

For Lease

104 US - 90 | Dayton, TX



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For Lease
104 US - 90
Dayton, TX

Property Specifications

SPACE AVAILABLE	± 2,040 SF
PARCEL SIZE	± 0.4 AC
LEASE RATE	CONTACT BROKER



About the Property

- ± 2,040 SF single tenant building with drive through capabilities.
- Available for lease or ground lease
- Located off of US-90 with a traffic count of 27,178 vehicles per day.
- Property has 2 entrances, excellent signage, and ample parking.
- Since 2020, Dayton's population has increased over 22%, and has a five (5) year growth projection of 19.8%. (Costar).

Join These Retailers



Walgreens

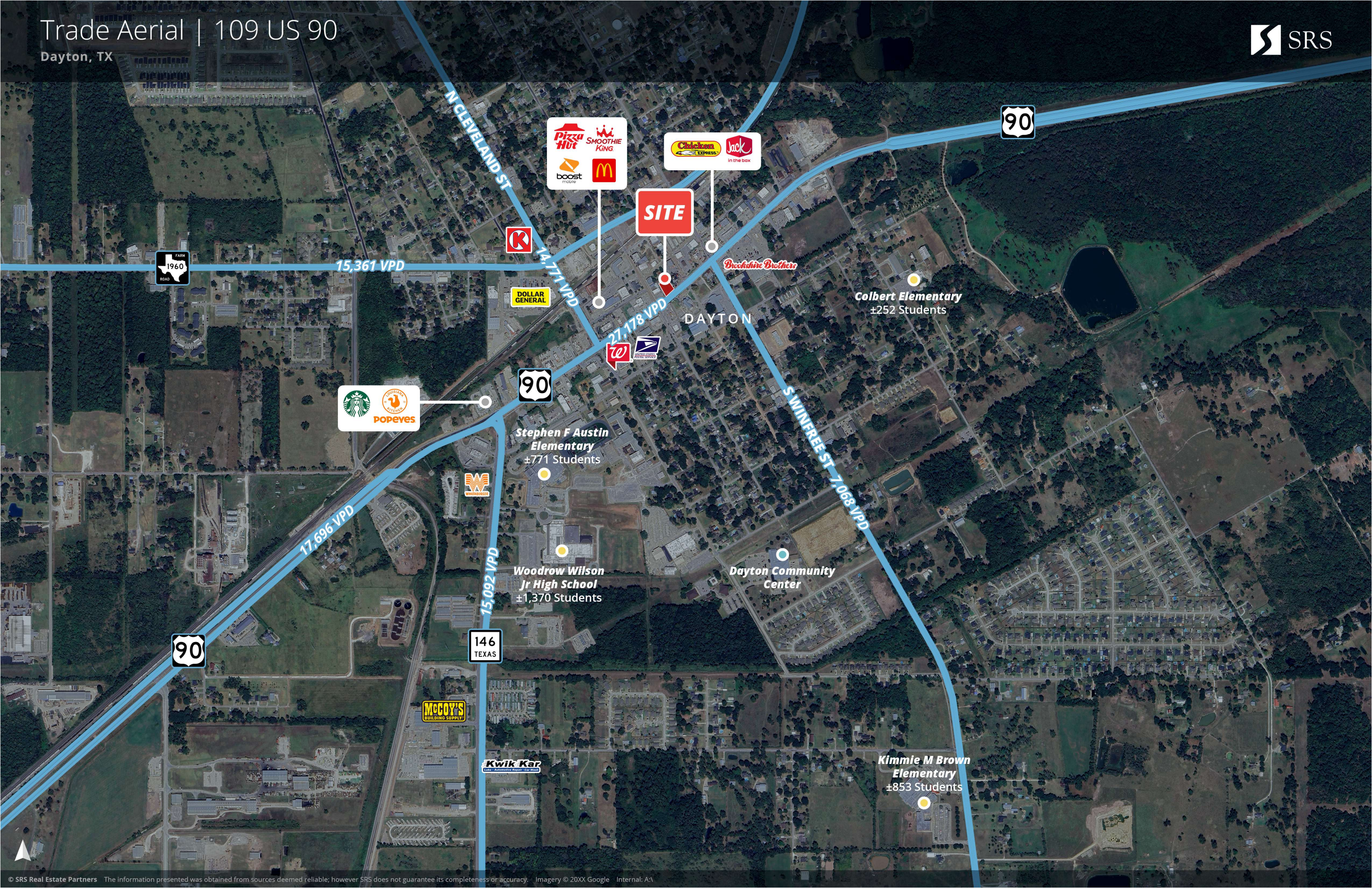
Brookshire Brothers



 PROSPERITY BANK

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SITE

15,361 VPD

14,771 VPD

