

# FOR SALE

## +/- 100 ACRES



**TEXAS INDUSTRIAL  
REALTY LLC**

**Intersection of Hwy. 90 and 99  
Dayton, TX**

**Best Use: Retail Development, Distribution**



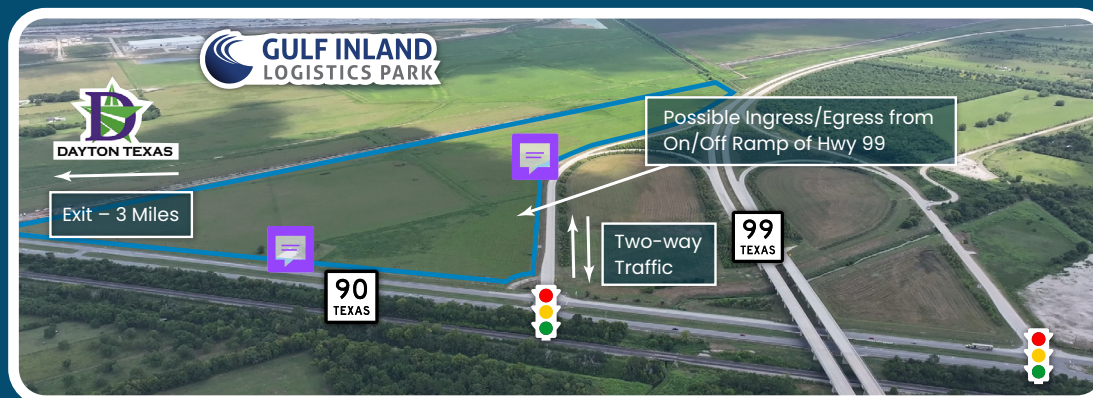
## PROPERTY HIGHLIGHTS

Positioned for growth, this property lies at the heart of one of the region's fastest-expanding markets within Gulf Inland Logistics Park. Just 10 miles away from Gulf Inland, 27 new residential communities are planned, adding more than 24,800 lots at an average distance of only 3.79 miles, driving significant demand in the area. The site is fully development-ready, with all utilities in place, regional detention provided, and net acreage delivered out of the floodplain. Flexible by design, the property can be subdivided to fit a variety of user needs. Within a 20-mile radius, more than 526,000 residents provide unmatched access to both a growing workforce and a strong consumer base.

[COMMERCIAL VIDEO](#)

## FOR MORE INFORMATION, CONTACT:

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 **GULF INLAND  
LOGISTICS PARK**

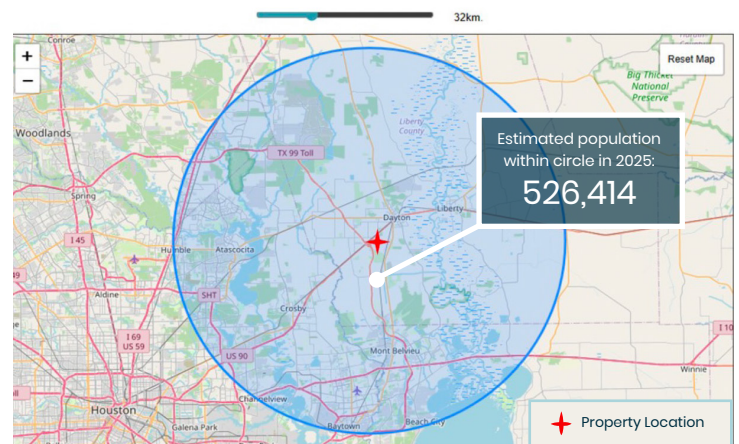
[www.gulf-inland.com](http://www.gulf-inland.com)





New and Proposed Developments	Miles From Listed Property	Planned Lots
MI Homes	1.5	920
Sawmill Estates	1.75	40
DO Deals	1.91	240
Sterling Tradition	2.2	1,644
Prosper Ridge	2.25	400
Pecan Orchard	2.75	54
Medina	2.78	630
The Reserve	2.8	3,300
River Ranch	3	6,300
Cedar Springs	3	7
Village at Westpoint	3	524
Stone Creek	3	78
Village at Stone Creek	3	28
PR Meritt	3.5	50
Brookstone	3.5	52
Davis Reserve	4	484
Gripp Estates	4	24
Landry Townhomes	4	64
The Park on Winfree	4	48
Bayou Belle	4.4	2,200
Jackson Development	4.5	1,600
Mal Park on 321	5	138
Loma Verde	5.5	125
Monterey Ranch	6	372
White Oak Trail	6	389
White Oak Development	6	100
Wolf Trot	9	5,000
	3.79	24,811.00
	Avg. distance from Property	Total Lots Planned

### Population Radius – 20 Miles of Subject Property



### Location of Planned, New Residential Developments

