



Dayton TX - Commercial Property For Sale

FM 1409



Heather Kelly

7135577834

HKelly@evermarkcommercial.com



Summary



Location:

Dayton, Tx

Property Highlights:

- **Property:** +/-1.98 Acres w/ $\pm 202.91'$ of frontage on FM 1409. +/- 202.91' of frontage on Smith Rd
- **Strategic Location:** Property offers excellent connectivity with quick access to, Hwy 90, making it a convenient location for both local residents and commuters.
- **Development Opportunity:** The growth in surrounding residential neighborhoods is creating a surge in demand for commercial, retail, and mixed-use developments. Its frontage, size, and layout make it a prime site for developers looking to take advantage of the region's expansion
- **Existing Infrastructure:** The property is equipped with 2,170 sq ft warehouse space.
- **Flexible Zoning Potential:** The property offers a range of possibilities, from retail and commercial projects to daycare or light industrial use, making it a versatile investment for various business needs.
- **Flood Zone:** Outside all flood zones

Traffic Counts:

Hwy (90) $\pm 76,811$ VPD (TXDOT)

FM 1409: $\pm 13,915$ VPD (TXDOT)

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	1,907	4,101	5,132
Total Population	5,331	11,212	18,526

For more information Contact: 713-557-7834 | hkelly@evermarkcommercial.com

403 S Winfree

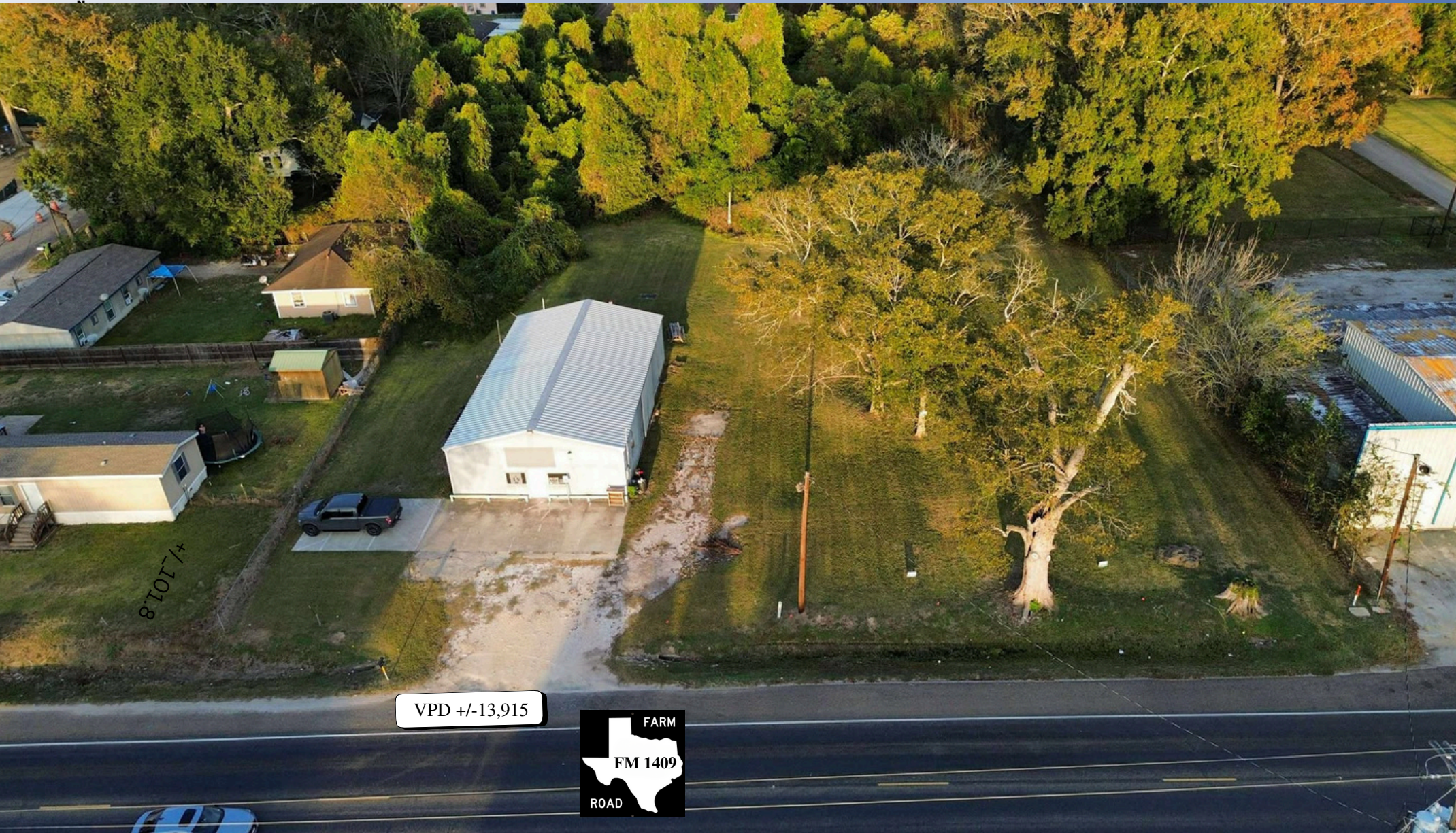
DAYTON TX -IMPROVED PROPERTY SALE



DAYTON, Tx

403 S Winfree

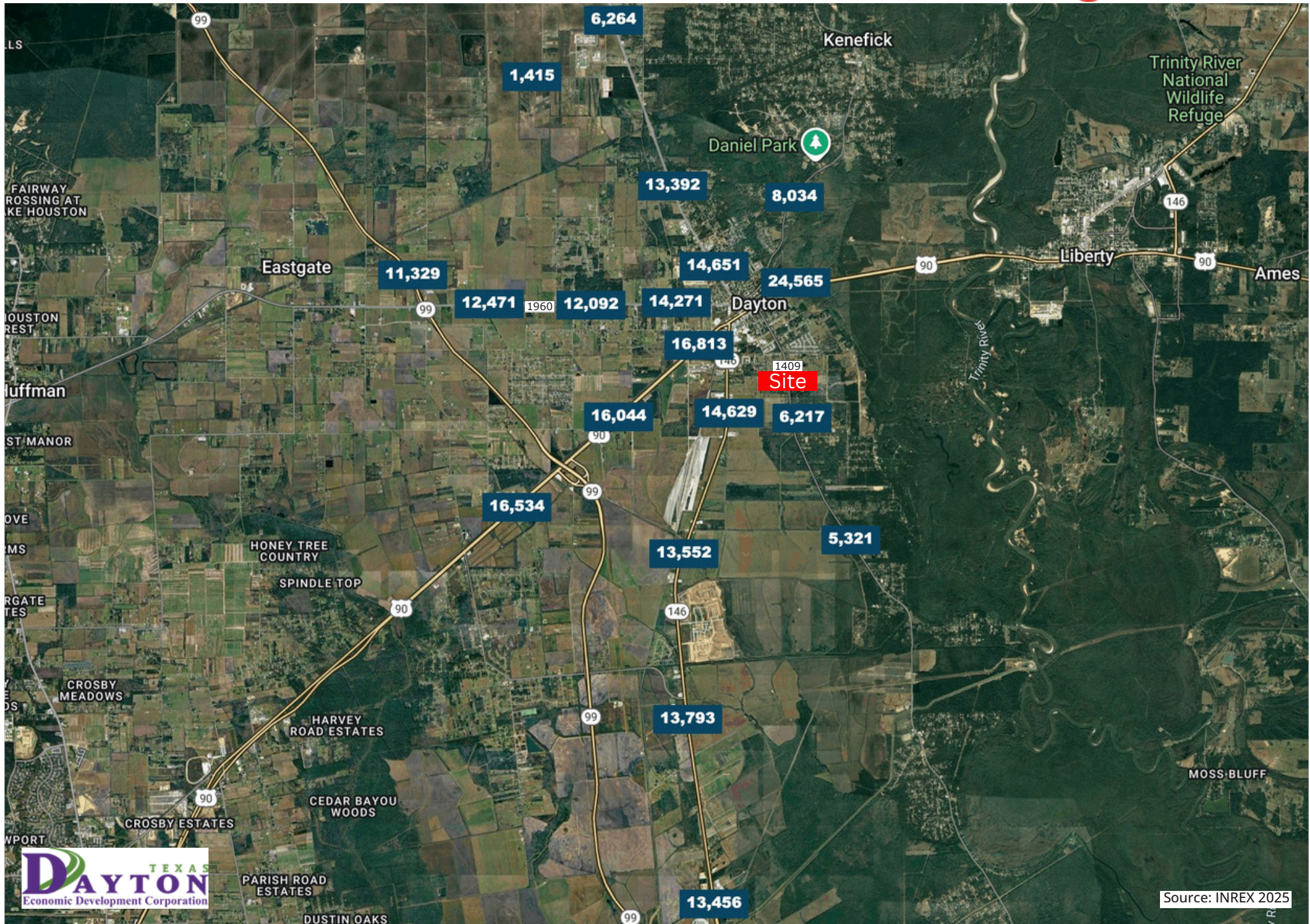
DAYTON, Tx- IMPROVED PROPERTY SALE



VPD +/-13,915



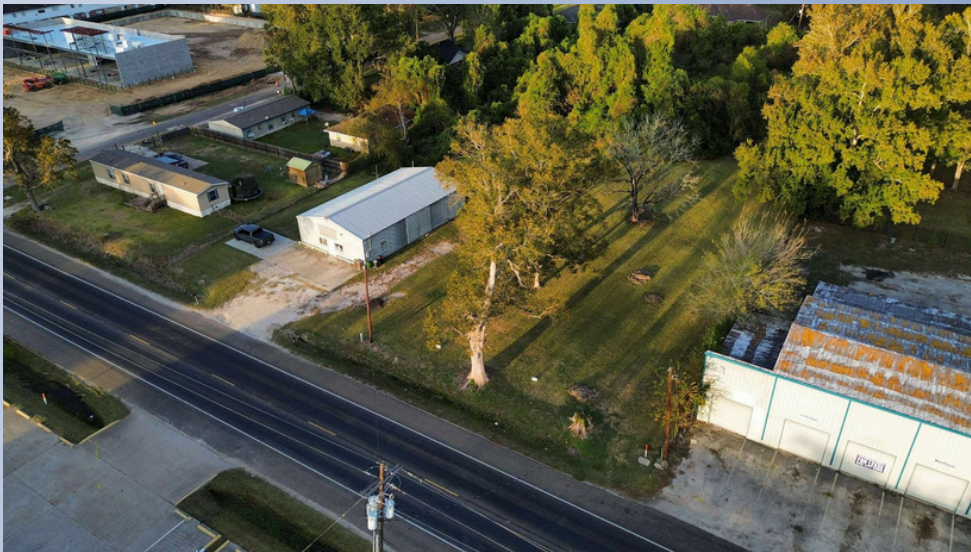
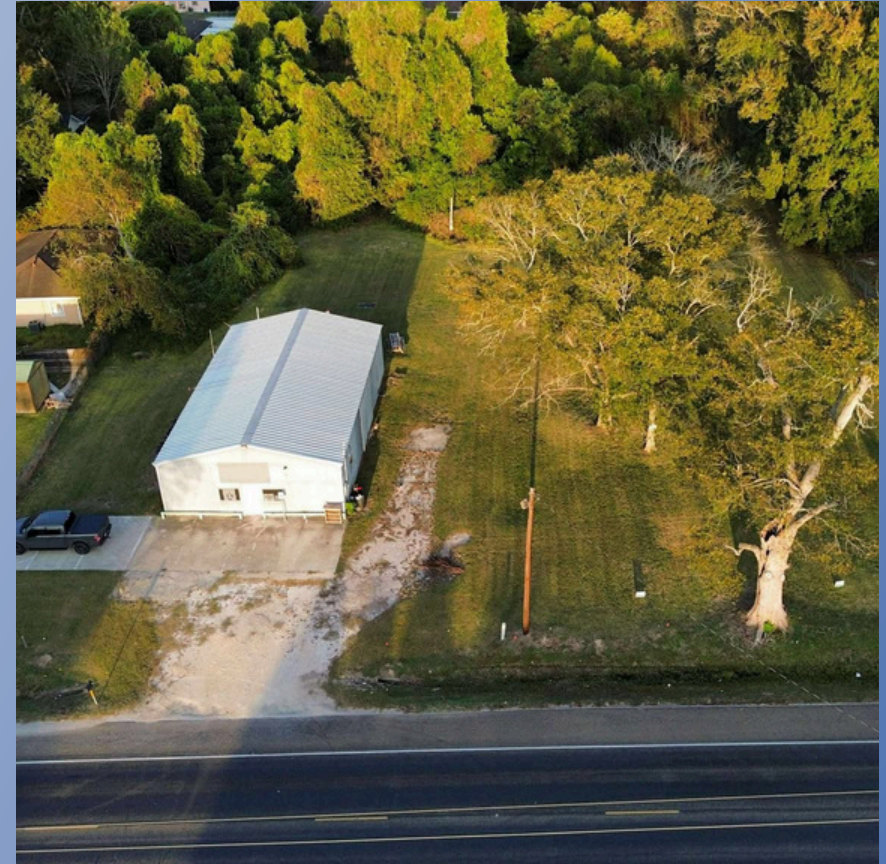
DAYTON, TEXAS - TRAFFIC COUNT MAP



