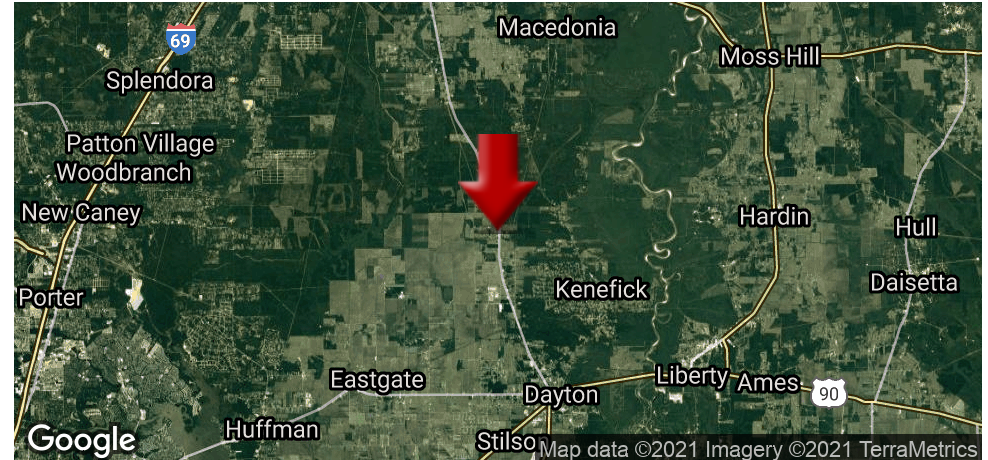




10159 Hwy 321, Dayton, TX 77535



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$235,000
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	1.384 Acres
<b>BUILDING SIZE:</b>	1,200
<b>ZONING:</b>	Unrestricted
<b>PRICE / SF:</b>	\$195.83

## PROPERTY OVERVIEW

The property offers 1.384 acres per Liberty CAD with an approx. 1200 sq. ft. building in front of the property. The property also has an appointed area for a mobile home or travel trailer space with separate electrical. The 1200 sq. ft. building was formerly utilized by the Sellers as a Restaurant. The restaurant equipment has been removed and the building is being utilized as a temporary residence.

## PROPERTY HIGHLIGHTS

- Highway 321 is a busy road and road construction is occurring at this time in front of building to widen.
- Fenced on all 4 sides
- Opportunity to lease front building, mobile or travel trailer rental space at back of fenced property

**KW COMMERCIAL**  
7232 Eastpoint Blvd.  
Baytown, TX 77521

**BRITTANY ROCA**  
Agent  
O: 832.926.4749  
C: 409.223.8878  
brittanyroca@kw.com

**BO FABER**  
Director  
O: 281.908.3122  
bfaber@kwcommercial.com  
TX #657051

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6319](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6319)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



10159 Hwy 321, Dayton, TX 77535



**KW COMMERCIAL**  
7232 Eastpoint Blvd.  
Baytown, TX 77521

**BRITTANY ROCA**  
Agent  
O: 832.926.4749  
C: 409.223.8878  
brittanyroca@kw.com

**BO FABER**  
Director  
O: 281.908.3122  
bfaber@kwcommercial.com  
TX #657051

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6319](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6319)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



