

HIGHWAY 146

HIGHWAY 90

FM 1960



FOR SALE | DAYTON TX | COMMERCIAL PROPERTY

EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY

Your future...

My commitment!

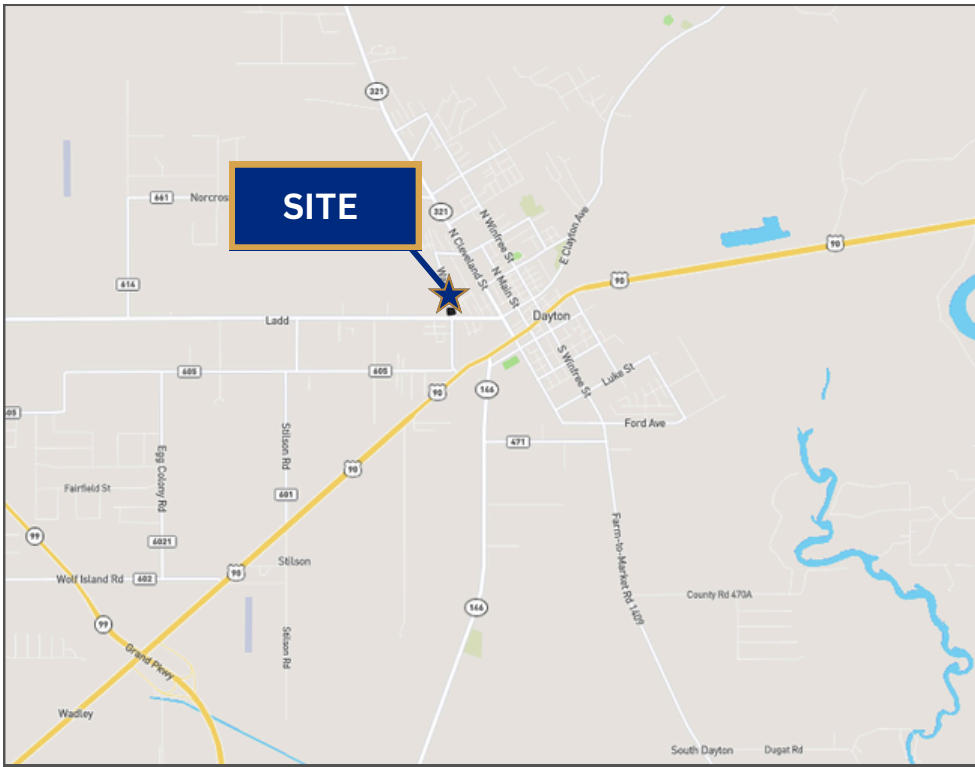
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LOCATION OVERVIEW



PROPERTY AT A GLANCE

- ±1,490 SF Building
- ±0.89 Acres
- GC – General Commercial
- ±7 Existing Parking Spaces
- ±4.7 Spaces / 1,000 SF
- Additional Land for Potential Parking / Site Expansion
- Owner-User Opportunity

SOURROUNDING AREA

Located just off FM 1960 in the growing Dayton market, the property offers convenient access to US 90, SH 321, SH 146 and Grand Parkway/SH 99, approximately 5 miles away. The location provides strong regional connectivity to Dayton, Liberty County and the greater Houston market while benefiting from continued residential and commercial development throughout the surrounding area.

REGIONAL ACCESS

- FM 1960 • US 90 • SH 146 • SH 321 • ±5 Miles to Grand Parkway/SH 99



Demographics

Population Summary	1-Mile	2-Mile	5-Mile
2025 Population	4,042	12,048	21,669
2024 Median Age	34	34	35
Average Household Income	98,351	102,160	108,417
Median Home value	225,737	233,269	234,591



Drive Times

Locations	Minutes
FM 1960	1
HWY 90	2
HWY 146	5
Grand Parkway	5



Traffic Count

Locations	
FM 1960 & Waco	15,885 VPD
Hwy 90 & Waco	18,349 VPD

For more information Contact: 832-326-0097 | jblake@evermarkcommercial.com

ZONING & ALLOWED USES

Located in Dayton, Texas, the property benefits from convenient access to FM 1960, US 90, SH 146 and Grand Parkway/SH 99. Continued residential and commercial growth throughout Dayton and Liberty County supports demand for well-located owner-user commercial properties.

The surrounding area continues to experience residential growth, with new subdivisions, commercial development, and infrastructure improvements attracting investors seeking commercial, industrial, and mixed-use opportunities.

