



**SITE**

# GATEWAY CENTER DAYTON 1.81 AC AVAILABLE FOR GROUND LEASE

NEQ US-90 & SH-146 | Dayton, TX



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

Stephen F.  
Austin Elementary  
School

# PROPERTY INFORMATION:

**Address:** NEQ US-90 & SH-146

**Availability:** 1.81 AC

**Price:** \$150,000 Per Year

## HIGHLIGHTS:

- Dayton is located approx. 20-miles east of Houston and is 30-miles east of Intercontinental Airport.
- Dayton is in the path of with Grand Parkway 99
- This trend is now underway in Dayton with 48,000 residential units in the development pipeline and an estimated 7,000 units to be completed in the retail trade area by 2025.
- Site is adjacent to an elementary school, junior high school, and high school football stadium.

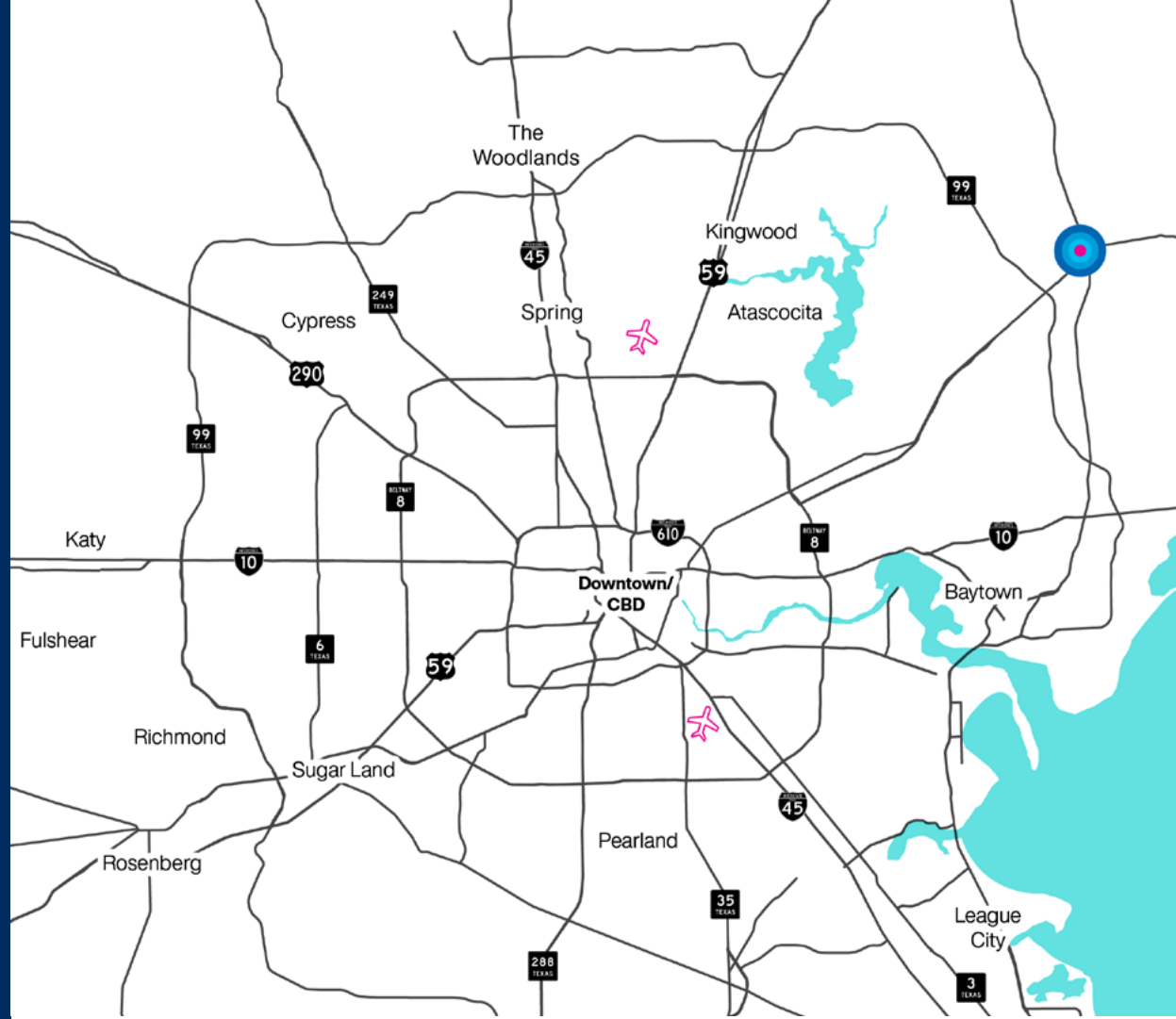
## TRAFFIC COUNTS:

**US-90:** 23,150 CPD '23

**FM-146:** 15,398 CPD '23

## DEMOGRAPHICS:

	3 Miles	5 Miles	7 Miles
<b>Population</b>	9,021	17,841	32,196
<b>Daytime Pop.</b>	10,431	16,790	27,479
<b>Avg HH Income</b>	\$101,125	\$108,923	\$101,320



14,047 CPD (23)

18,686 CPD (23)

23,150 CPD (23)

16,706 CPD (23)



Proposed Raised Median

Executive Inn & Suites  
USA TIRE PROS

POPEYES

Starbucks

Frank's

Mobil

Holiday Inn Express

First Methodist Dayton

Auto Zone

Walgreens

SONIC

O'Reilly

Exxon

PROSPERITY BANK

Pizza Hut  
boost

SMOOTHIE KING

McDonald's

Myron McDowell Construction Inc.