27,178 VPD

7,068 VPD

17,696 VPD

15,092 VPD

90

146 TEXAS

90

90

Stephen F Austin Elementary
±771 Students

Woodrow Wilson Jr High School
±1,370 Students

Colbert Elementary
±252 Students

Dayton Community Center

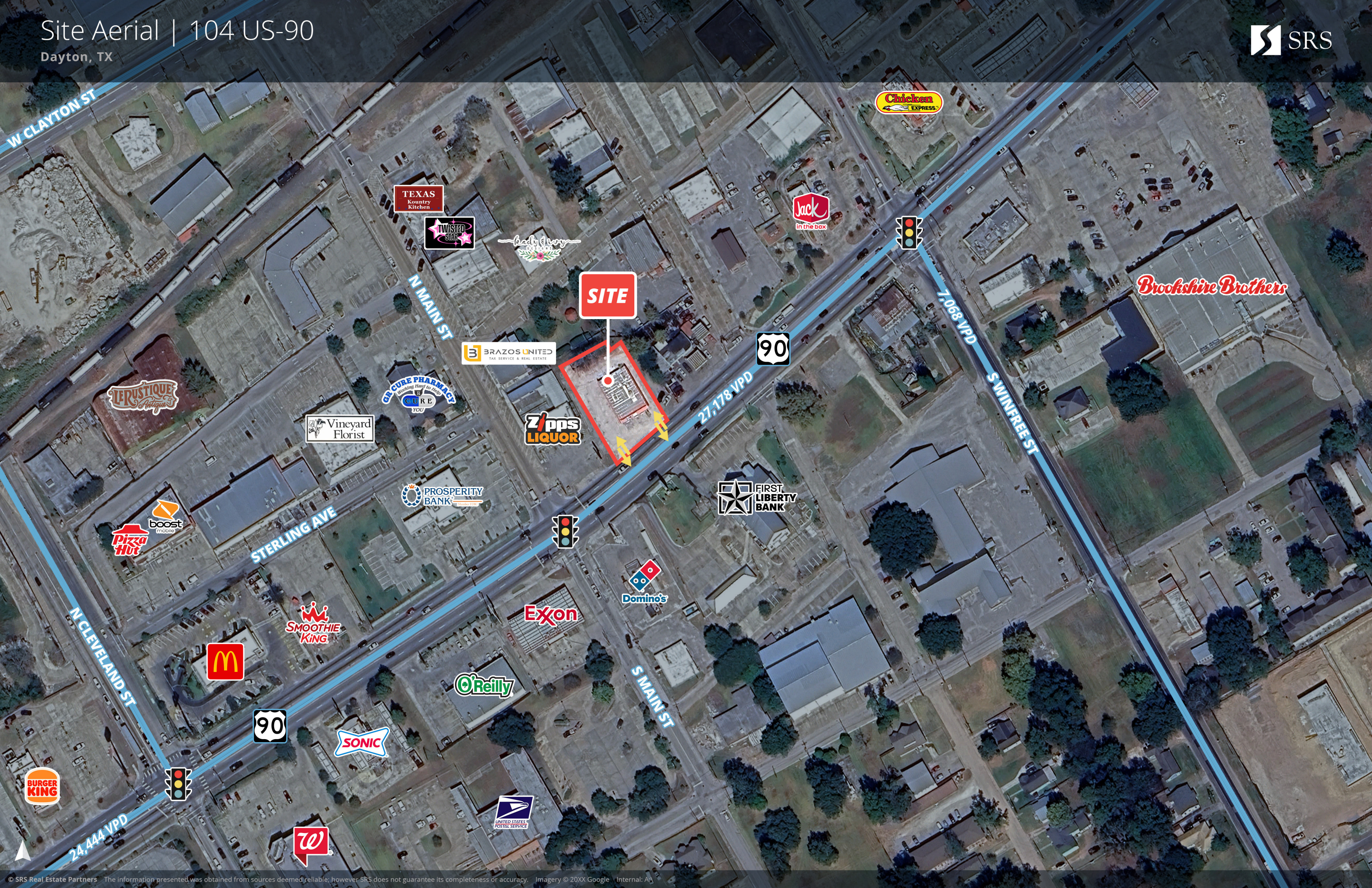
Kimmie M Brown Elementary
±853 Students



Brookshire Brothers

Site Aerial | 104 US-90

Dayton, TX



SITE

90

27,178 VPD

7,068 VPD

STERLING AVE

N CLEVELAND ST

90

24,444 VPD

S MAIN ST

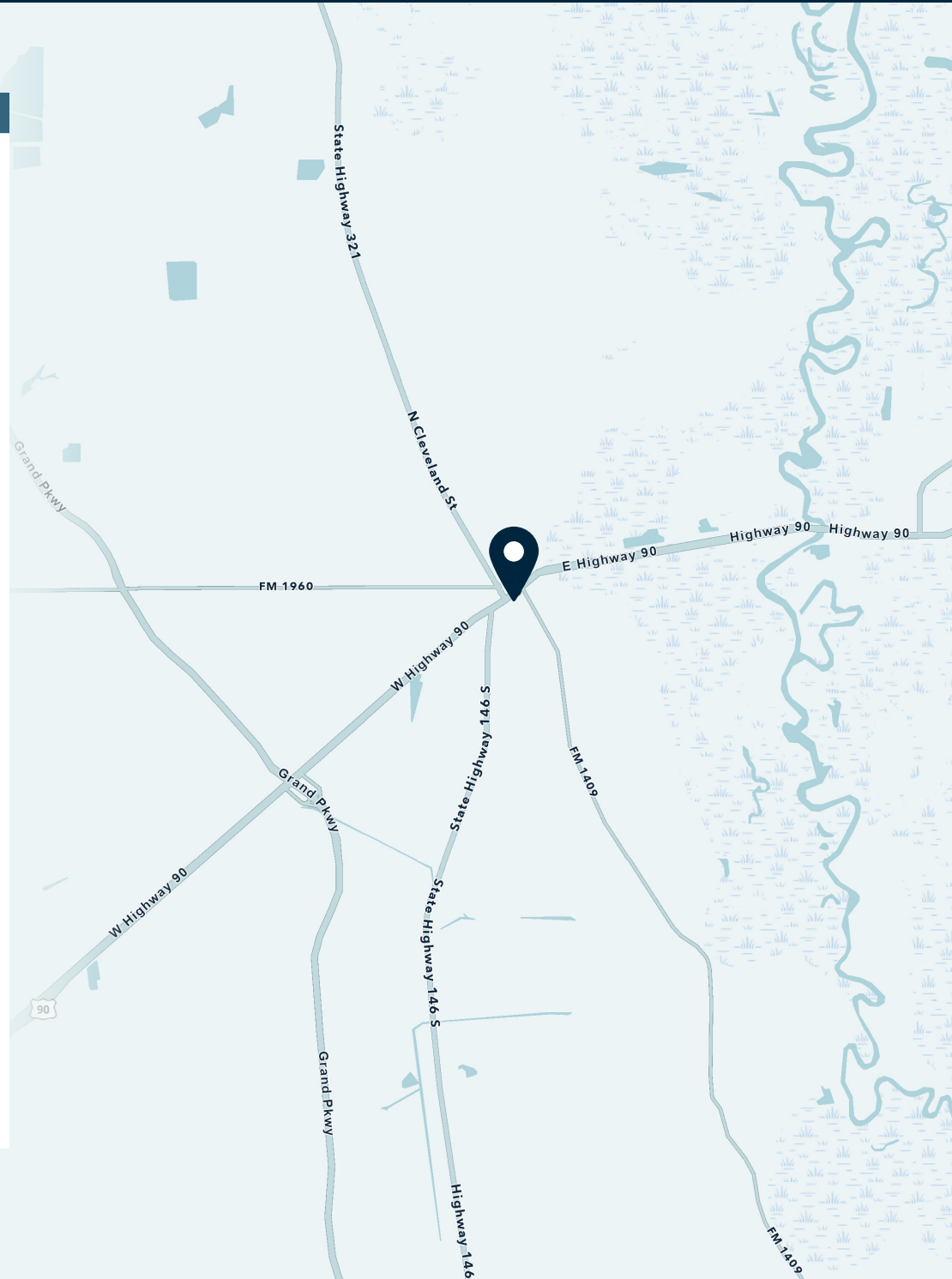
SWINREST





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2025 Estimated Population	4,022	9,743	20,536
2030 Projected Population	4,837	11,479	23,596
Proj. Annual Growth 2025 to 2030	3.76%	3.33%	2.82%
Daytime Population			
2025 Daytime Population	5,237	10,291	17,999
Workers	2,877	4,478	7,057
Residents	2,360	5,813	10,942
Income			
2025 Est. Average Household Income	\$102,706	\$93,643	\$104,426
2025 Est. Median Household Income	\$82,256	\$74,931	\$83,134
Households & Growth			
2025 Estimated Households	1,552	3,736	6,541
2030 Estimated Households	1,852	4,366	7,573
Proj. Annual Growth 2025 to 2030	3.60%	3.17%	2.97%
Race & Ethnicity			
2025 Est. White	64%	61%	61%
2025 Est. Black or African American	12%	13%	11%
2025 Est. Asian or Pacific Islander	2%	2%	1%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	22%	23%	26%
2025 Est. Hispanic (Any Race)	25%	26%	30%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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.

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<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



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