

LAND FOR SALE

604 LOVETT AVE. CLEVELAND, TX 77327

±0.84 Acres



Jones Lang LaSalle Brokerage, Inc. RE License #01856260

PROPERTY DEMOGRAPHICS

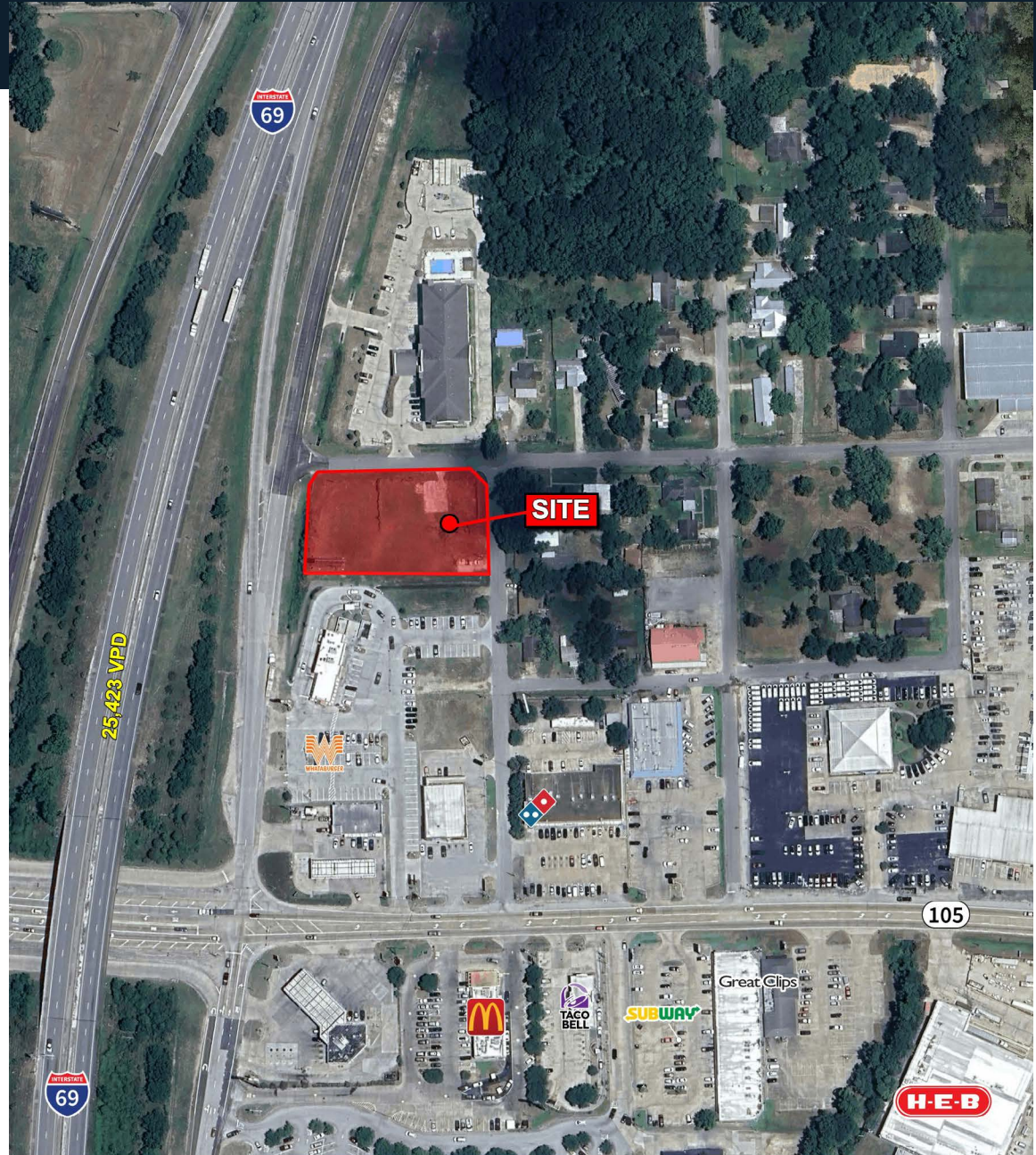
±0.84 Acres

604 Lovett Ave. Cleveland, TX 77327

	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	1,891	11,211	19,462
2025 MEDIAN AGE	37.9	36.3	36.0
2025 AVERAGE HOUSEHOLD INCOME	\$108,807	\$79,387	\$80,437
2025 AVERAGE HOME VALUE	\$258,814	\$189,530	\$222,804



