

FOR SALE OR LEASE

10-Acre Flexible Industrial Build-to-Suit

3335 FM 1413 | DAYTON, TX 77535

Sizing options ranging from 7,500 SF metal buildings with yard to a 125,000 SF tilt-wall distribution facility

PROPERTY HIGHLIGHTS

Property Size	10 unrestricted acres
Build-to-Suit	Flexible site configurations
Location	Corner of FM 1413 & County Road 491
Road Frontage	980' on FM 1413 450' on County Road 491
Access	Immediate access to Grand Parkway (SH 99)
Nearby Residential	Adjacent to River Ranch (7,000 acres; ±14,000 planned homes), Trinity Landing MI Homes (920+ homes), and Sterling Tradition (1,644+ homes)
Industrial Proximity	Approximately 1 mile from Gulf Inland Logistics Park (1,050 acres; 10M+ SF industrial/commercial space)
Flood Zone	Located outside the FEMA-designated floodplain



For Leasing Information, please contact:

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STREAM[®]

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Flexible Site Plan

7,500 SF METAL BUILDING OPTIONS



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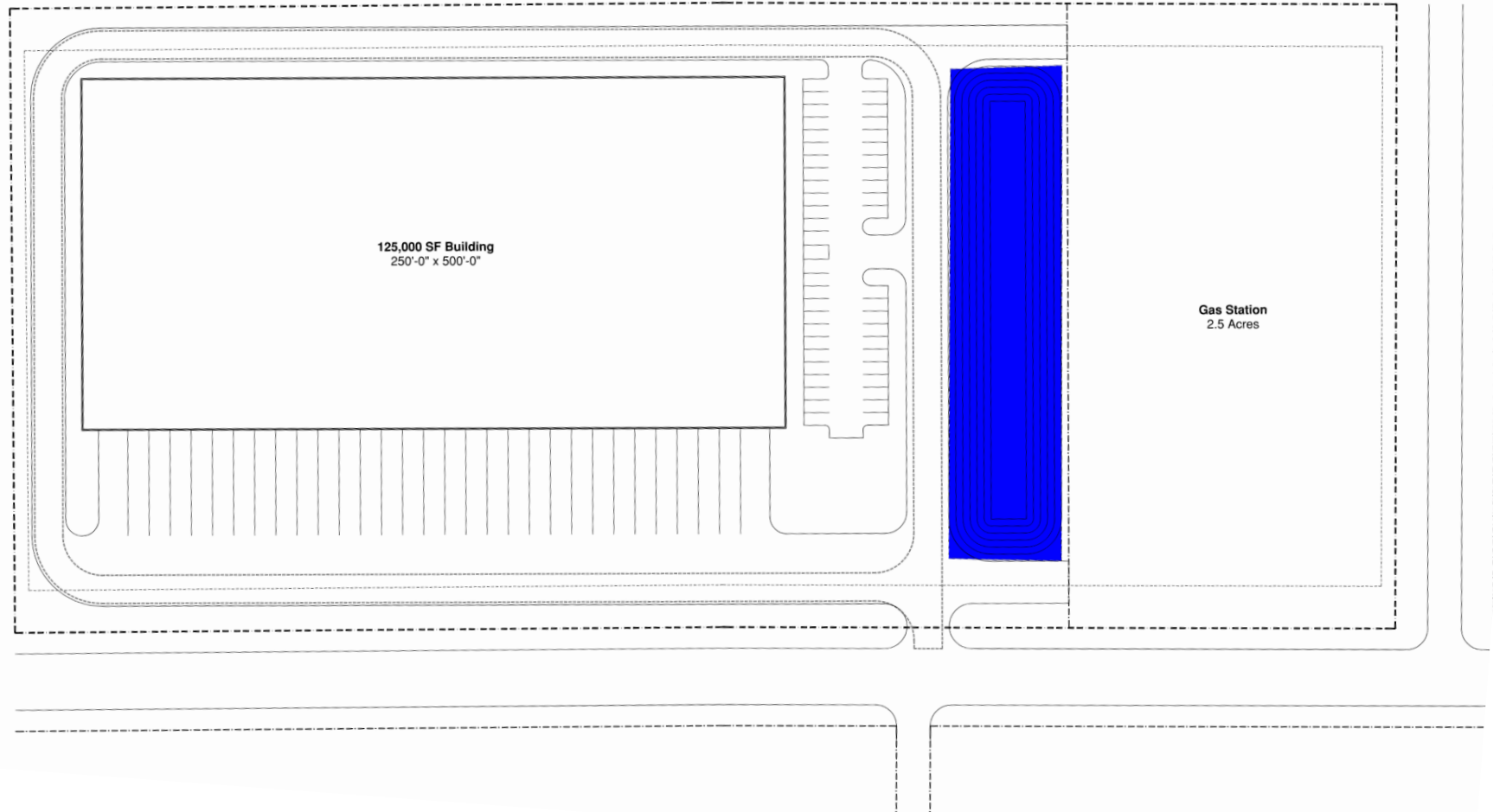
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STREAM

