

SITE



B3 - PAD 2
PENDING SALE

B3 - PAD 1
±4.34 AC

B3 - LOT 2
±16.19 AC

B3 - PAD 3
±7.25 AC

B4 - LOT 2
±12.24 AC

B4 - LOT 1
±13.18 AC

Detention

13,246 CPD '22

146
TEXAS

River Ranch Blvd

Meadows Trail

River Ranch Estates
Phases I & II: Fully Built
Phases III, IV & V: Building Out 2025

Satya

±53.20 AC AT RIVER RANCH ESTATES
LAND AVAILABLE FOR SALE (DIVISIBLE)

NEQ Hwy 146 & FM 1413 | Dayton, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: NEQ Hwy 146 & FM 1413 | Dayton, TX 77535

Size: ±53.20 Acres (Divisible)

PRICING & AVAILABILITY:

TRACT	SIZE	PRICE
B3 - Pad 1	4.34 AC	\$18.00 PSF
B3 - Pad 2	2.29 AC	Pending Sale
B3 - Pad 3	7.25 AC	\$17.00 PSF
B3 - Lot 2	16.19 AC	\$14.00 PSF
B4 - Lot 1	13.18 AC	\$13.50 PSF
B4 - Lot 2	12.24 AC	\$16.50 PSF

TRAFFIC COUNTS:

Hwy 146: 13,246 CPD '22

FM 1413: 2,542 CPD '22

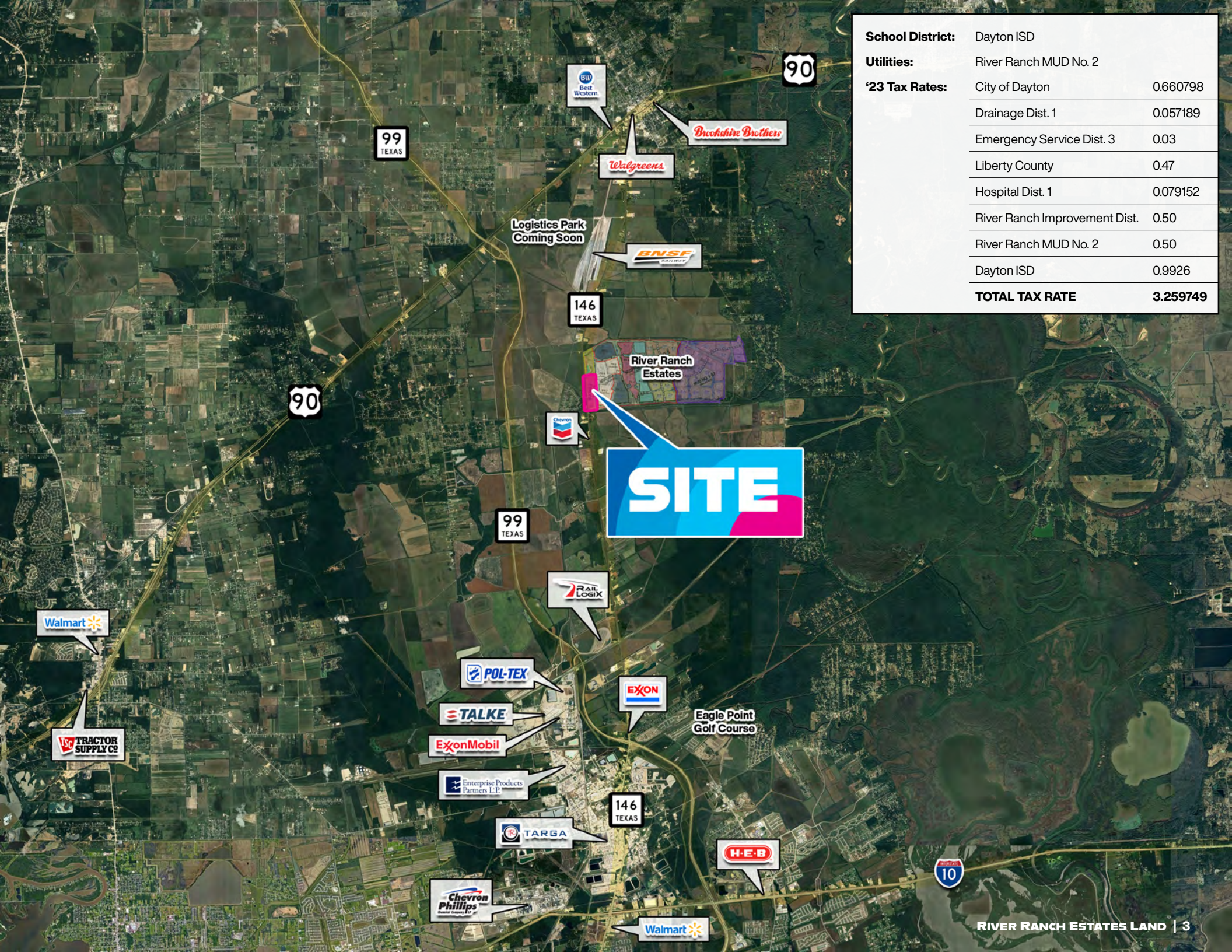
DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
Population	899	9,040	22,095
Daytime Pop.	359	4,277	12,792
Avg HH Income	\$77,632	\$81,991	\$91,848