Call broker for pricing



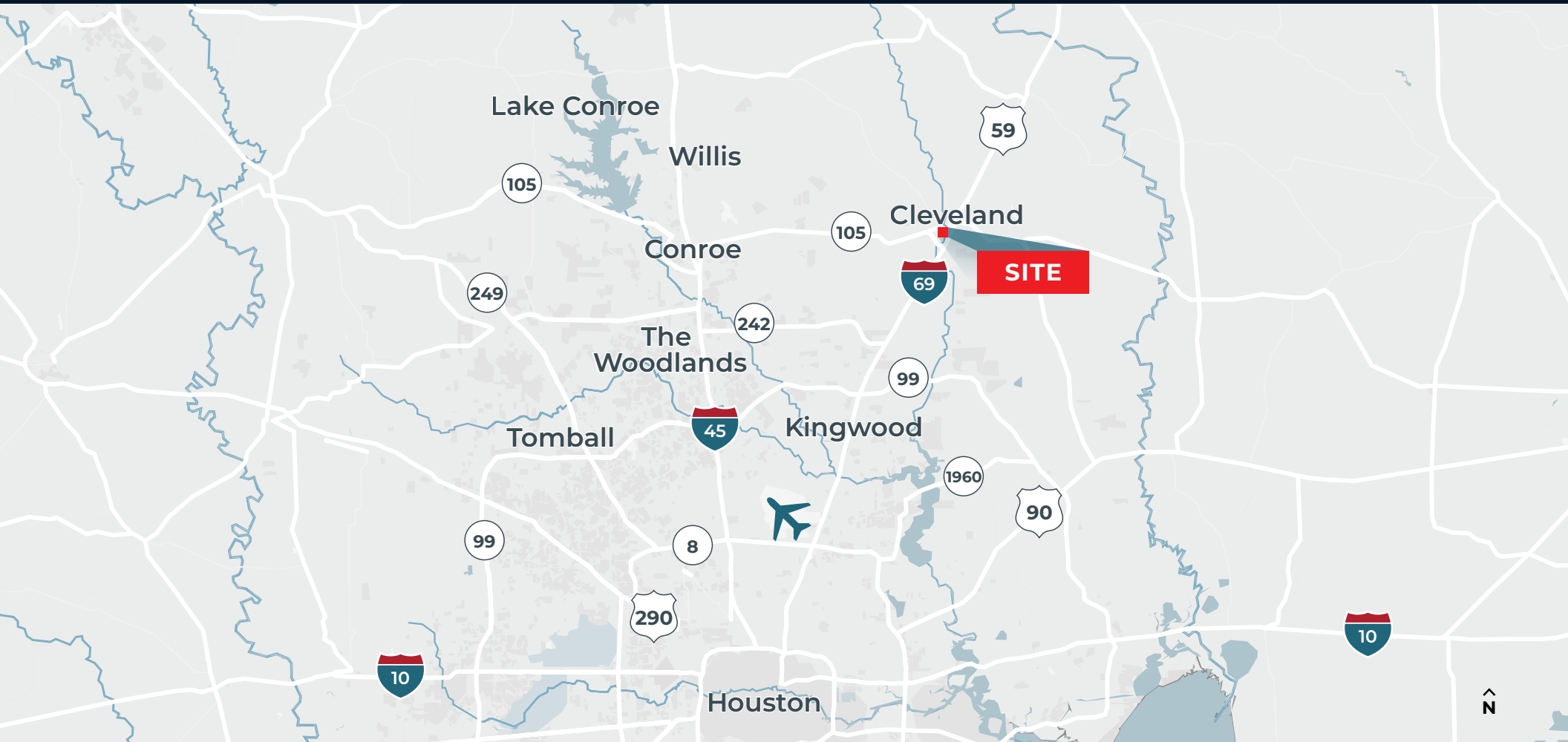
The map depicts a property in the EMHOFFER SUBDIVISION, specifically an addition out of Block 34 of the EDWARDS ADDITION TO THE CITY OF CLEVELAND. The property is bounded by RIVER STREET to the north and LOVETT AVENUE to the east. The property is divided into six lots (LOT 1 through LOT 6) and includes a central area labeled "ZONE 'X'". The total area of the property is 0.8383 ACRES (36,515 SQ. FT.).

Key features and boundaries include:

- North Boundary (RIVER STREET):** Fnd. 5/8" I.R. w/ Cap "COBB FENDLEY & ASSOCIATES".
- East Boundary (LOVETT AVENUE):** Fnd. 1/2" I.R. (CM). The boundary is marked with a "P.O.B." (Point of Beginning) and a "Fnd. 1/2" I.R. (CM)".
- South Boundary:** Fnd. 3/4" I.R. (CM). The boundary is marked with a "Fnd. 3/4" I.R. (CM)".
- West Boundary:** Fnd. 5/8" I.R. (CM). The boundary is marked with a "Fnd. 5/8" I.R. (CM)".
- Internal Features:**
 - LOT 1:** 4' Chain Link Fence, Concrete Pad, Concrete Sidewalk, 75.00'.
 - LOT 2:** Concrete, Grass, 4' Chain Link Fence.
 - LOT 3:** Zone "X", Grass, 4' Chain Link Fence.
 - LOT 4:** Zone "X", Grass, 4' Chain Link Fence.
 - LOT 5:** Zone "X" (Shaded), Grass, 4' Chain Link Fence.
 - LOT 6:** Zone "X" (Shaded), Grass, 4' Chain Link Fence.
 - SEWER RIGHT-OF-WAY EASEMENT:** VOL. 319, PG. 471 D.R.L.C.
 - SIGN EASEMENT:** FILE NO. 200501331 O.P.R.L.C.
 - EMHOFFER SUBDIVISION:** AN ADDITION OUT OF BLOCK 34 OF THE EDWARDS ADDITION TO THE CITY OF CLEVELAND VOL. 199, PG. 163 D.R.L.C.
 - RESERVE "A":** BLOCK 1 1.68 ACRES.
 - RESERVE "B":** BLOCK 1 1.12 ACRES.
 - BURGERWORKS CLEVELAND:** FILE NO. 2020011464 O.P.R.L.C.
 - Other Features:** Generator, Manhole, Backflow Preventer, 6' Wood Fence, 6' Chain Link Fence, Asphalt Driveway, Asphalt, Concrete, Grass, Elec. Meter, Gas Valve, Billboard, Zone "X" (Shaded).

The map also includes a scale bar (1"=30') and a north arrow.

CONTACT US



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