	JURISDICTION	City of Dayton
	ZONING	General Commercial
	EXISTING USE	Former Childcare Facility
	FUTURE USE	Commercial / Public Facility
	FLOOD ZONE	Zone X (outside the 100-Year Floodplain)



POTENTIAL COMMERCIAL USES

SUBJECT TO VERIFICATION

- ✓ Professional and administrative office
- ✓ Medical office
- ✓ Childcare and daycare center
- ✓ Training or educational facilities
- ✓ Commercial services / contractor office
- ✓ Small business retail

SITE STABILITY

The property’s GC – General Commercial zoning, existing commercial improvements, and proximity to major thoroughfares position it for a variety of office, medical, service-oriented, educational, and other compatible commercial uses, subject to verification


**LOCATION &
ACCESS**

Frontage on Waco Street near FM 1960 with high daily traffic counts


EASY ACCESS

Direct access with connected drives with room to expand


**FLEXIBLE COMMERCIAL
USE**

General Commercial (GC) zoning supports a range of permissible uses. Subject to verification



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by Evermark Commercial Group or by any agent, independent associate, subsidiary or employee of Evermark Commercial Group. This information is subject to change

EXTERIOR PHOTOS

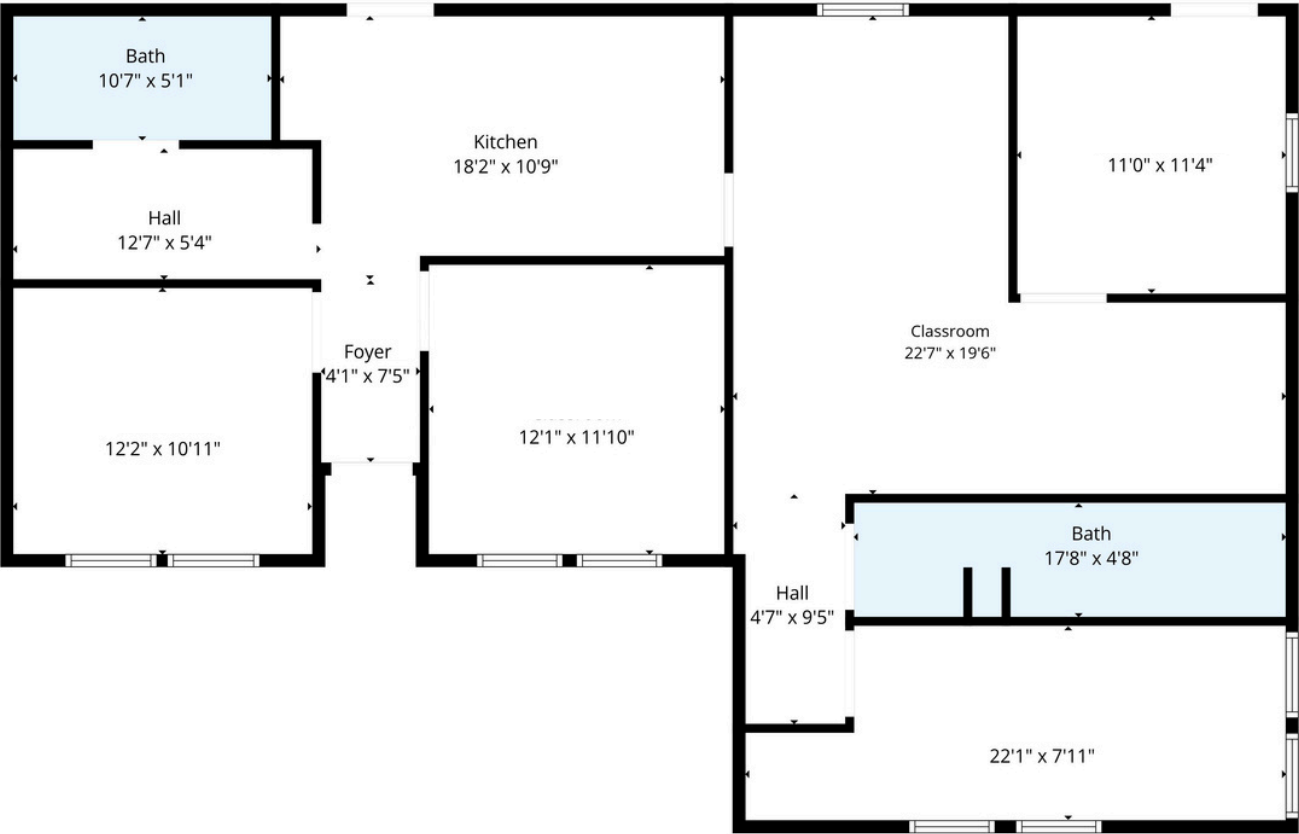


INTERIOR PHOTOS



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FLOOR PLAN



1,490 SF



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