



**TEXAS INDUSTRIAL  
REALTY LLC**

# For Sale: +/- 100 Acres

Intersection of Hwy. 90 and 99

Dayton, Texas

Best Use: Retail Development, Distribution



## Property Highlight

The 100-acre tract at the hard corner of **Highway 99 (Grand Parkway)** and **Highway 90** is strategically positioned at the center of one of the region's fastest-growing growth corridors. Within an average **3.79-mile radius**, more than **24,800 planned residential lots** are approved or underway, creating an immediate and expanding demand base. In addition, **over 500,000 existing residents live within a 20-mile radius**, providing a deep, established population that supports higher-volume retail, medical, service, and mixed-use development from day one. This combination of massive near-term residential growth and a substantial existing population, paired with exceptional visibility and access at two major highways, makes this site a premier location for regional commercial, destination retail, and long-term investment-grade development.



**For More Information Contact**

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Member Associate, Society of Industrial and Office REALTORS



**GULF INLAND  
LOGISTICS PARK**









a conceptual development plan for  
**GULF INLAND LOGISTICS PARK**

**COMMERCIAL**

prepared for

**LIBERTY**  
DEVELOPMENT PARTNERS

**META**  
PLANNING + DESIGN

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SCALE  
 0 10 20 40

MTA-46003  
 OCTOBER 20, 2025

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