



Accelerating success.

+ 432 Acres

1.6 Miles of Rail

+2,400'



FM-1413

Future Grand Parkway

For Sale
Development Opportunity in Liberty County

± 432 Acres near the Grand Parkway with Rail Frontage

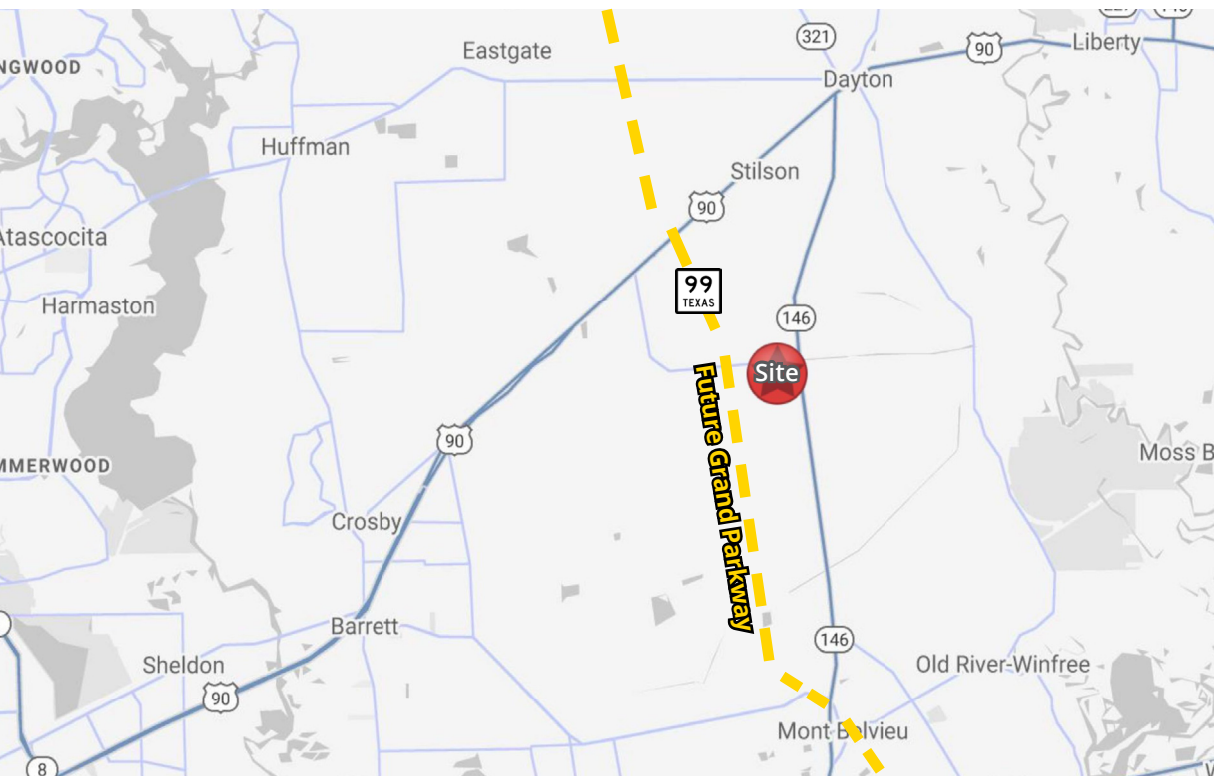
FM 1413, Dayton, TX 77535

Property Features

- **Ideal Use: Industrial, Rail and Petrochemical Logistics**
- **± 1.67 Miles of rail (UP & BNSF)**
- **Less than one mile east of Grand Parkway (4 way ramps)**
- Grand Parkway scheduled completion Spring 2022
- ± 2,700 feet of frontage on FM 1413
- Outside Dayton city limits
- Currently active farm land use
- Partial impact by 500 year flood plain

