



3.5± ACRES FOR SALE HARD CORNER ON FM 1960 NEAR 99

NEC FM 1960 & FM 686, Dayton, TX

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 **SENDERO**
REAL ESTATE



PROPERTY DETAILS

This 3.5± acres sits on the hard corner of FM 1960 and FM 686 with an adjoining 5.2 acres also available. The site is shovel ready with approved plans in hand for a 8,250 sf gas station with 12 regular & 6 diesel gas pumps. Site has great access to Grand Parkway via FM 1960 and is located less than 0.75 miles from the on/off ramps. There is 245' frontage along FM 1960 and 410' frontage along FM 686 making this a highly desirable location for a c-store in a fast growing submarket.

LOCATION INFORMATION

LOCATION	NEC FM 1960 & FM 686
SUBMARKET	Dayton
SIZE	3.5+/- Acres
FLOOD PLAIN	Not in flood plain
PRICE	\$10/sf; \$1,742,400M
APN	R282722
UTILITIES	Private well & septic
PERMIT INFO	8,250 SF gas station with 12 regular & 6 diesel pumps

PROPERTY HIGHLIGHTS

- ⊕ ON HARD CORNER OF FM 1960 & FM 686
- ⊕ APPROVED PLANS FOR 8,250 SF GAS STATION WITH 12 REGULAR & 6 DIESEL PUMPS
- ⊕ 0.75 MILES FROM ON/OFF RAMPS AT GRAND PKWY/99
- ⊕ 245 FT OF FRONTEAGE ON FM 1960 & 410 FT ON FM 686
- ⊕ CONVEYS WITH APPROVED PLANS
- ⊕ 9,100+ VPD ON FM 1960
- ⊕ NO FLOOD PLAIN
- ⊕ IN GROWING DAYTON SUBMARKET

DEMOGRAPHIC SUMMARY

11935-12003 FM 686

Ring of 5 miles

KEY FACTS

6,796

Population



2,116

Households

37.3

Median Age

\$71,697

Median Disposable Income

EDUCATION

25.0%



No High School Diploma



26.2%

Some College/
Associate's Degree



12.7%

Bachelor's/Grad/
Prof Degree

36.1%

High School Graduate

INCOME



\$86,529

Median Household Income



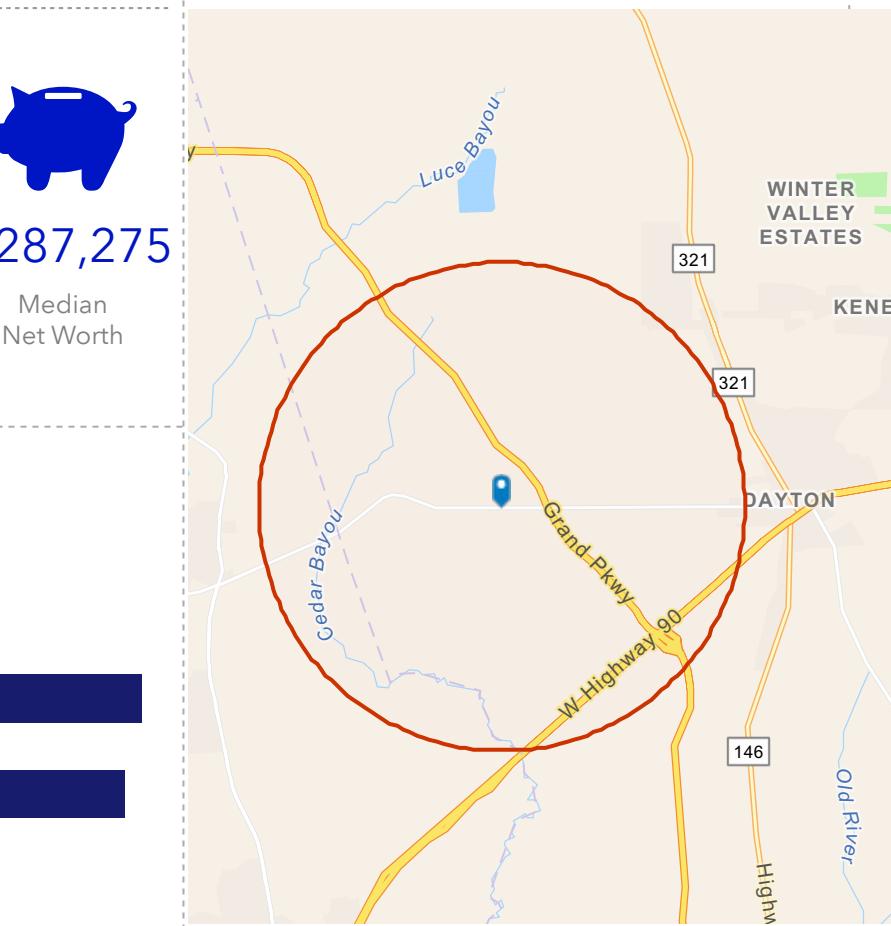
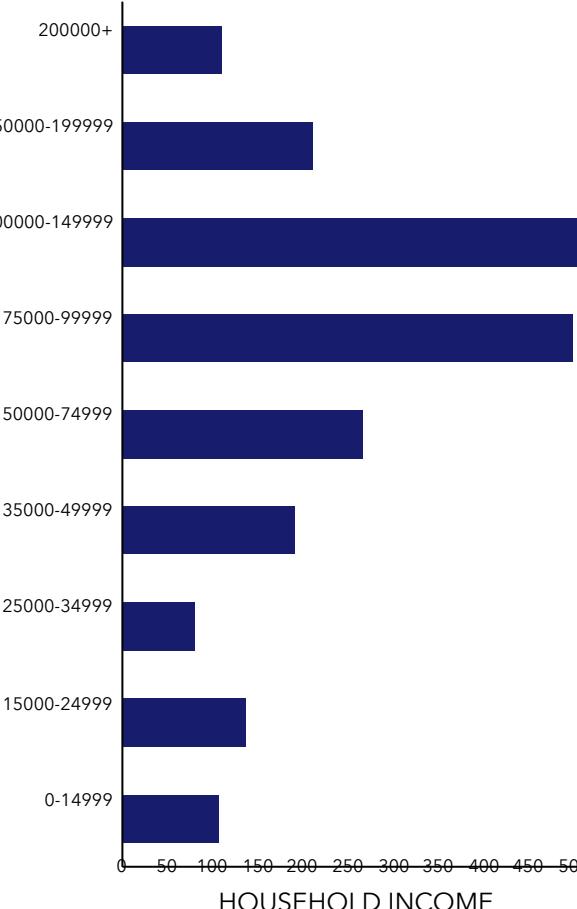
\$31,555