DOLLAR GENERAL

THRIFT-TEE FOOD CENTER

HOMETOWN FITNESS

Sports Grill

Zipp's LIQUOR

Allstate

Edward Jones

Vineyard Florist

PROSPERITY BANK

Houston St

Houston St

Cleveland St

Cleveland St

Nottingham Elementary

Broncos Stadium

**SITE**



PRESENUS KIDNEY CARE



stellar BANK



Colbert Elementary School

Colbert St

Winfree St

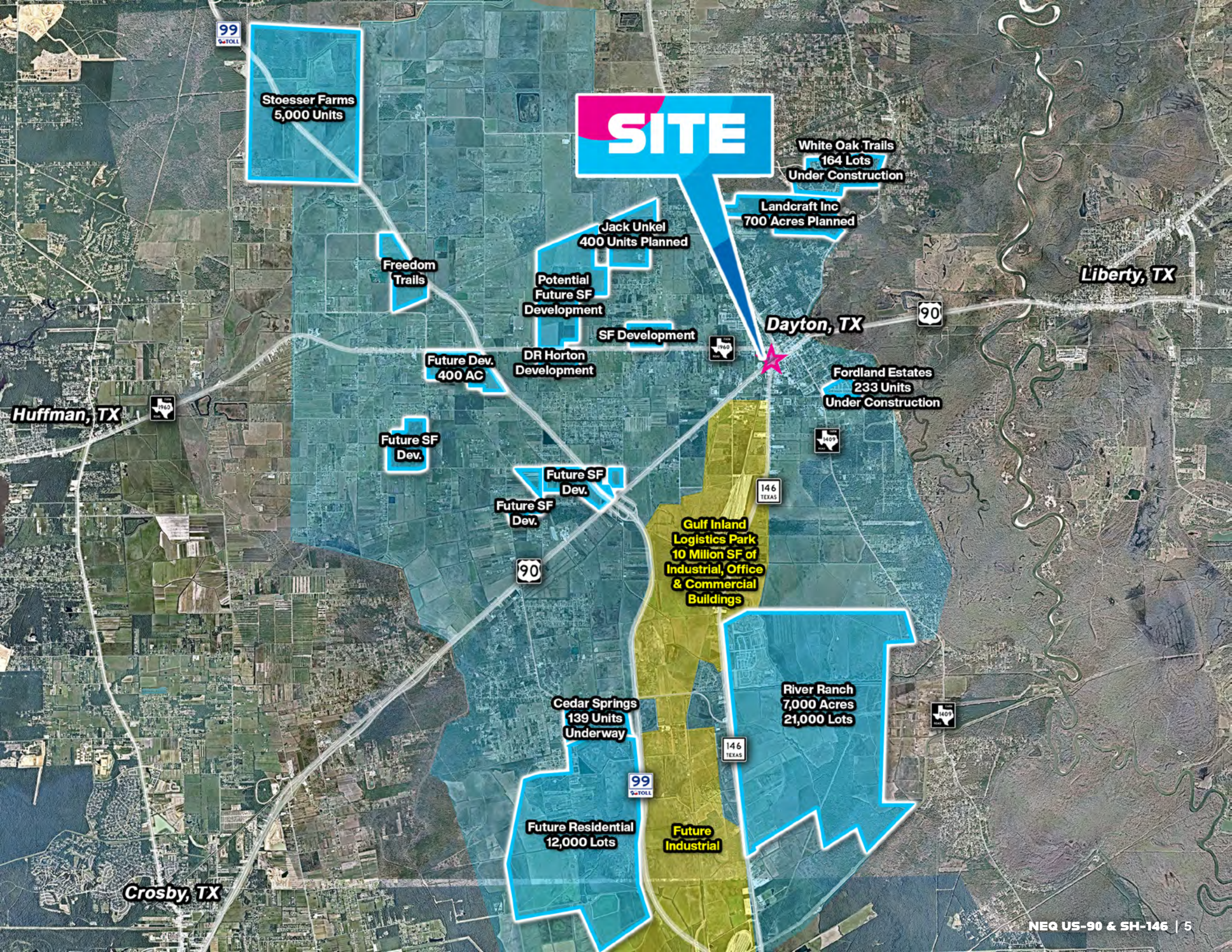
Houston St

Bronco Stadium Nottingham Elementary

Stephen F. Austin Elementary

Woodrow Wilson Junior High

LIBRARY



# SITE

**Stoesser Farms**  
5,000 Units

**White Oak Trails**  
164 Lots  
Under Construction

**Landcraft Inc**  
700 Acres Planned

**Jack Unkel**  
400 Units Planned

**Freedom Trails**

**Potential Future SF Development**

**SF Development**

**Dayton, TX**

**Future Dev. 400 AC**

**DR Horton Development**

**Fordland Estates**  
233 Units  
