



GATEWAY CENTER DAYTON 1.81 AC AVAILABLE FOR SALE OR GROUND LEASE

NEQ US-90 & SH-146 | Dayton, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NEQ US-90 & SH-146

Availability: 1.81 AC

Price (Ground Lease): \$150,000 Per Year

Price (Sale): Call For Pricing

HIGHLIGHTS:

- Dayton is located approx. 20-miles east of Houston and is 30-miles east of Intercontinental Airport.
- Dayton is in the path of with Grand Parkway 99
- This trend is now underway in Dayton with 48,000 residential units in the development pipeline and an estimated 7,000 units to be completed in the retail trade area by 2025.
- Site is adjacent to an elementary school, junior high school, and high school football stadium.

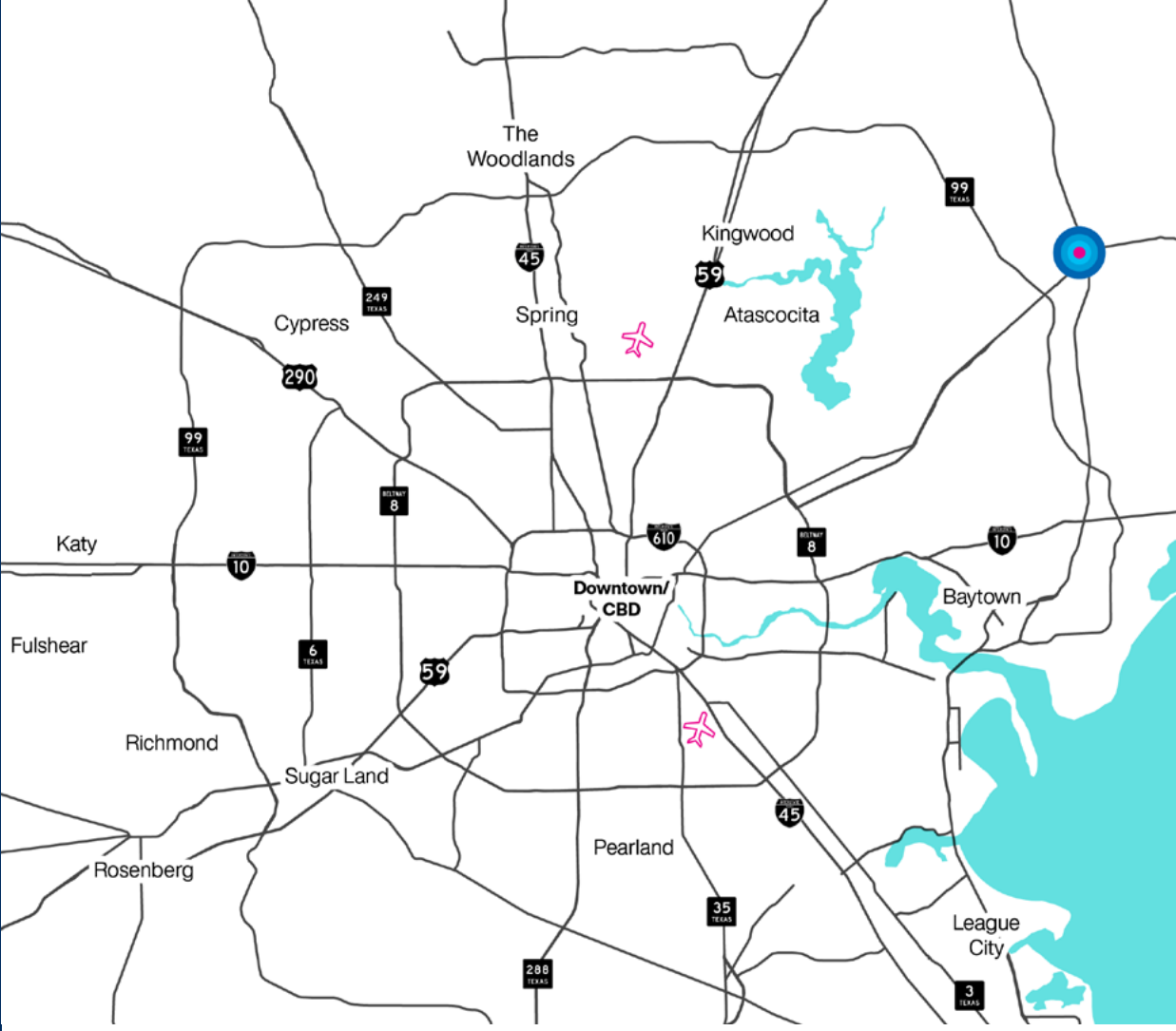
TRAFFIC COUNTS:

