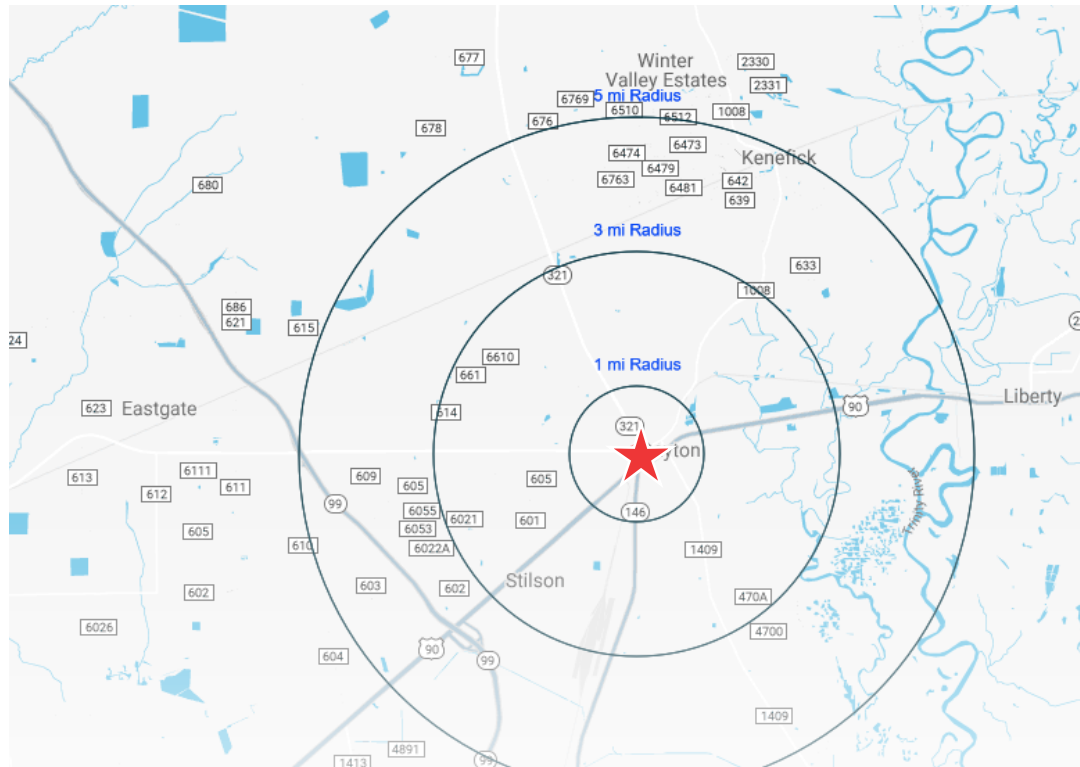
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2.5%
POPULATION
GROWTH
WITHIN 5 MILES
SINCE 2020

\$88,179
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE

132,616
CURRENT
POPULATION
WITHIN 5 MILES

POPULATION	1 MILES	3 MILES	5 MILES
Estimated Population (2023)	3,937	8,897	19,839
Projected Population (2028)	4,371	9,744	22,015
Census Population (2020)	3,659	8,923	19,914
Census Population (2010)	3,251	7,835	17,559
Median Age	32.3	32.0	32.7
HOUSEHOLDS			
2023 Households	1,342	3,020	5,251
2028 Household Projection	1,564	3,470	6,237
HOUSEHOLD INCOME			
Estimated Average Household	\$110,062	\$94,767	\$99,664
Projected Average Household	\$102,113	\$88,693	\$90,224
Estimated Per Capita Income	\$37,546	\$32,189	\$29,263
RACE AND ETHNICITY			
White (2023)	2,442	5,387	9,910
Black Or African American (2023)	388	923	5,291
American Indian Or Alaska Native	42	94	178
Asian (2023)	72	150	212
Hispanic	1,365	3,088	5,709
HOUSEHOLD SIZE			
1 Person Households	279	666	1,056
2 Person Households	409	891	1,542
3 Person Households	246	561	968
Housing Units Owner-Occupied	1,021	2,291	4,015
Housing Units Renter-Occupied	321	729	1,236

TOP INDUSTRIES IN DAYTON

Advanced Manufacturing

Aerospace and Defense

Agriculture and

Food Processing

Automotive

Logistics and Distribution

TOP FIVE EMPLOYERS IN DAYTON

Premier Health

Kettering Health Network

Crown Equipment Corp.

Honda of America

LexisNexis

Wright-Patterson

Air Force Base

DAYTON TX AT A GLANCE

Living in Dayton, TX is an enjoyable experience with plenty of outdoor activities and a close-knit community. The city has several parks and green spaces for residents to enjoy, along with numerous restaurants, shops, galleries, and music venues. The climate is mild throughout the year, making it ideal for taking advantage of the outdoors. There are also many events throughout the year that bring locals together such as festivals, concerts, parades, and more. The people here are friendly and welcoming which makes living in Dayton a great place to call home. Large city complex - Southeast Texas, 50 miles inland from the Gulf Coast.

Low Cost of Living

Dayton, Texas gets a BestPlaces Cost of Living score of 90.9, which means the total cost of housing, food, childcare, transportation, healthcare, taxes, and other necessities is 9.1% lower than the U.S. average and 3.5% higher than the average for Texas.

Economy

Dayton, TX is an affordable place to live with a 2 bedroom rent of \$1,090 compared to the US average rent of \$1,430. With a grocery cost index of 95 compared to the US at 100, Dayton is more affordable than the national average. The city is home to many local businesses such as United Oil Company, Houchens Industries Inc., and the Automated Packaging Systems Inc. This provides locals with plenty of job opportunities that can help them save money while living in this small town just north of Houston. All in all, Dayton offers a great cost of living for anyone looking for a smaller town with big city amenities close by.

Resources: <https://www.daytondailynews.com/news/these-top-companies-drive-our-economy-are-they-ready-for-the-future/ZYcSILpUK7BPocxL6eBiWL/>

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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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marc Peeler	627894	marc.peeler@partnersrealestate.com	713-275-9606
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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