Per Capita Income



\$287,275

Median Net Worth



43.4%

White Collar

39.0%

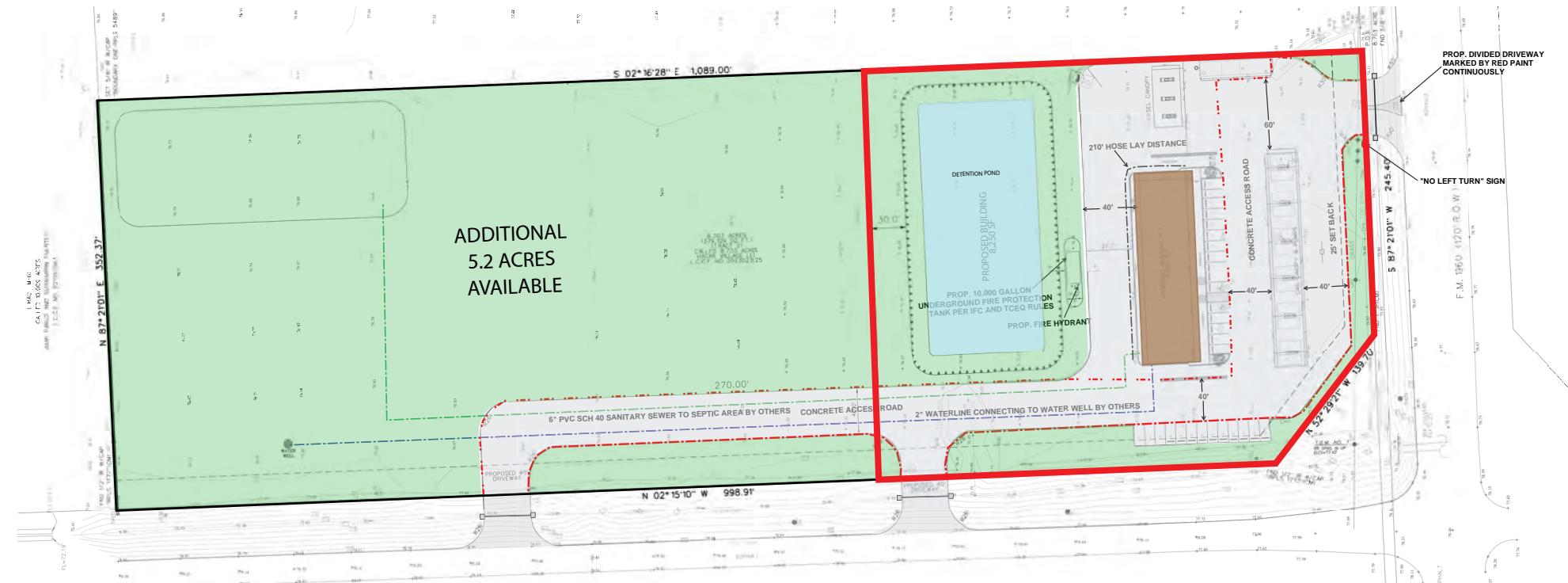
Blue Collar

20.0%

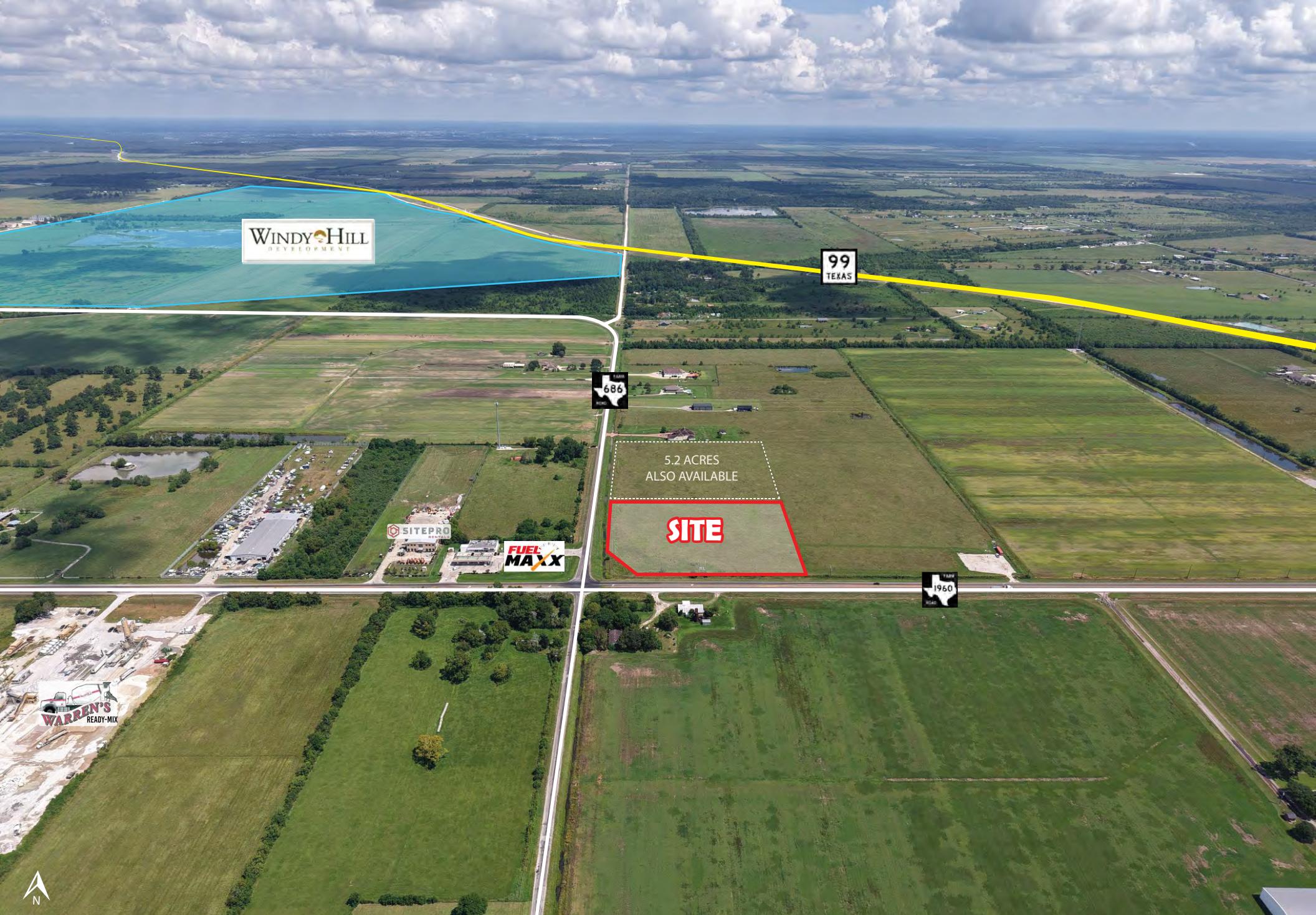
Services

8.2%

Unemployment Rate



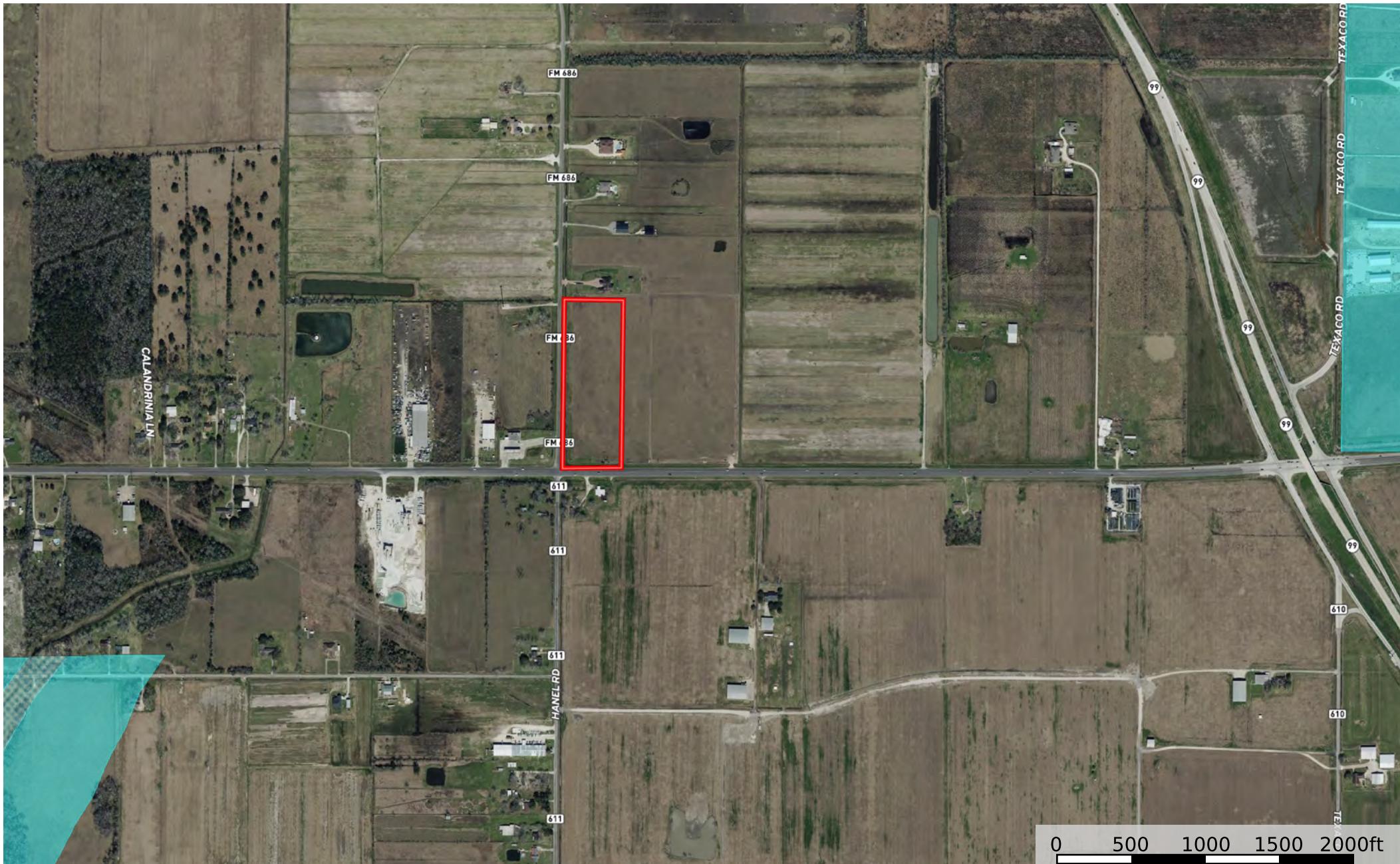
Item	Complete
Survey/Topo	X
Traffic study	X
TXDOT Driveway permit approved	X
Civil Engineering plans approved (Paving, Drainage and Utilities)	X
Architectural Drawings	X
Water Well Permit	X
Septic Permit	X



AERIAL VIEW LOOKING NORTH







Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/
Not Included

DAYTON AT A GLANCE

Dayton with its current population of around 10,000 is a growing submarket. It's strategic location, infrastructure upgrades, and proactive leadership are fueling steady industrial and residential growth. Dayton's Economic Development Corporation offers incentives like tax abatements, cash grants, expedited permitting, and sales tax rebates to attract businesses. The city recently secured a \$4.8 million EDA federal grant, matched with local funds, to build out infrastructure serving the Gulf Inland Logistics Park, with an anticipated 5,000 jobs and \$137M in private investment.





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. **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.

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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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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