



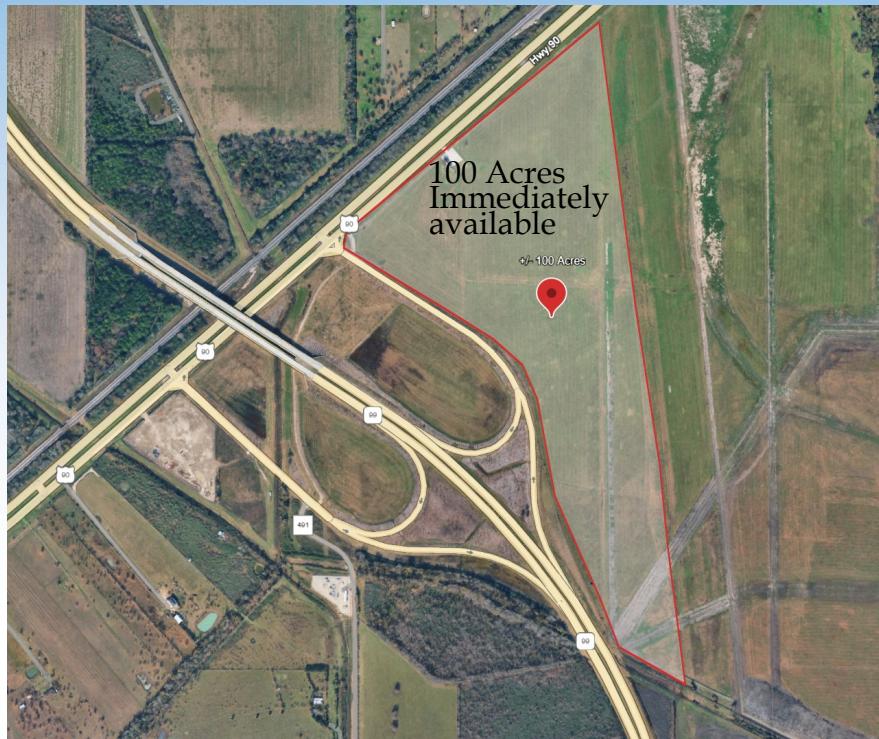
**TEXAS INDUSTRIAL
REALTY LLC**

For Sale: +/- 100 Acres

Intersection of Hwy. 90 and 99

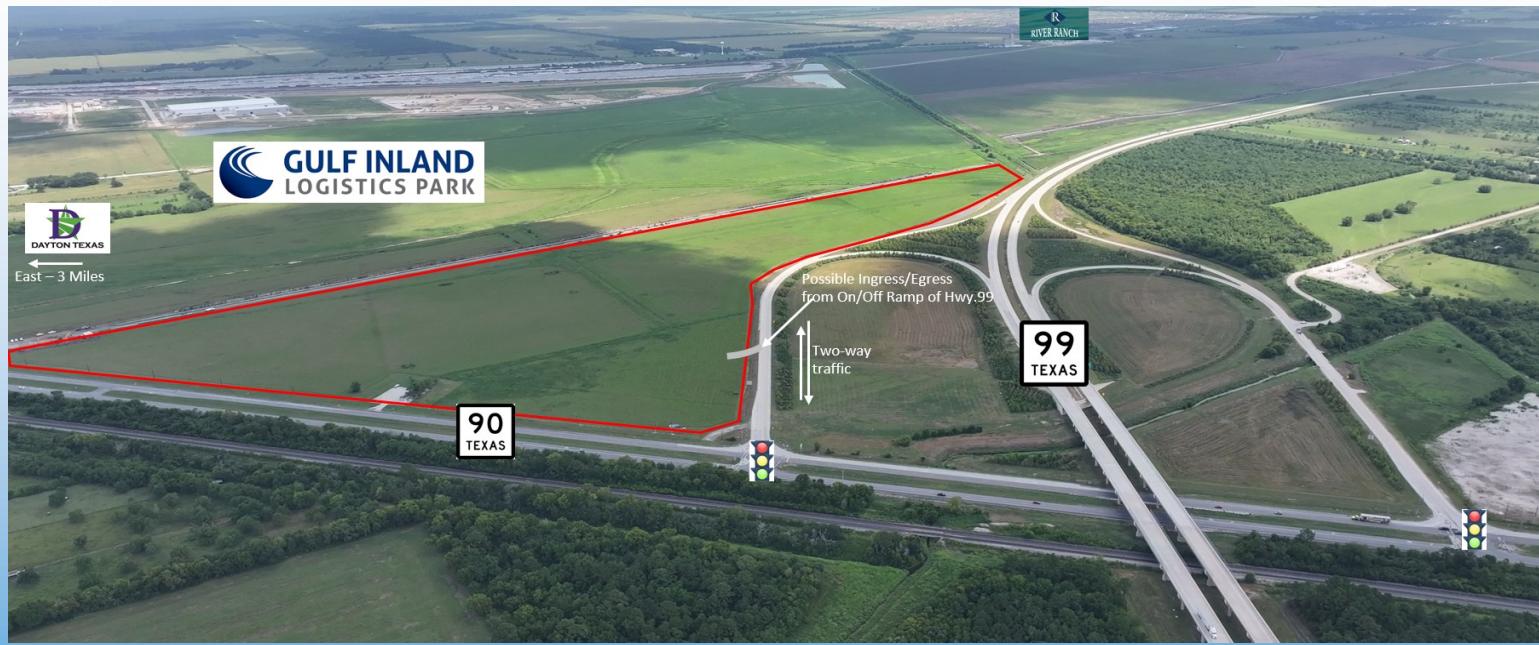
Dayton, Texas

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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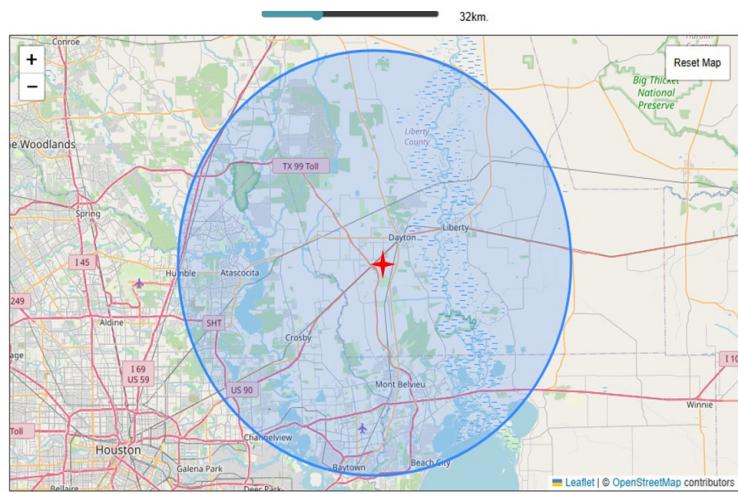
Member Associate, Society of Industrial and Office REALTORS

**GULF INLAND
LOGISTICS PARK**

Intersection of Hwy. 90 and Hwy. 99.



Population Radius – 20 Miles of Subject Property





a conceptual development plan for

GULF INLAND LOGISTICS PARK

COMMERCIAL

prepared for

 LIBERTY
DEVELOPMENT PARTNERS

 **META**
PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 10 20 30 40

MTA-46003
OCTOBER 20, 2025

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