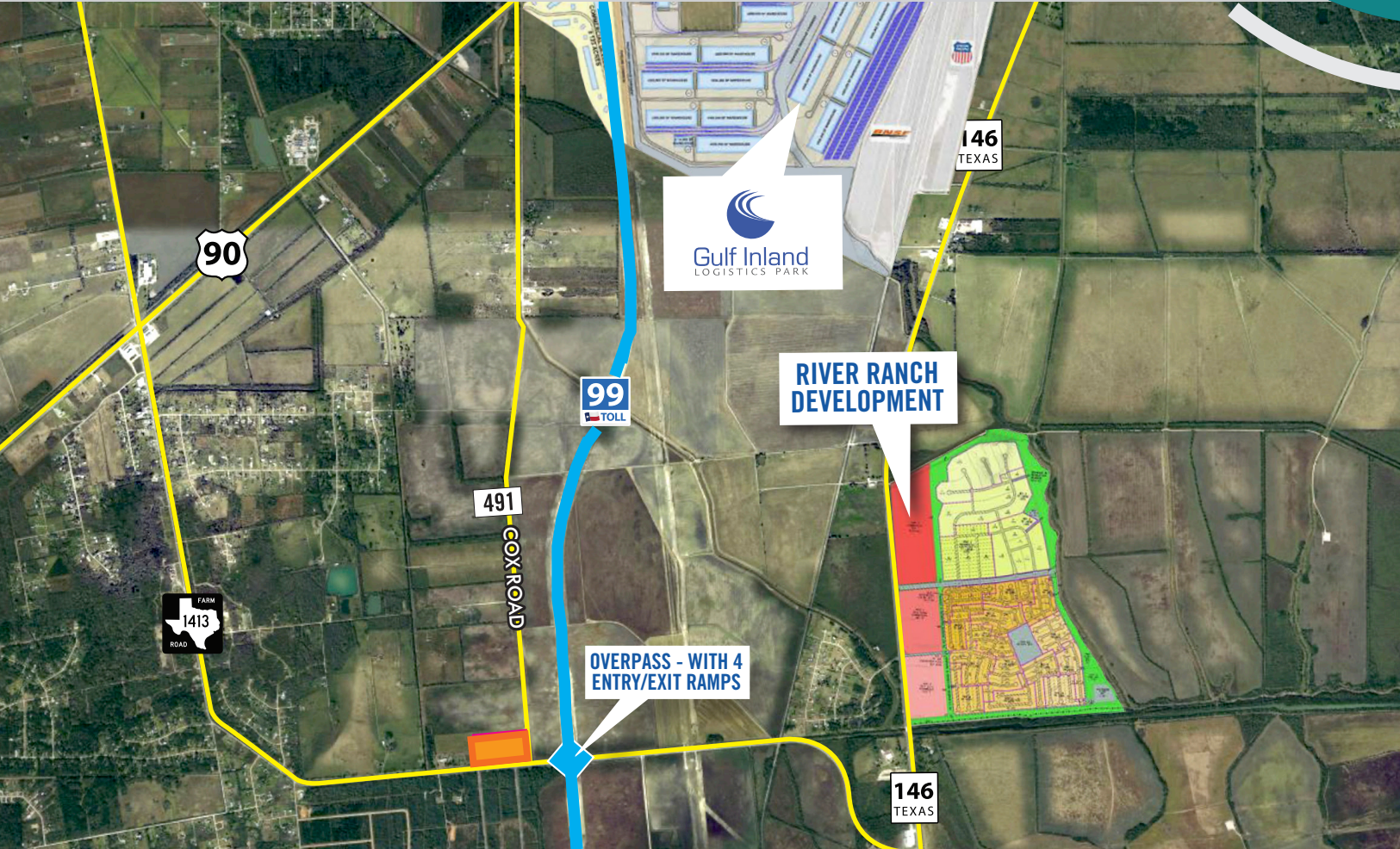


FOR SALE OR LEASE

10 ACRES 3335 FM 1413

DAYTON, TX 77535



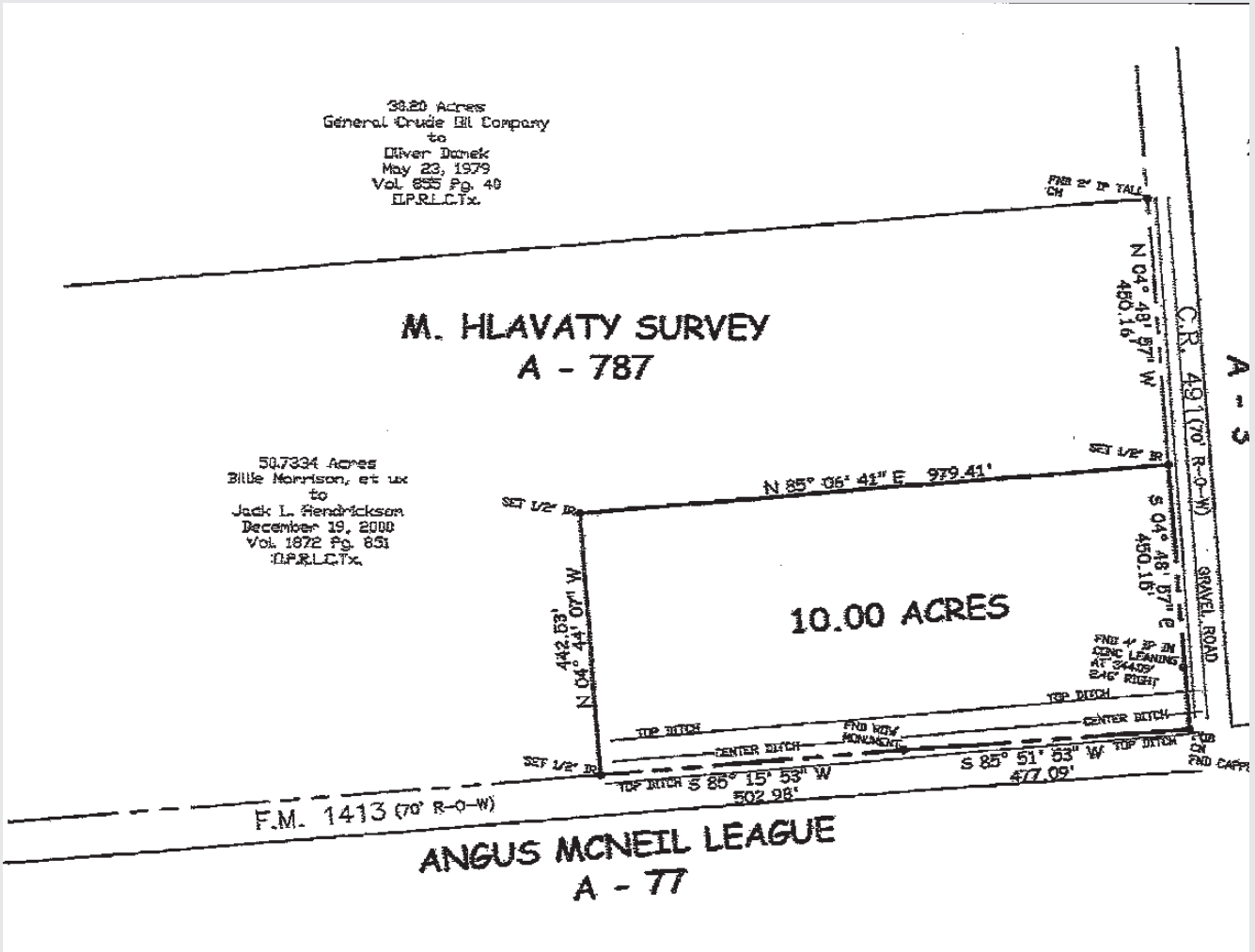
HIGHLIGHTS

- UNRESTRICTED 10.0 Acre development site situated at the intersection of FM 1413 and County Road 491 (Cox Rd)
- Property has 980 feet of frontage along FM 1413 Rd, and 450 feet of frontage along County Road 491
- Situated approximately 300-feet west of the Grand Parkway (GP-99) entry and exit ramps serving River Ranch, a 7,000-acre master-planned community along Highway 146 with an estimated 14,000 homes and Commercial Development
- Located approximately 1-mile from Gulf Inland Logistics Park, a 1,050-acre rail-served industrial park with over 10-million square-feet of industrial, office, and commercial building space
- Situated directly north of Cedar Springs and Cedar Creek Ranch residential communities comprised of nearly 300 homes
- Situated out of the floodplain per Liberty County and FEMA flood maps.