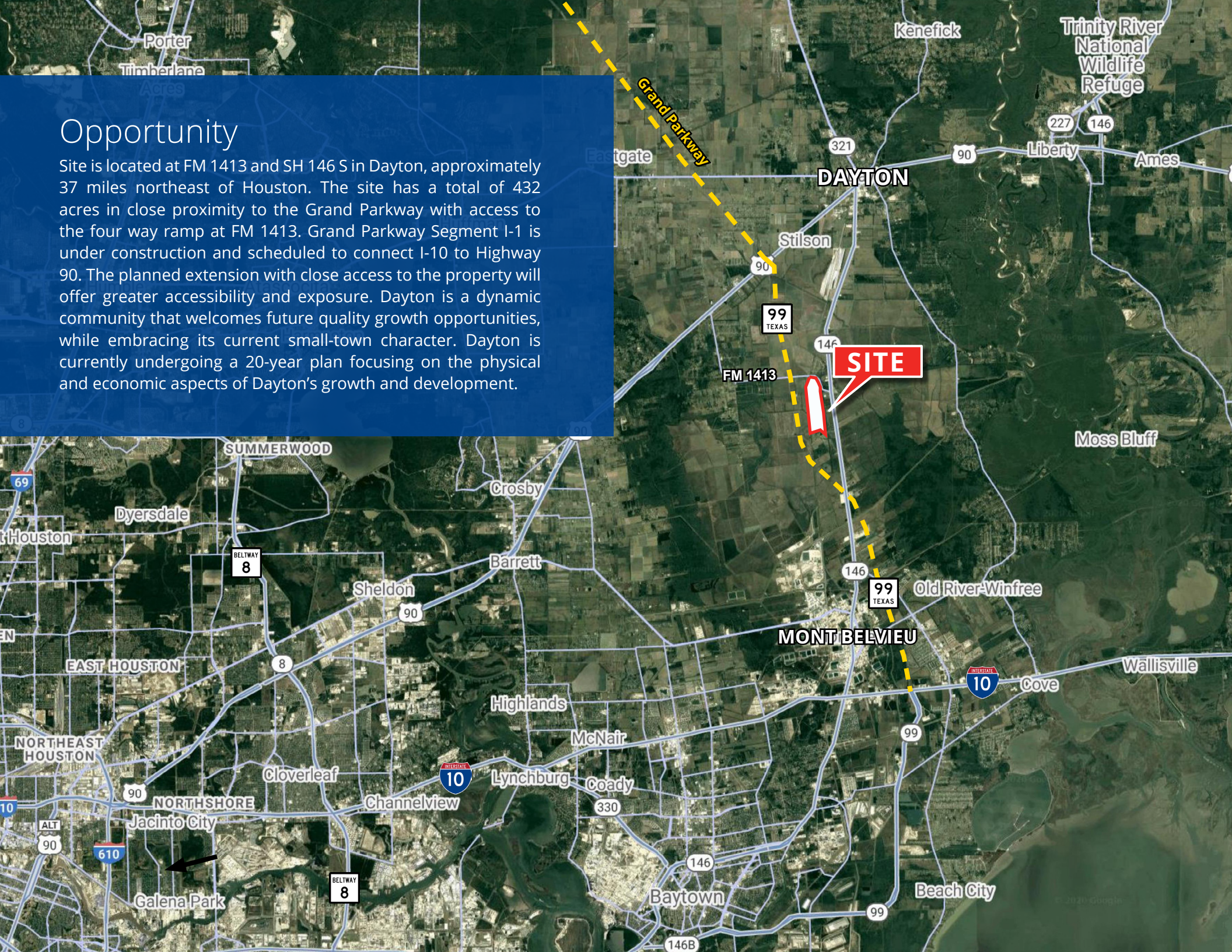
Sales Price: \$35,000/Acre

Grand Pkwy Construction Photos



Opportunity

Site is located at FM 1413 and SH 146 S in Dayton, approximately 37 miles northeast of Houston. The site has a total of 432 acres in close proximity to the Grand Parkway with access to the four way ramp at FM 1413. Grand Parkway Segment I-1 is under construction and scheduled to connect I-10 to Highway 90. The planned extension with close access to the property will offer greater accessibility and exposure. Dayton is a dynamic community that welcomes future quality growth opportunities, while embracing its current small-town character. Dayton is currently undergoing a 20-year plan focusing on the physical and economic aspects of Dayton's growth and development.

