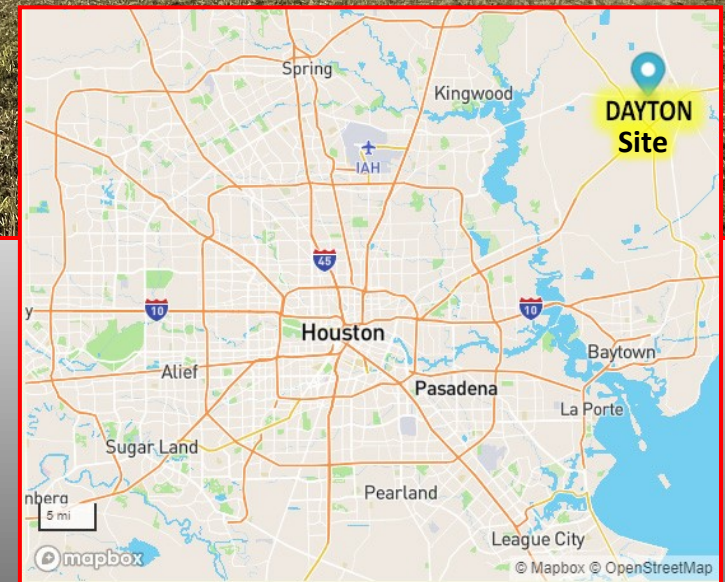




PROPERTY FEATURES

- Dual access on FM 1960 and CR 605 at the entrance to Dayton, Tx
- Within minutes of Grand Parkway, Gulf Inland Logistics Park, & many businesses
- Potential Commercial or Residential use
- Property zoning allows for increased housing density under current development code
- 12" water line on FM 1960, Electricity onsite, & Sewer available by extension
- Level topography simplifies layout and site development
- Do not miss this opportunity. Contact us today!

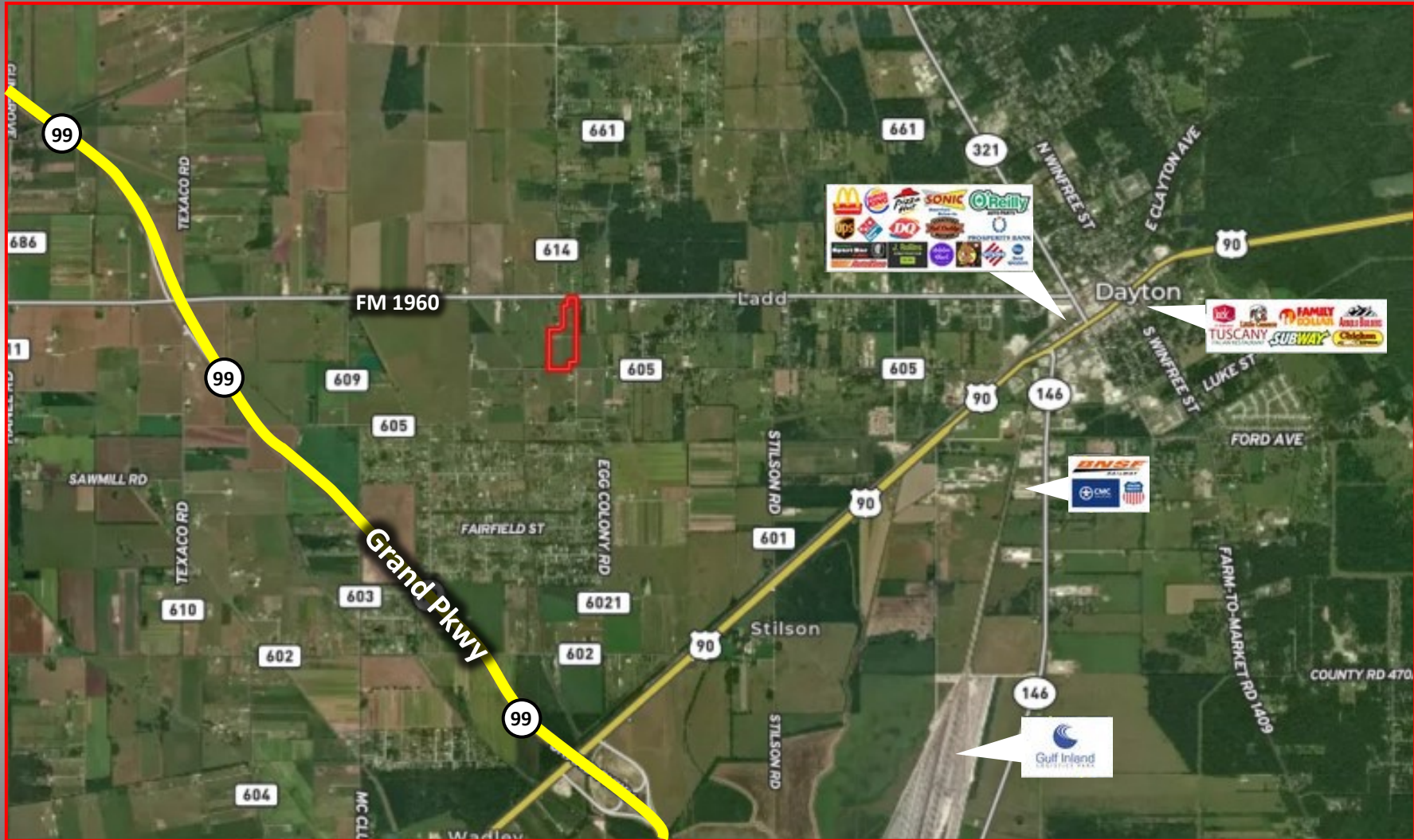


DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

FOR MORE INFORMATION CONTACT:

JC Hearn CCIM, ALC, RENE Homeland Properties
936-581-4049 / jchearn@homelandprop.com

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PROPERTY DESCRIPTION

Excellent development opportunity in the path of progress at the entrance to Dayton, Texas!

This property's location has frontage on FM 1960 (10,943 AADT) & CR 605 making it a prime candidate for residential or commercial development. Currently zoned for Semi-Urban Residential (SU) allowing for increased housing density under current Neighborhood Development Standards. 12" water line on FM 1960, electricity onsite, and city sewer available by extension.

Dayton is poised for rapid growth with the recent completion of the Grand Parkway (99) at its doorstep, inter-sections of Hwy 90/SH 146/SH321/FM 1960, multiple rail lines, and a growing 1,300-acre industrial park. This is the logistics and transportation hub of the region creating job growth and economic stability for the area.

Do not miss this opportunity. Contact us today!