



3.5± ACRES FOR SALE HARD CORNER ON FM 1960 NEAR 99

NEC FM 1960 & FM 686, Dayton, TX

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SENDERO
REAL ESTATE



PROPERTY DETAILS

This 3.5± acres sits on the hard corner of FM 1960 and FM 686 with an adjoining 4.7 acres also available. The site is shovel ready with approved plans in hand for a 8,250 sf gas station with 12 regular & 6 diesel gas pumps. Site has great access to Grand Parkway via FM 1960 and is located less than 0.75 miles from the on/off ramps. There is 245' frontage along FM 1960 and 410' frontage along FM 686 making this a highly desirable location for a c-store in a fast growing submarket.

LOCATION INFORMATION

LOCATION	NEC FM 1960 & FM 686
SUBMARKET	Dayton
SIZE	3.5+/- Acres
FLOOD PLAIN	Not in flood plain
PRICE	\$10/sf; \$1,742,400M
APN	R282722
UTILITIES	Private well & septic
PERMIT INFO	8,250 SF gas station with 12 regular & 6 diesel pumps

PROPERTY HIGHLIGHTS

- ⊕ ON HARD CORNER OF FM 1960 & FM 686
- ⊕ APPROVED PLANS FOR 8,250 SF GAS STATION WITH 12 REGULAR & 6 DIESEL PUMPS
- ⊕ 0.75 MILES FROM ON/OFF RAMPS AT GRAND PARKWAY 99
- ⊕ 245 FT OF FRONTAGE ON FM 1960 & 410 FT ON FM 686
- ⊕ CONVEYS WITH APPROVED PLANS
- ⊕ 9,100+ VPD ON FM 1960
- ⊕ NO FLOOD PLAIN
- ⊕ IN GROWING DAYTON SUBMARKET