US-90: 23,150 CPD '23

FM-146: 15,398 CPD '23

DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
Population	9,021	17,841	32,196
Daytime Pop.	10,431	16,790	27,479
Avg HH Income	\$101,125	\$108,923	\$101,320



14,047 CPD ('23)

SITE

18,686 CPD ('23)

23,150 CPD ('23)

16,706 CPD ('23)

Edward Jones

Allstate

Zipp's LIQUOR

PROSPERITY BANK

Exxon

O'Reilly

SONIC

UNITED STATES POSTAL SERVICE

Houston St

Cleveland St

Nottingham Elementary

Broncos Stadium

Sports Grill HOMETOWN FITNESS

THRIFT-TEE FOOD CENTER

DOLLAR GENERAL

Myron McDowell Construction Inc.

Pizza Hut

McDonald's

SMOOTHIE KING

BURGER KING

Wendy's

Auto Zone

Walgreens

First Methodist Dayton

Mobil

Holiday Inn Express

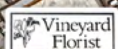
USA TIRE PROS

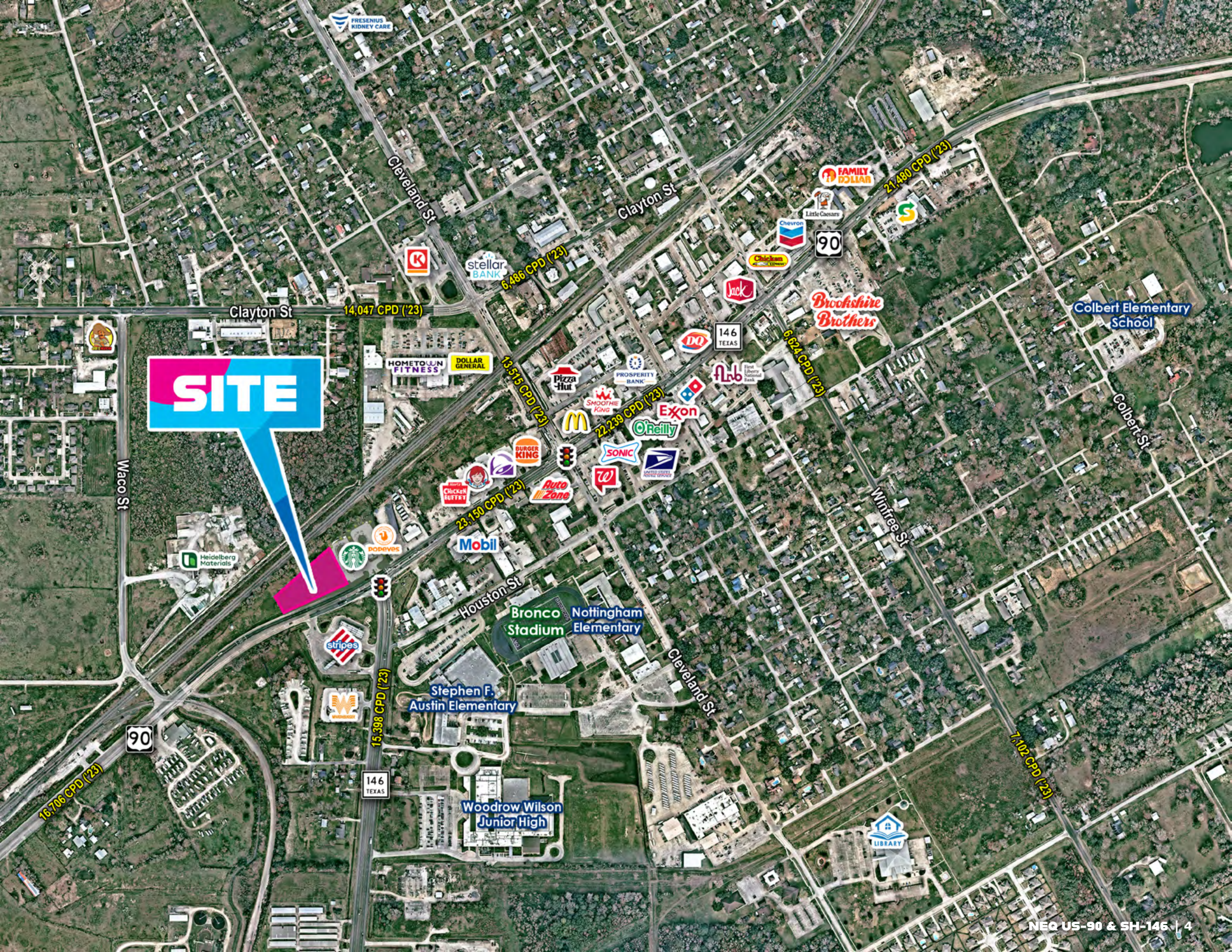
Executive Inn & Suites

Popeyes

Starbucks

Frank's





SITE

16,706 CPD (23)

