



**Rental**      **Active**  
 ML#: **42284259**  
 Address: **504 W Clayton SE CORNER**  
 Class: **Single Family Detached**  
 Area: **52**  
 Tax Acc #: **004417-000009-001**  
 City/Location: **Dayton**  
 County: **Liberty**  
 Market Area: **Dayton**  
 Subdivision: **Friedman-Wilson-Day**  
 Building Name:  
 Lot Size: **/ Other**  
 Year Built: **1976 / Appr Dist**

List Price: **\$2,000**  
 Orig Price: **\$2,000**  
 LP For Sale:  
 Sale ML#: **\$2**  
 LP/SF: **49**  
 DOM: **Texas**  
 State: **77535 - 2408**  
 Zip Code: **United States**  
 Key Map: **0**  
 Country: **No**  
 Section #: **1,002 / Seller**  
 Sale Also: **Gar Apt SF:**  
 Floor Loc:  
 SqFt:  
 Gar Apt SF:

Legal Desc: **FRIEDMAN-WILSON-DAY, BLOCK 2, LOT PT 5-8 TR 2, ACRES .2755**

Listing Firm: **Poole Realty Group**  
 Directions: **FROM HUFFMAN TAKE FM 1960 EAST, PROPERTY ON THE LEFT JUST BEFORE THE INTERSECTION OF 321/1960**

**School Information**

School District: **74 - Dayton**      Elem: **STEPHEN F. AUSTIN ELEMENTARY SCHOOL (DAYTON)**  
 Middle: **WOODROW WILSON JUNIOR HIGH SCHOOL**      High: **DAYTON HIGH SCHOOL**  
 2nd Middle:

*SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.*

**Description Information**

Style:	<b>Other Style</b>	# Stories:	<b>1</b>	Bedrooms:	<b>0/0</b>
Type:	<b>Other</b>	Access:		Baths F/H:	<b>0/1</b>
Parking:	<b>Unassigned Parking</b>	Furnished:	<b>No</b>	Loft:	<b>No</b>
New Constr.:	<b>No</b>	Appx Complete:		Bldg Stories:	<b>1</b>
Total Units:		Unit Level:		Unit Stories:	<b>1</b>
Lot Dim:		Acres:	<b>/ 0 Up To 1/4 Acre</b>		
Frnt. Door Faces:		Garage:			
Gar/Car:		Carport:			
		Balcony Faces:			

Physical Property Description:  
**This property at 504 Clayton SE CORNER offers the perfect opportunity for entrepreneurs looking to start their own business or relocate an existing one. Boasting an impressive 1002 square feet and a large storefront with excellent visibility from FM 1960, this space is sure to attract attention. The added bonus of signage allowed on the front windows and awning ensures maximum exposure for your venture. Built in 1976, this well-maintained building includes all city utilities in the rental amount, making it a hassle-free choice. Don't miss out on this fantastic location to establish your business and make your mark in the community. Offered at \$2000 per month.**

Bathroom Desc:  
 Bedroom Desc:  
 Room Desc:  
 Kitchen Desc:

**Interior, Exterior, Utilities and Additional Information**

Microwave:	Dishwasher:	Compactor:	Disposal:
Fireplace:		Utility Dist:	<b>Yes</b>
Connect:		Range:	
Energy:		Flooring:	<b>Concrete</b>
Oven:		Countertops:	
Green/Energy Cert:		Prvt Pool:	<b>No</b>
Interior:		Area Pool:	<b>No</b>
Appliances:		Waterfront Feat:	
Exterior:		Water/Sewer:	<b>Public Sewer, Public Water</b>
Lot Description:	<b>Cleared</b>	Cool:	<b>Window Units</b>
Heat:	<b>Window Unit</b>	Golf Course Nm:	
Cable:		Rec Facility Fee:	
Utilities Provided:	<b>Electricity, Trash Pickup, Water/Sewer, Yard Maintenance</b>	Disclosures:	<b>Sellers Disclosure</b>
55+ Community:	<b>No</b>	Restrictions:	<b>Zoning</b>
Sub Lake Access:			

Lease and Additional Information			
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Sec Deposit:	<b>2000</b>	Smoke:	<b>No</b>
Date Avail:	<b>12/15/2023</b>	Applic Fees:	<b>\$43.00</b>
Rental Terms:	<b>One Year</b>	Apprvl Req:	<b>No/</b>
Pets:	<b>Not Allowed</b>	Pet Deposit:	<b>No</b>
Pet Description:			
Management Company:	<b>No</b>		
Other Mand Fee:	<b>No</b>		

**Prepared By: Margie Poole**

**Data Not Verified/Guaranteed by MLS  
Obtain Signed HAR Broker Notice to Buyer Form**

**Date: 01/30/2024 1:14 PM**

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