SURVEY

3335 FM 1413

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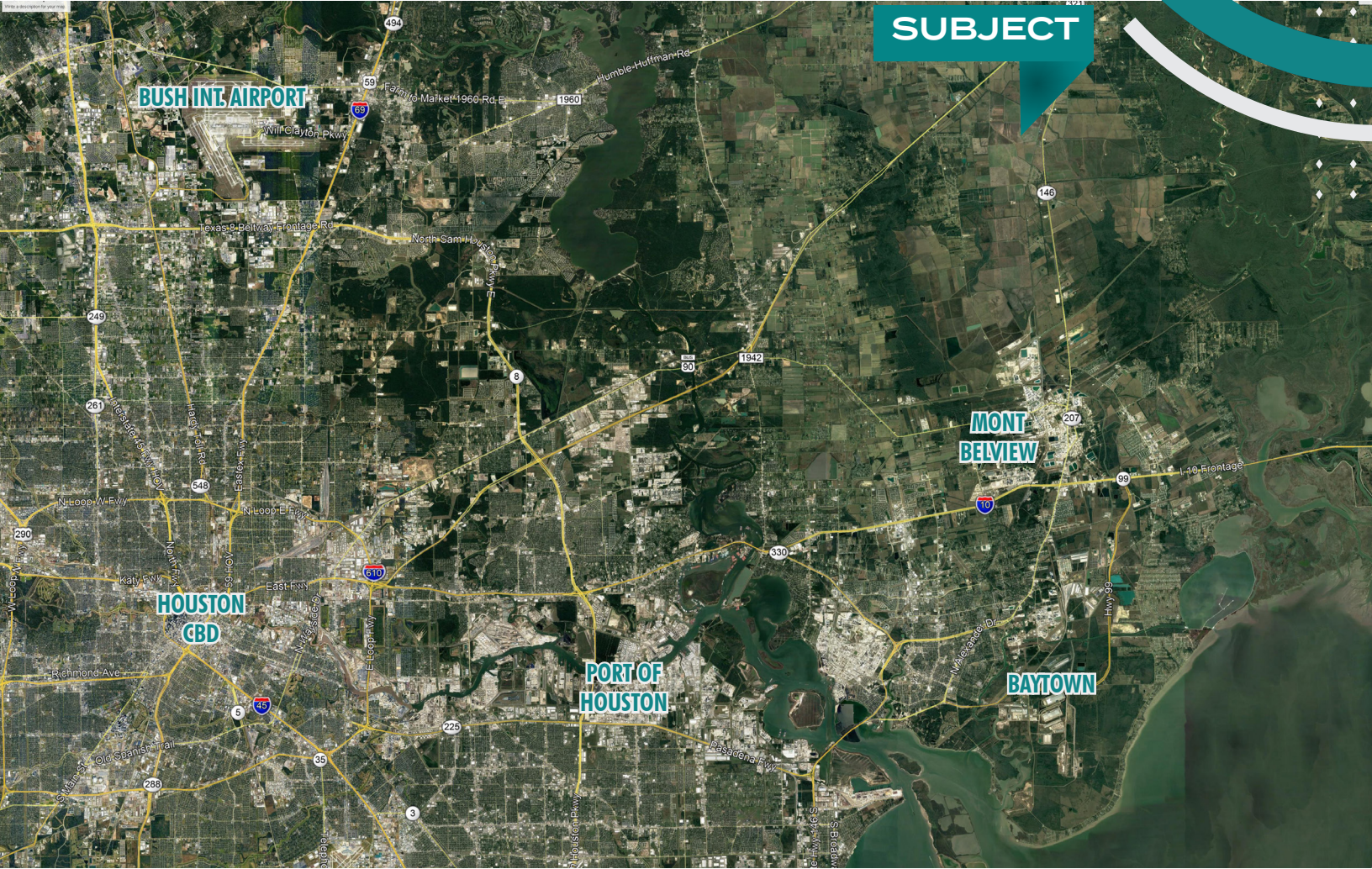
FOR SALE OR LEASE

10 ACRES

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SUBJECT



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