





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 FRONTAGE 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

37.3

Median Age



2,116

Households

\$71,697

Median Disposable Income

EDUCATION

25.0%

No High School Diploma



36.1%

High School Graduate



26.2%

Some College/Associate's Degree



12.7%

Bachelor's/Grad/Prof Degree

INCOME



\$86,529

Median Household Income



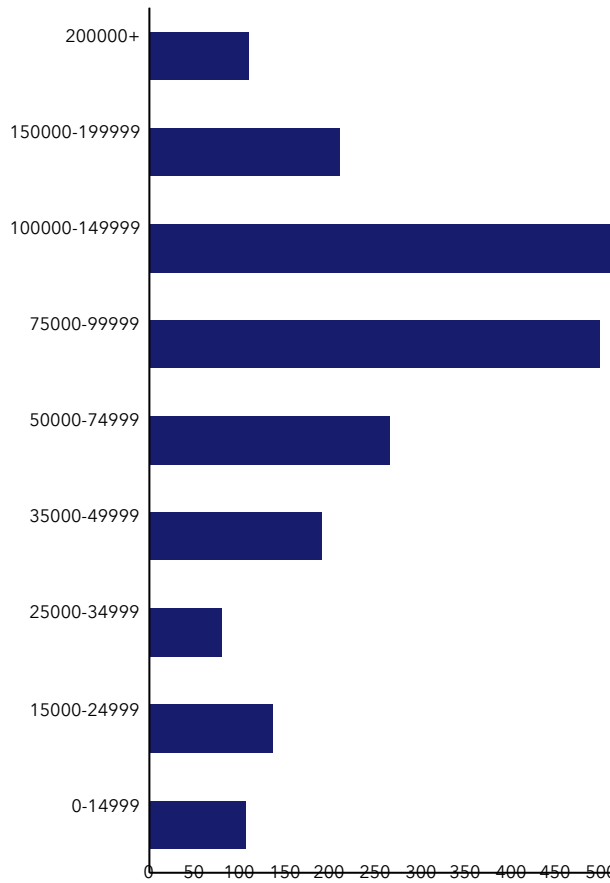
\$31,555

Per Capita Income

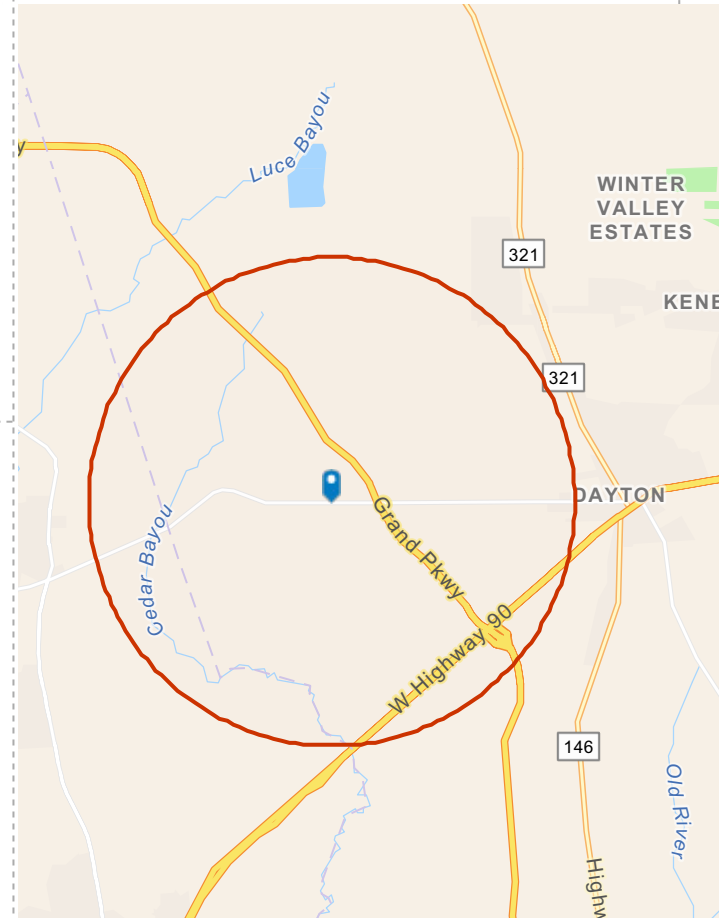


\$287,275

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

43.4%



Blue Collar

39.0%

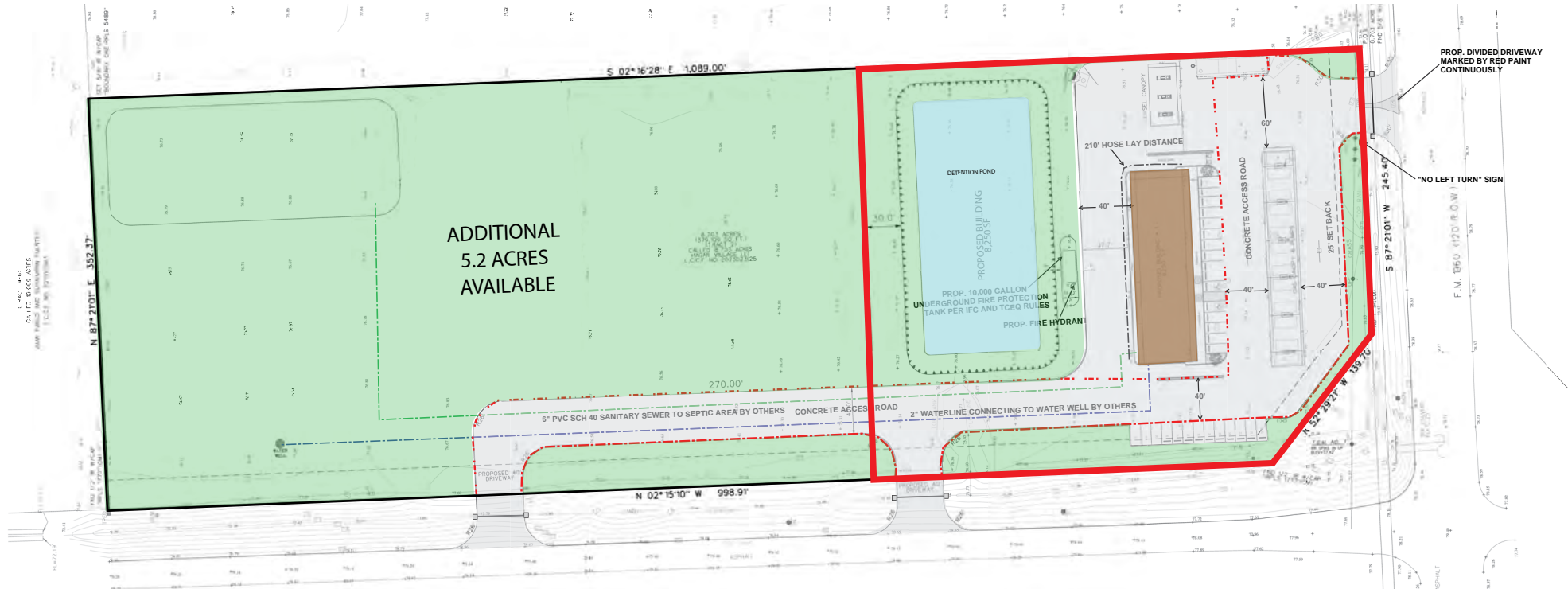


Services

20.0%

8.2%