HIGHLIGHTS:

- 2023 Tax Rate: 3.259749
- Located at the entrance to River Ranch Estates, a brand new ±2,500 acre master-planned community. Phases I & II of the development have been fully built out and Phases III, IV & V will be fully developed into lots in 2025. Approximately 350+ homes will be completed by end of 2024. Currently, over 900 lots have been closed with homebuilders and another 500 lots should be closed by Q1 2025.
- Adjacent to the brand new Crystal Lagoon with an estimated opening of September 2024
- Frontage along Hwy 146, the major north/south highway connecting Dayton and Mont Belvieu
- Positioned ±5 miles south of Dayton and ±7.5 miles north of Mont Belvieu
- Not located in a flood plain
- Zoned to Dayton ISD



School District:	Dayton ISD	
Utilities:	River Ranch MUD No. 2	
'23 Tax Rates:	City of Dayton	0.660798
	Drainage Dist. 1	0.057189
	Emergency Service Dist. 3	0.03
	Liberty County	0.47
	Hospital Dist. 1	0.079152
	River Ranch Improvement Dist.	0.50
	River Ranch MUD No. 2	0.50
	Dayton ISD	0.9926
	TOTAL TAX RATE	3.259749

SITE

B4-LOT1
±13.18 AC

B4-LOT2
±12.24 AC

13,246 CPD '22

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Meadows Trail

B3-PAD3
±7.25 AC

B3-LOT2
±16.19 AC

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Crystal Lagoon
Parking

B3-PAD 2
PENDING SALE

River Ranch Estates
Phases I & II: Fully Built
Phases III, IV & V: Building Out 2025

B3-PAD1
±4.34 AC

River Ranch Blvd

Crystal Lagoon
Estimated Opening:
Sept. 2024



River Ranch Estates
Phases I & II: Fully Built
Phases III, IV & V: Building Out 2025



