

000 FM 1960, Dayton, TX 77535  
10.57 Acres - FOR SALE



## AVAILABLE IN CITY LIMITS

- +/-190 Ft. of Hwy Frontage
  - High Visibility
  - 14,047 VPD
  - Utilities nearby
  - Surrounded by commercial and residential
- Buyer to verify all information.

\*Acreage shown is per appraisal district and is inaccurate.  
Price based on site value, not acreage.

# \$725,000

**Arielle Gilstrap**  
LICENSED AGENT  
LICENSE #0793110

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[WWW.CBCAAA.COM](http://WWW.CBCAAA.COM)

Coldwell Banker Commercial  
Arnold and Associates  
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Beaumont, TX 77706  
409-833-5055

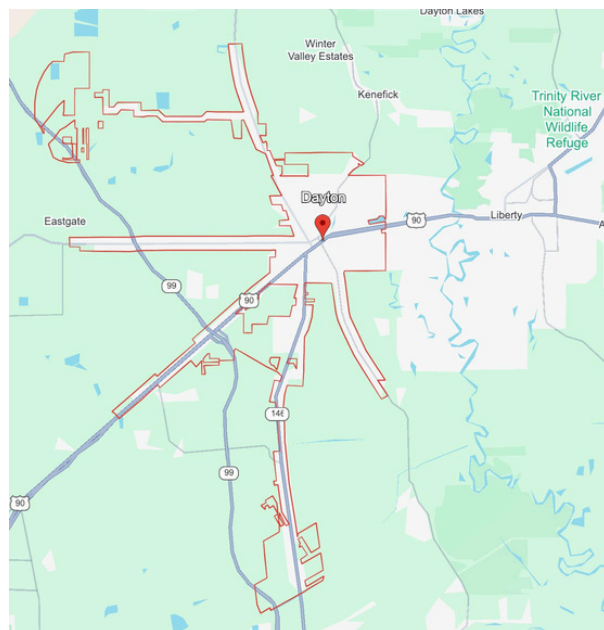


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COLDWELL BANKER  
COMMERCIAL

ARNOLD AND ASSOCIATES



## ABOUT Dayton, TX

- Strategically located 30 miles NorthEast of Houston
- 1,300+ acres under development
- Major Highway Corridors: US 90, SH 321, FM 1960, Grand Pkwy (SH 99)
- Rail Connectivity: served by multiple Union Pacific lines and BNSF access
- Population expected to grow to 5% over next 4 years
- Variety of tax incentives with streamlined online application process

Learn more about Dayton by visiting the city online:

<https://www.cityofdaytontx.com/>



**Total Businesses:**

473 (5 mile radius)



MOTORIZED  
TRAFFIC COUNTS

**Total Traffic:**

14,047 vehicles  
per day



**Total Population:**

22,341 (5 mile radius)