Unemployment Rate

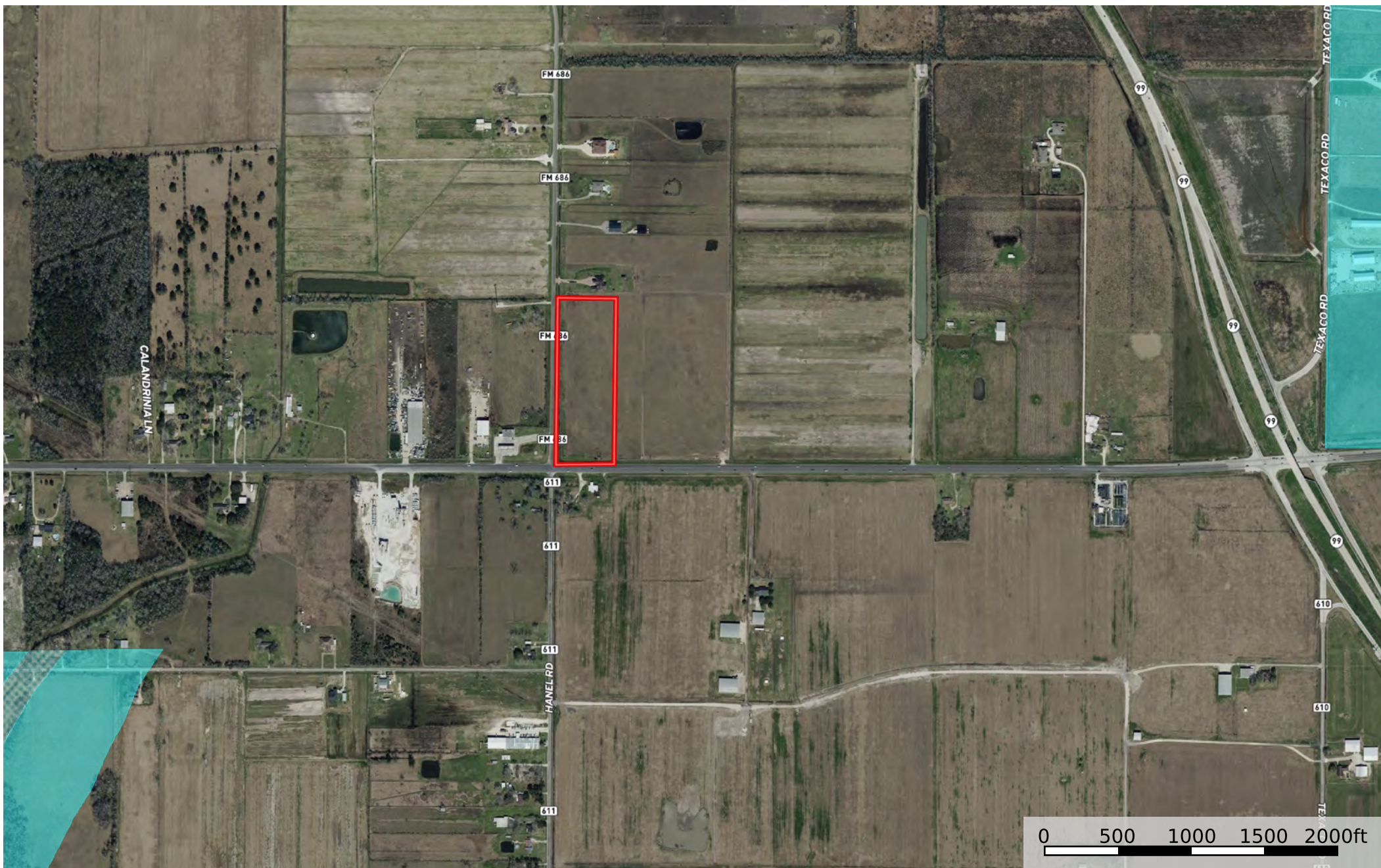


Item	Complete
Survey/Topo	X
Traffic study	X
TXDOT Driveway permit approved	X
Civil Engineering plans approved (Paving, Drainage and Utilities)	X
Architectural Drawings	X
Water Well Permit	X
Septic Permit	X









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.