Detention

Crystal Lagoon Parking

River Ranch Blvd

Meadows Trail

B3 - PAD 1
 ±4.34 AC
 \$18.00 PSF

B3 - PAD 2
 ±2.29 AC
 PENDING SALE

B3 - LOT 2
 ±16.19 AC
 \$14.00 PSF

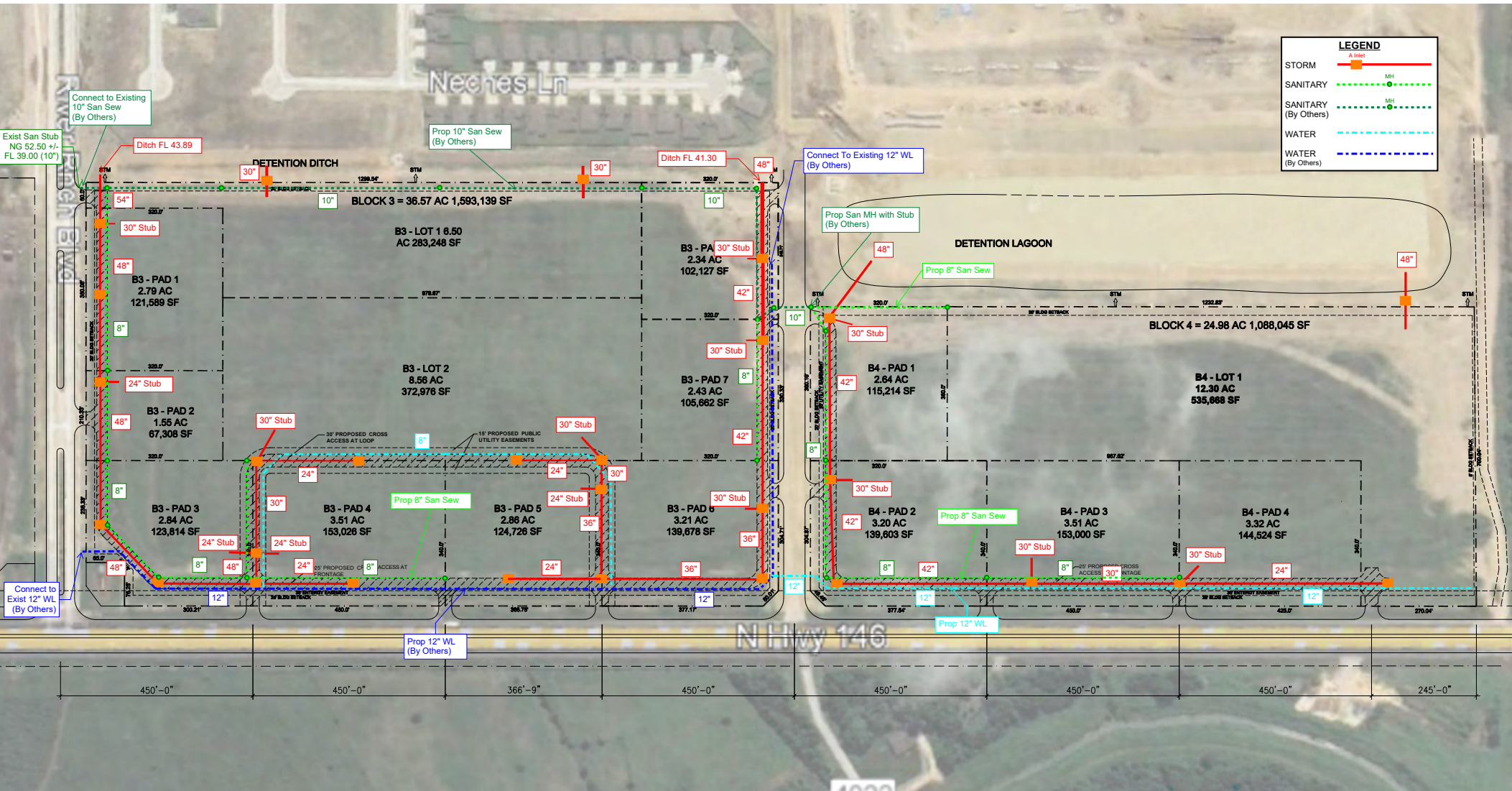
B3 - PAD 3
 ±7.25 AC
 \$17.00 PSF

B4 - LOT 1
 ±13.18 AC
 \$13.50 PSF

B4 - LOT 2
 ±12.24 AC
 \$16.50 PSF

146
TEXAS

UTILITY MAP



CONCEPTUAL LAND PLAN



A Conceptual Land Use Plan of River Ranch ±2,500 Acres Liberty County, Texas

DOMAIN PROFORMA

5.0 Miles to
SH 146/ HWY 90
(Dayton)

3.7 Miles to
Cleveland Street (FM 321)

5.0 Miles to
FM 1409/ HWY 90
(Dayton)

12.0 Miles to
I-10



140 AC.
CIRE
*Land ONLY

PH 1
RR Holdings
(Original)

PH 2
RR TWO
(JV)

332 AC.
RR ONE
(Domain)
*Land & Eng. ONLY

913 AC.
RR ONE
(Seller Financed)
*Land ONLY

900 AC.
CIRE
(Seller Financed)
*Land ONLY

1.75 Miles
to SH 99

6.0 Miles to
SH 99/ SH 146
(Mont Belvieu)



RIVER RANCH PKWY

	LOT TABLE						TOTAL	%
	MUD 3	MUD 4	MUD 5	MUD 6	MUD 7			
PH 1 & 2								
PH 3	159 Lots	354 Lots	384 Lots	452 Lots	203 Lots	1,552 Lots	23%	
PH 4 & 5								
Future	213 Lots	436 Lots	401 Lots	268 Lots	959 Lots	2,277 Lots	34%	
Future	124 Lots	201 Lots	212 Lots	113 Lots	215 Lots	865 Lots	13%	
80'x120'	380 Lots	287 Lots	367 Lots	419 Lots	420 Lots	1,873 Lots	28%	
75'x140'	104 Lots					104 Lots	1.5%	
90'x242'	54 Lots					54 Lots	0.5%	
TOTAL	538 Lots	783 Lots	1,358 Lots	1,416 Lots	1,253 Lots	6,725 Lots		