Flexible Site Plan

125,000 SF TILT-WALL DISTRIBUTION BUILDING OPTION



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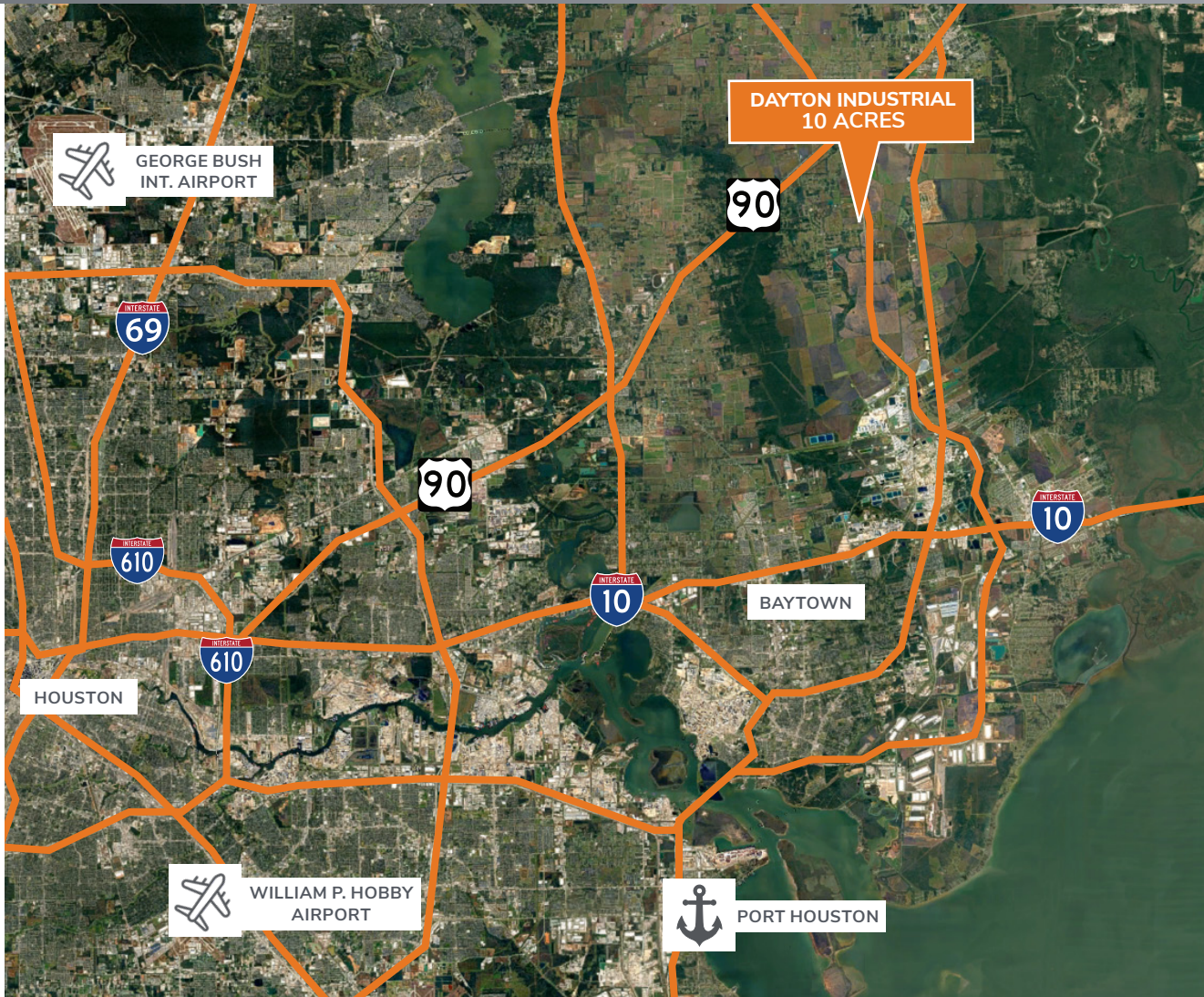
A Connected Position

STRATEGIC LOCATION

Positioned along the Grand Parkway corridor with convenient access to major transportation routes, industrial hubs, population centers, and the Port of Houston.

DRIVE TIMES

Grand Parkway	IMMEDIATE ACCESS
Highway 146	5 MINUTES
Baytown	20 MINUTES
Port Houston	30 MINUTES
Downtown Houston	40 MINUTES
George Bush Int. Airport	45 MINUTES
William P. Hobby Airport	50 MINUTES



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