## FOR SALE 136.5 ACRES READY TO DEVELOP US 90 AT GRAND PARKWAY



## **PROPERTY** DETAILS

#### LOCATION

East side of Stilson Road, south of US 90 Dayton, TX

#### ROADS

Stilson Road with 2,724' of frontage, a concrete heavy haul road under construction, to be complete January 2024 and to be signalized at US 90.

#### SIZE

±136.5 AC, will consider subdividing

тах вате \$2.434571 / \$100

## ALSO AVAILABLE

+/- 38.9 AC, rail served

PRICING Call Brokers

### **FEATURES**

- Excellent, ready to develop site for warehousing, distribution, or manufacturing
- Off-site detention
- Water and sanitary sewer from City of Dayton adjacent to site
- Enhanced citywide access near Grand Parkway
- Not in 100-year floodplain
- Greenfield site, transloading available at adjacent Gulf Inland Logistics Park

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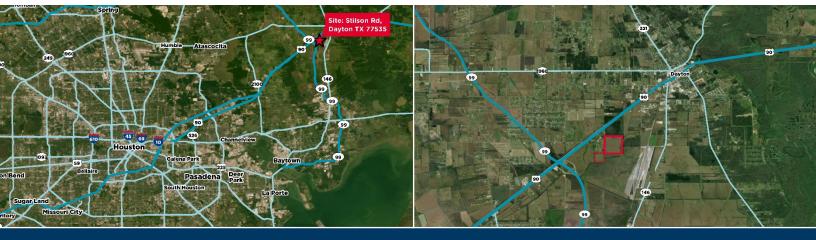


#### LINKS

- Dayton Economic Development
- Gulf Inland Logistics Park
- Port Houston
- <u>City of Dayton</u>

- Entergy
- Flood Plain Map
- Topographical Map
- Zoning Map

- <u>Survey</u>
- <u>Citywide Location Map</u>
- <u>Site Map</u>



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