LAND USE TABLE		
Single Family	6,876 Lots	1,582.2 Acres
Multi Family	-400 Units	18.7 Acres
Commercial		86.5 Acres
Angel Lagoons/ Beach		34.6 Acres
School		87.0 Acres
Sprink		12.0 Acres
Recreation		12.0 Acres
Drainage/ Detention		521.7 Acres
ROW/ Other		167.0 Acres
WWT/ W/ DS		18.3 Acres
TOTAL		2,500.0 Acres

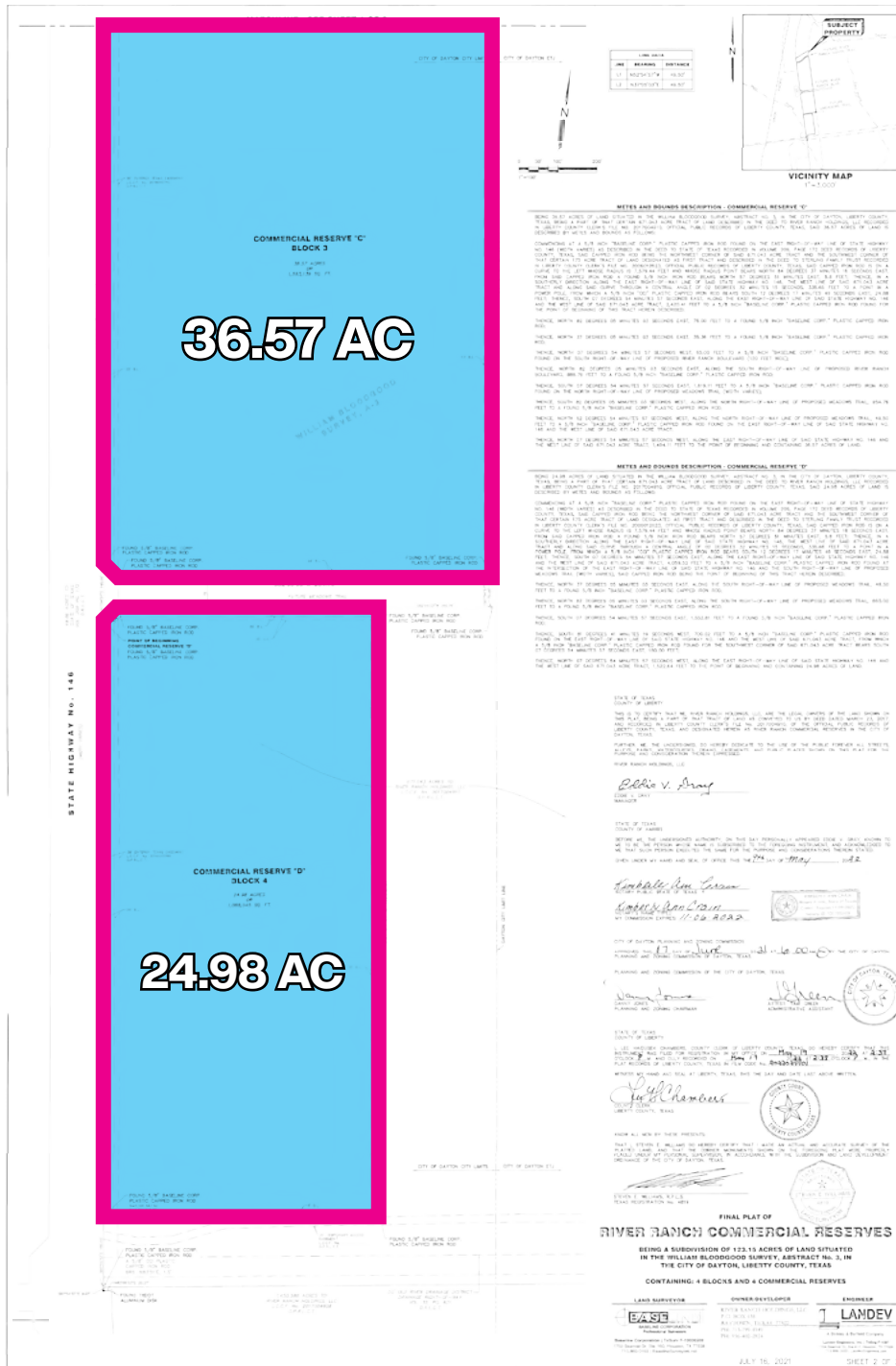
Ⓢ Indicates Gated Entry



SCALE: 1"=600'
DATE: 09.19.2022



THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.





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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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