10159 Hwy 321, Dayton, TX 77535



**KW COMMERCIAL**  
7232 Eastpoint Blvd.  
Baytown, TX 77521

**BRITTANY ROCA**  
Agent  
O: 832.926.4749  
C: 409.223.8878  
brittanyroca@kw.com

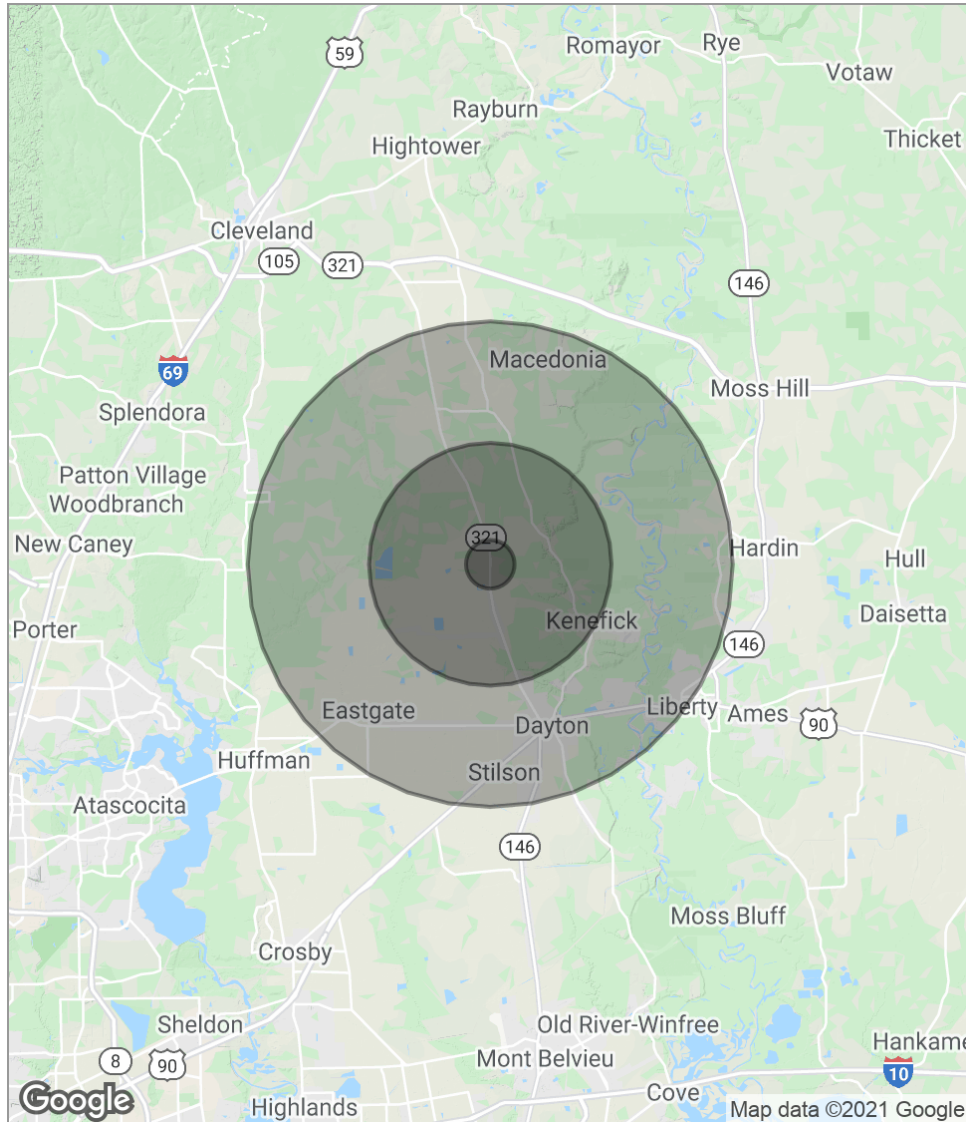
**BO FABER**  
Director  
O: 281.908.3122  
bfaber@kwcommercial.com  
TX #657051

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6319](https://www.kwcommercial.com/commercial/McCommercial.action?orgId=6319)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



10159 Hwy 321, Dayton, TX 77535



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	497	9,921	30,136
Median Age	34.7	35.0	35.7
Median Age (Male)	32.3	32.8	34.6
Median Age (Female)	35.9	36.1	36.2

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	127	2,552	8,485
# Of Persons Per HH	3.9	3.9	3.6
Average HH Income	\$58,562	\$58,054	\$57,516
Average House Value	\$139,479	\$138,367	\$126,387

*\* Demographic data derived from 2010 US Census*

**KW COMMERCIAL**  
7232 Eastpoint Blvd.  
Baytown, TX 77521

**BRITTANY ROCA**  
Agent  
O: 832.926.4749  
C: 409.223.8878  
brittanyroca@kw.com

**BO FABER**  
Director  
O: 281.908.3122  
bfaber@kwcommercial.com  
TX #657051

Each Office Independently Owned and Operated [kwcommercial.com/commercial/McCommercial.action?orgId=6319](http://kwcommercial.com/commercial/McCommercial.action?orgId=6319)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.