Under Construction

**Huffman, TX**

**Future SF Dev.**

**Future SF Dev.**

**Future SF Dev.**

**Gulf Inland Logistics Park**  
10 Million SF of  
Industrial, Office  
& Commercial  
Buildings

**Future SF Dev.**

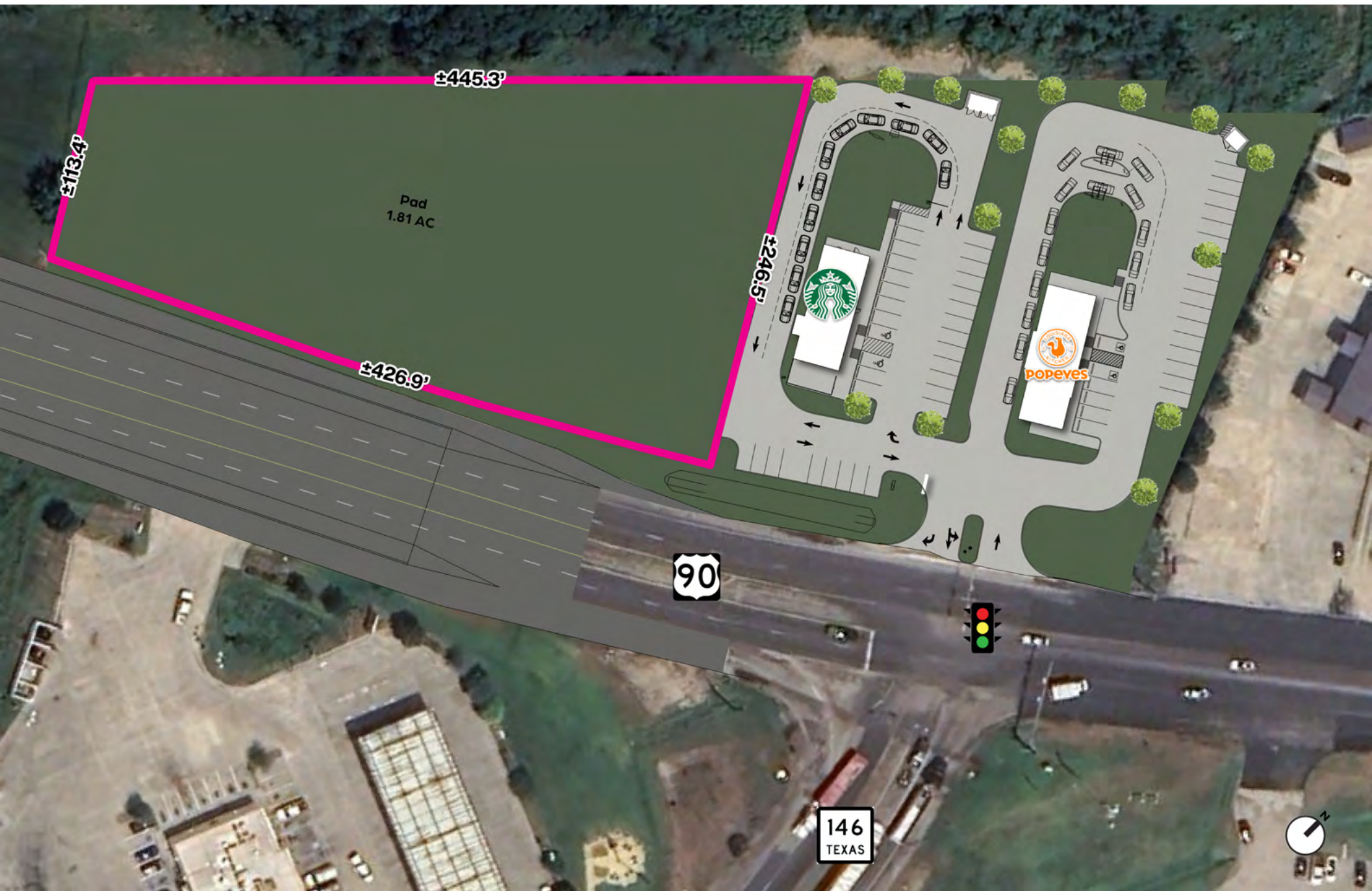
**Crosby, TX**

**Cedar Springs**  
139 Units  
Underway

**River Ranch**  
7,000 Acres  
21,000 Lots

**Future Residential**  
12,000 Lots

**Future Industrial**





# 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.

<b>Blue Ox Brokerage, LLC</b>	<b>9009549</b>	<b>jj@blueoxgroup.com</b>	<b>713.804.7777</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Josh Jacobs</b>		<b>jj@theblueoxgroup.com</b>	<b>713.230.8882</b>
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](http://www.trec.texas.gov)

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