DEMOGRAPHIC SUMMARY

11935-12003 FM 686

Ring of 5 miles

KEY FACTS

6,796

Population

37.3

Median Age



2,116

Households

\$71,697

Median Disposable Income

EDUCATION

25.0%

No High School Diploma



36.1%

High School Graduate



26.2%

Some College/ Associate's Degree



12.7%

Bachelor's/Grad/ Prof Degree

INCOME



\$86,529

Median Household Income



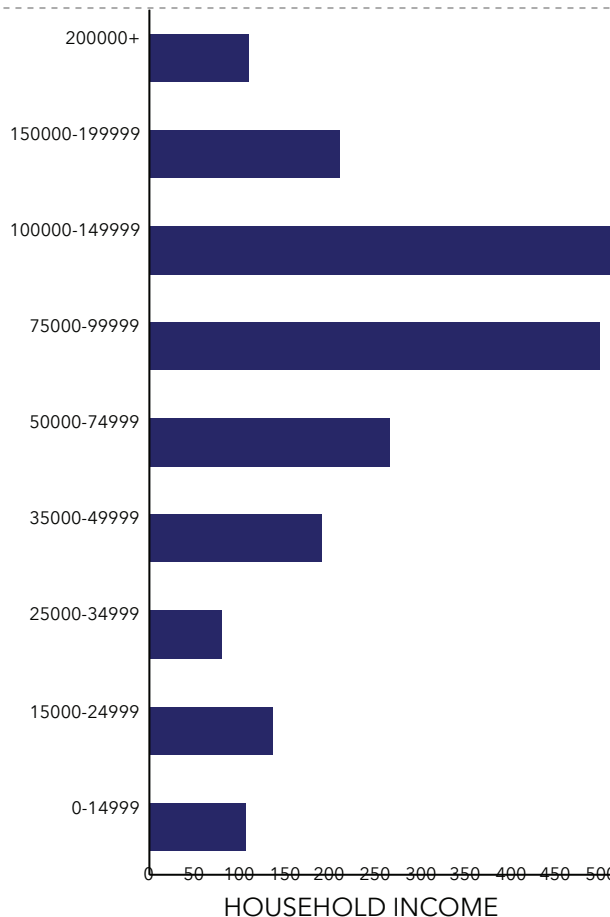
\$31,555

Per Capita Income

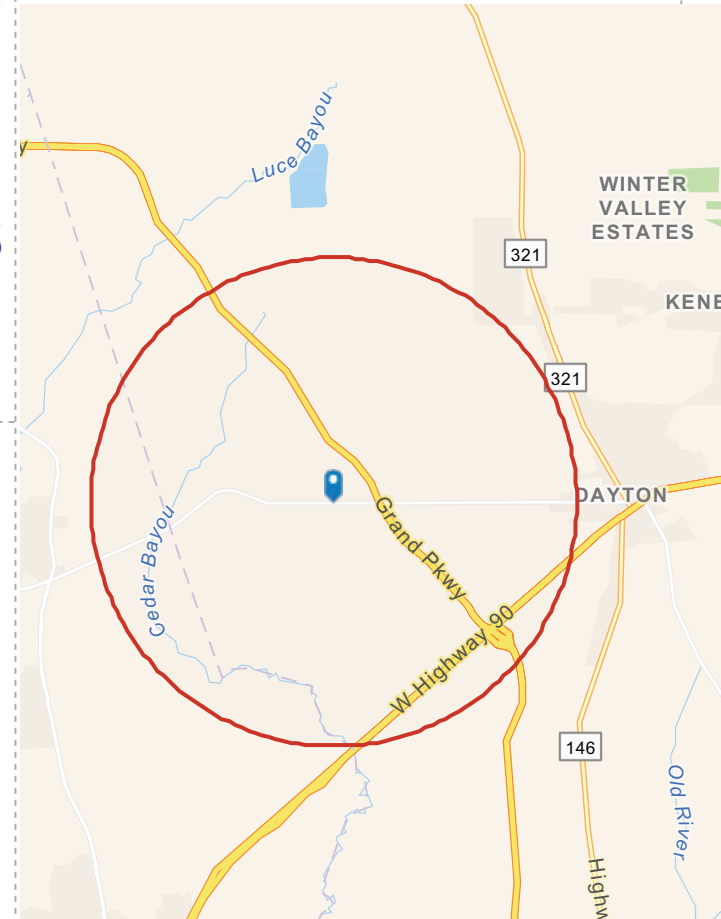


\$287,275

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

43.4%



Blue Collar

39.0%



Services

20.0%

8.2%

Unemployment Rate





BENCHMARK
NCS BENCHMARK BL0358 1.4 MI SW FROM DAYTON, ABOUT 1.4 MILES SOUTHWEST ALONG U.S. HIGHWAY 80 FROM THE HIGH SCHOOL. AT DAYTON, 42 3/4 FEET SOUTHWEST OF THE CENTER LINE OF THE EASTBOUND LANE OF THE HIGHWAY; 327' N TOP OF THE ROAD MARK AT THE EAST CORNER OF A 24-FOOT CONCRETE BOX CULVERT WITH TWO DRAINAGE PIPES AND UNDER BOTH LANES OF THE HIGHWAY, ABOUT 2 1/2 FEET BELOW THE LEVEL OF THE HIGHWAY, ELEVATION 71.98 (MWD 1988, 2017 ADJ.)

T&M NO. 1
RAILROAD SPICE SET UP AT THE SOUTH-WEST CORNER OF SUBJECT TRACT, ELEVATION=77.42

FIRE LANE MARKING NOTE

STRIPING - FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINE OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE (RED & WHITE ZONE)" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 15 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

(TRACT) D
CALLED 15.036 ACRES
MADON ENTERPRISES, INC.
L.C.C.F. NO. 202302025

(TRACT M-4)
CALLED 5.003 ACRES
MADON ENTERPRISES, INC.
L.C.C.F. NO. 213016570

ADDITIONAL
5.2 ACRES
AVAILABLE

F.M. 886 (100' R.O.W.)

10 20 0 10 80
SCALE 1" = 40'



PRO. 3/8" W/CCAP
300'x100' ON-ROADS, 2017

PROP. DIVIDED DRIVEWAY
MARKED BY RED PAINT
CONTINUOUSLY

"NO LEFT TURN" SIGN

F.M. 1960 (120' R.O.W.)

1 AC. M-6;
CALLED 6.005 ACRES
MADON ENTERPRISES, INC.
L.C.C.F. NO. 202302025

N 87° 21' 01" E 352.37'

PRO. 5/8" W/CCAP
300'x100' ON-ROADS, 2017

PRO. 5/8" W/CCAP
300'x100' ON-ROADS, 2017

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300'x100' ON-ROADS, 2017

PRO. 5/8" W/CCAP
300'x100' ON-ROADS, 2017



DAYTON AT A GLANCE

Dayton with its current population of around 10,000 is a growing submarket. It's strategic location, infrastructure upgrades, and proactive leadership are fueling steady industrial and residential growth. Dayton's Economic Development Corporation offers incentives like tax abatements, cash grants, expedited permitting, and sales tax rebates to attract businesses. The city recently secured a \$4.8 million EDA federal grant, matched with local funds, to build out infrastructure serving the Gulf Inland Logistics Park, with an anticipated 5,000 jobs and \$137M in private investment.