15,398 CPD (23)

Woodrow Wilson Junior High

Stephen F. Austin Elementary

Bronco Stadium Nottingham Elementary

Houston St

Mobil

Auto Zone

Chick-fil-A

HOMETOWN FITNESS

DOLLAR GENERAL

stellar BANK

14,047 CPD (23)

6,486 CPD (23)

22,239 CPD (23)

13,515 CPD (23)

146 TEXAS

Brookshire Brothers

21,480 CPD (23)

7,102 CPD (23)

Colbert Elementary School

Colbert St

Winfree St

Cleveland St

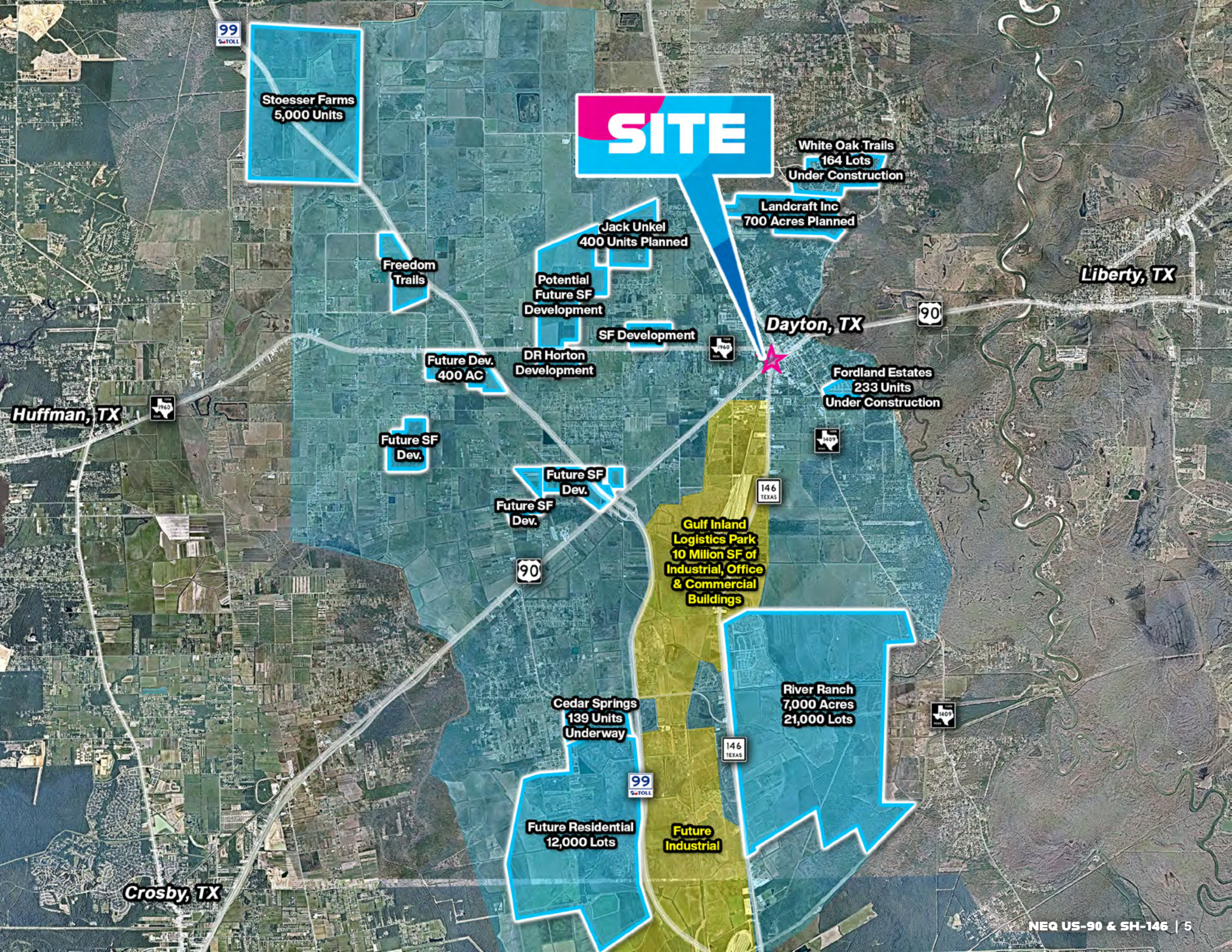
Clayton St

Cleveland St

Maco St

90

90



SITE

Stoesser Farms
5,000 Units

White Oak Trails
164 Lots
Under Construction

Landcraft Inc
700 Acres Planned

Jack Unkel
400 Units Planned

Freedom Trails