Source: INREX 2025

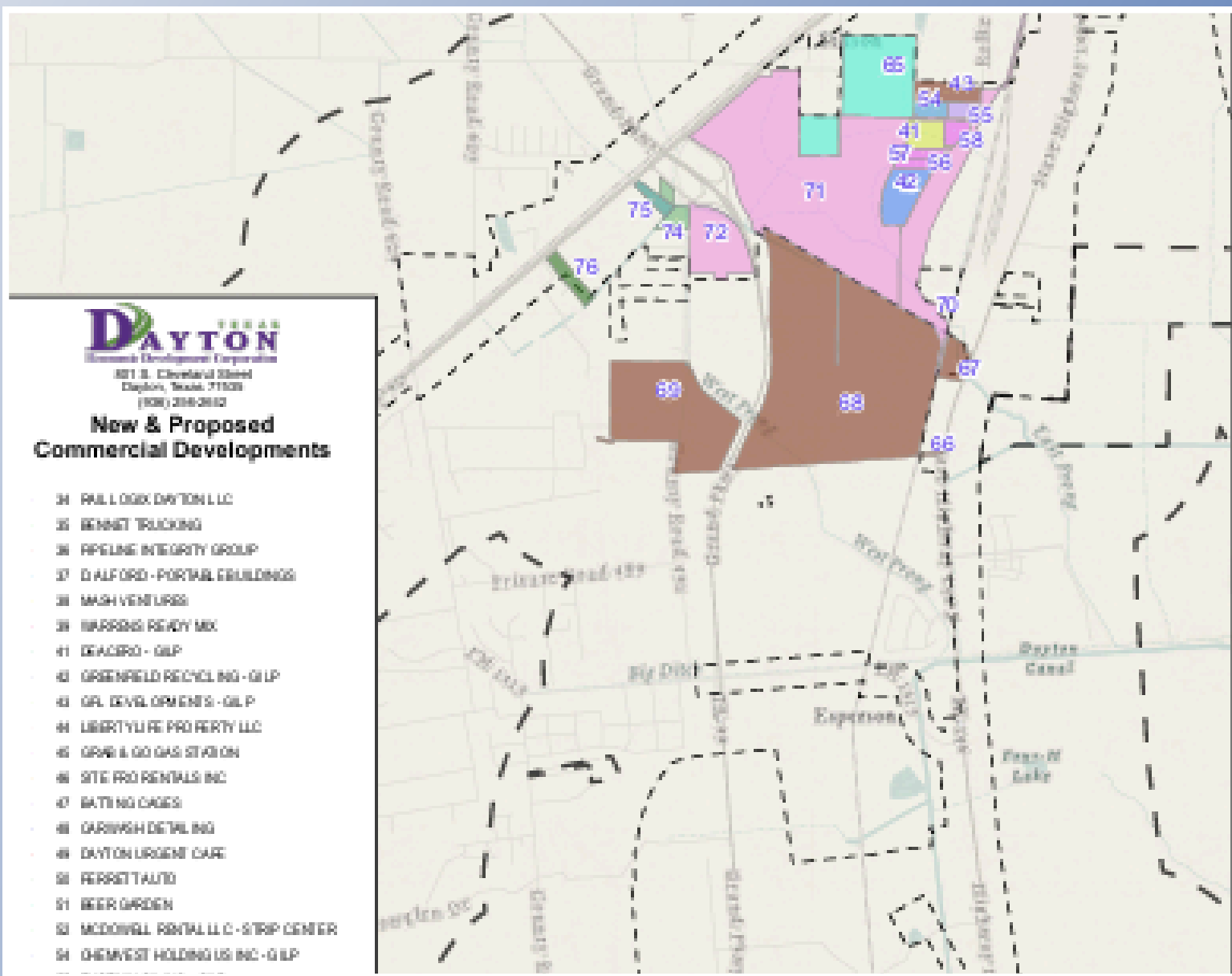
403 S Winfree

DAYTON TX - IMPROVED PROPERTY SALE



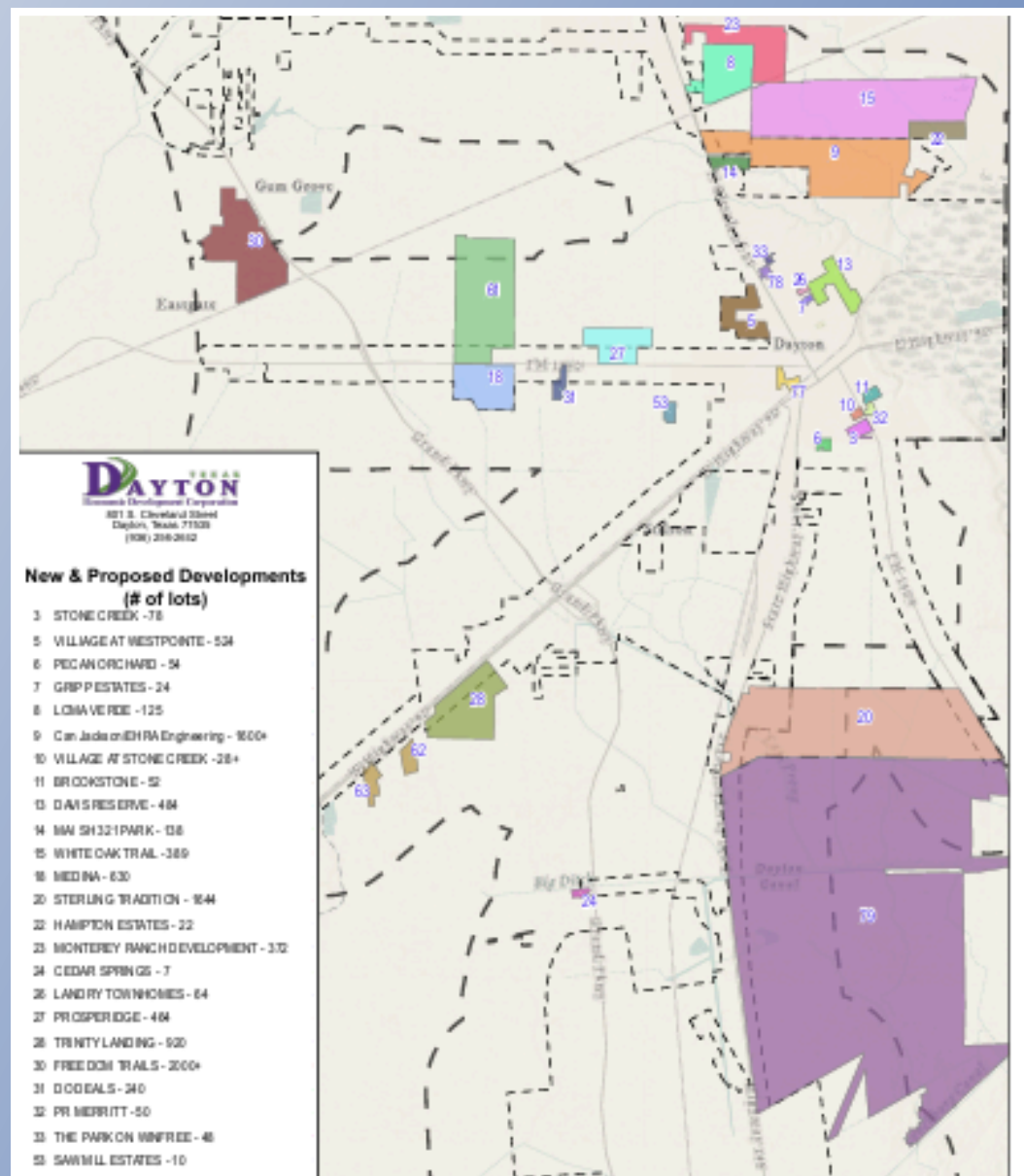
403 S Winfree

New & Proposed Commercial Developments



403 S Winfree

New & Proposed Residential Developments





Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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.

Evermark Commercial Group Powered by JLA Realty	9000562	houston@evermarkcommercial.com	(281)636-1256
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
John Altic	572287	jaltic@jlaestate.com	(281)744-5611
Designated Broker of Firm	License No.	Email	Phone
J. Wes Pratka	648815	wpratka@evermarkcommercial.com	(936)402-5779
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Heather Kelly	525681	HKelly@evermarkcommercial.com	(713)557-7834
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

JLA Realty, 5332 FM 1960 E # C Humble TX 77346
Heather Kelly

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: 713.557.7734 Fax: 281.459.4300

IABS 1-0 Date
Meadow Noyer