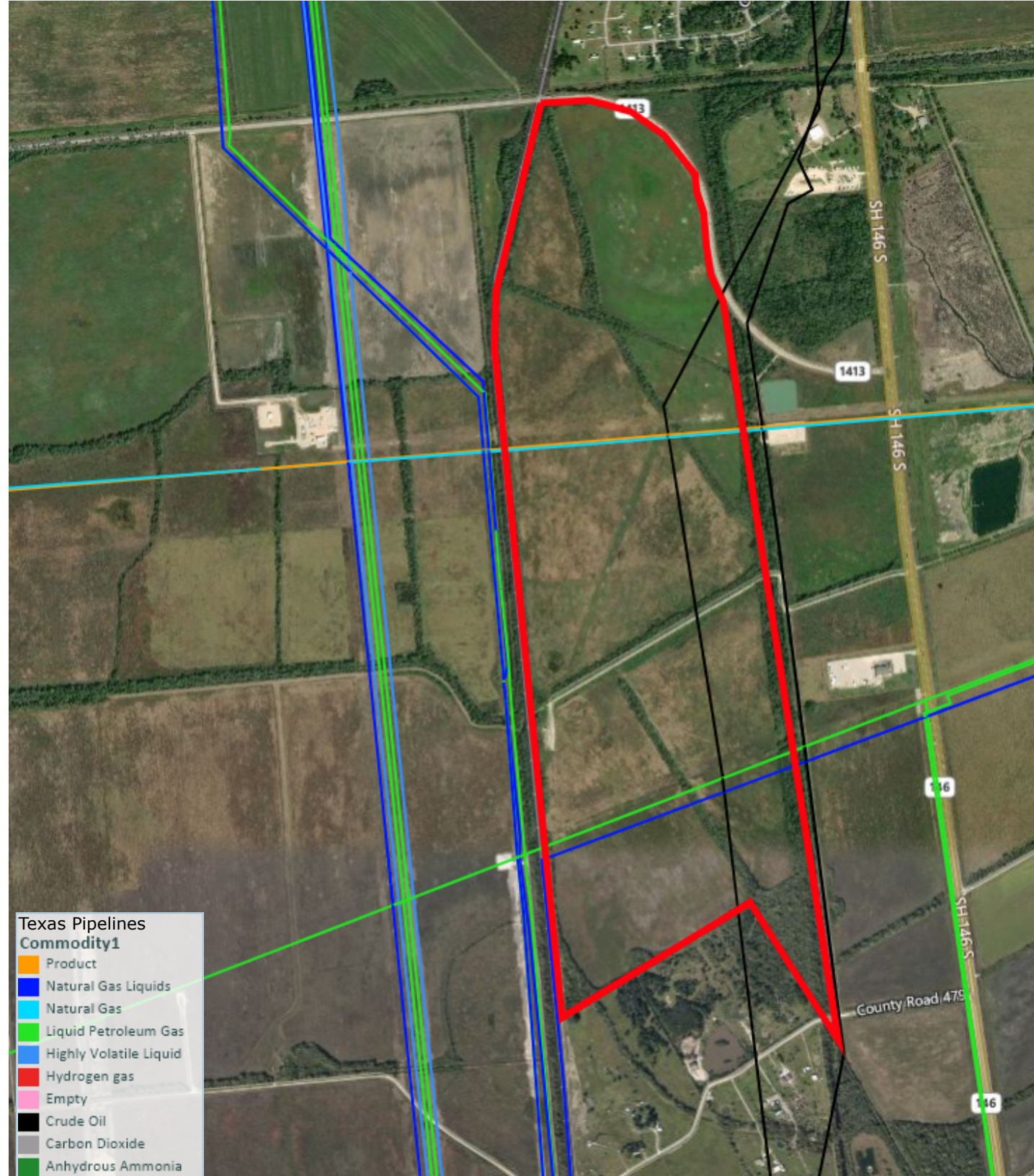


Pipeline Operators

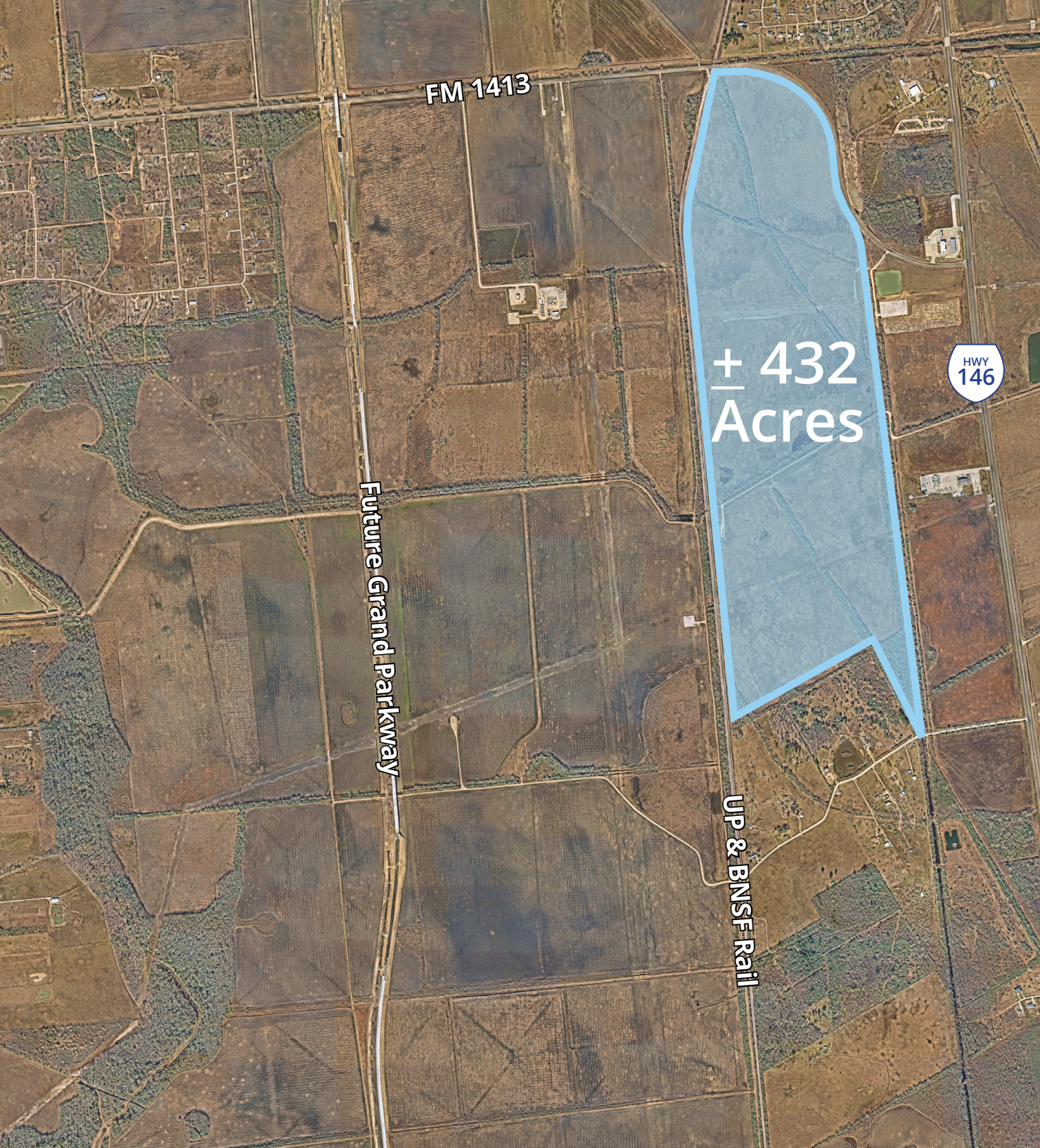
- SUNOCO
- CHEVRON
- ONEOK NGL PIPELINE, LLC
- ENTERPRISE PRODUCTS
- MOBIL VANDERBILT-BEAUMONT
- CITGO PRODUCTS PIPELINE
- ONEOK ARBUCKLE LAND COMPANY

Helpful Links

- [TXDOT-Grand Parkway](#)
- [Dayton EDC](#)
- [City of Dayton](#)
- [Liberty County](#)



Texas Pipelines Commodity1	
Product	Orange
Natural Gas Liquids	Blue
Natural Gas	Cyan
Liquid Petroleum Gas	Green
Highly Volatile Liquid	Light Blue
Hydrogen gas	Red
Empty	Pink
Crude Oil	Black
Carbon Dioxide	Grey
Anhydrous Ammonia	Dark Green



FM 1413

+ 432
Acres



Future Grand Parkway

UP & BNSF Rail



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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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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.

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Buyer/Tenant/Seller/Landlord Initials

Date