Potential Future SF Development

SF Development

Future Dev. 400 AC

DR Horton Development

Dayton, TX

Fordland Estates
233 Units
Under Construction

Future SF Dev.

Future SF Dev.

Future SF Dev.

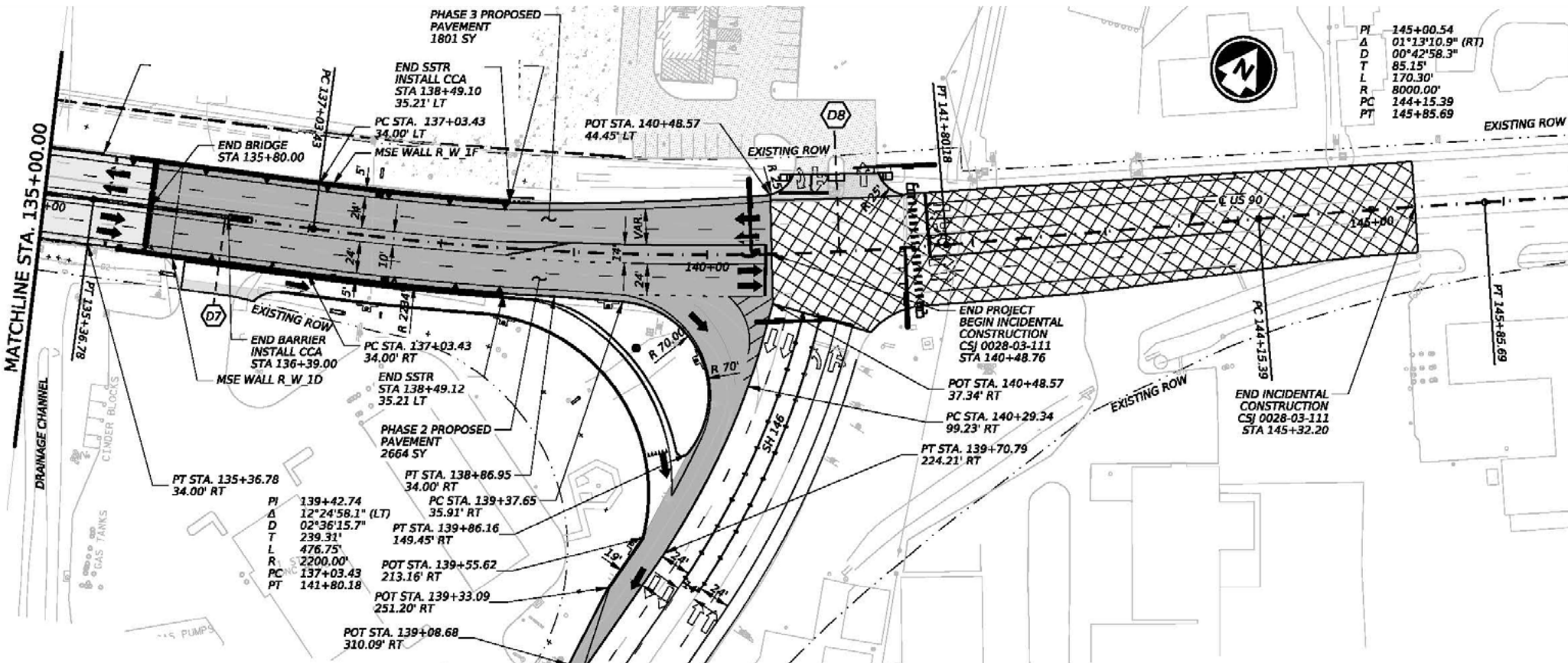
Gulf Inland Logistics Park
10 Million SF of Industrial, Office & Commercial Buildings

Cedar Springs
139 Units
Underway

River Ranch
7,000 Acres
21,000 Lots

Future Residential
12,000 Lots

Future Industrial





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131	cs@theblueoxgroup.com	713.574.6281
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

IABS 1-0



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