

← Cleveland TX

Splendora TX →

52,148 VPD



SWEET CLOVER ACCESS

11,842 VPD

FOSTORIA RD

I.A.F.D.
INDUSTRIAL AIR FLOW DYNAMICS INC.

Cleveland TX - 18 Acres For Sale

11304 Fostoria Rd Cleveland TX 77026

Jeri
BLAKE

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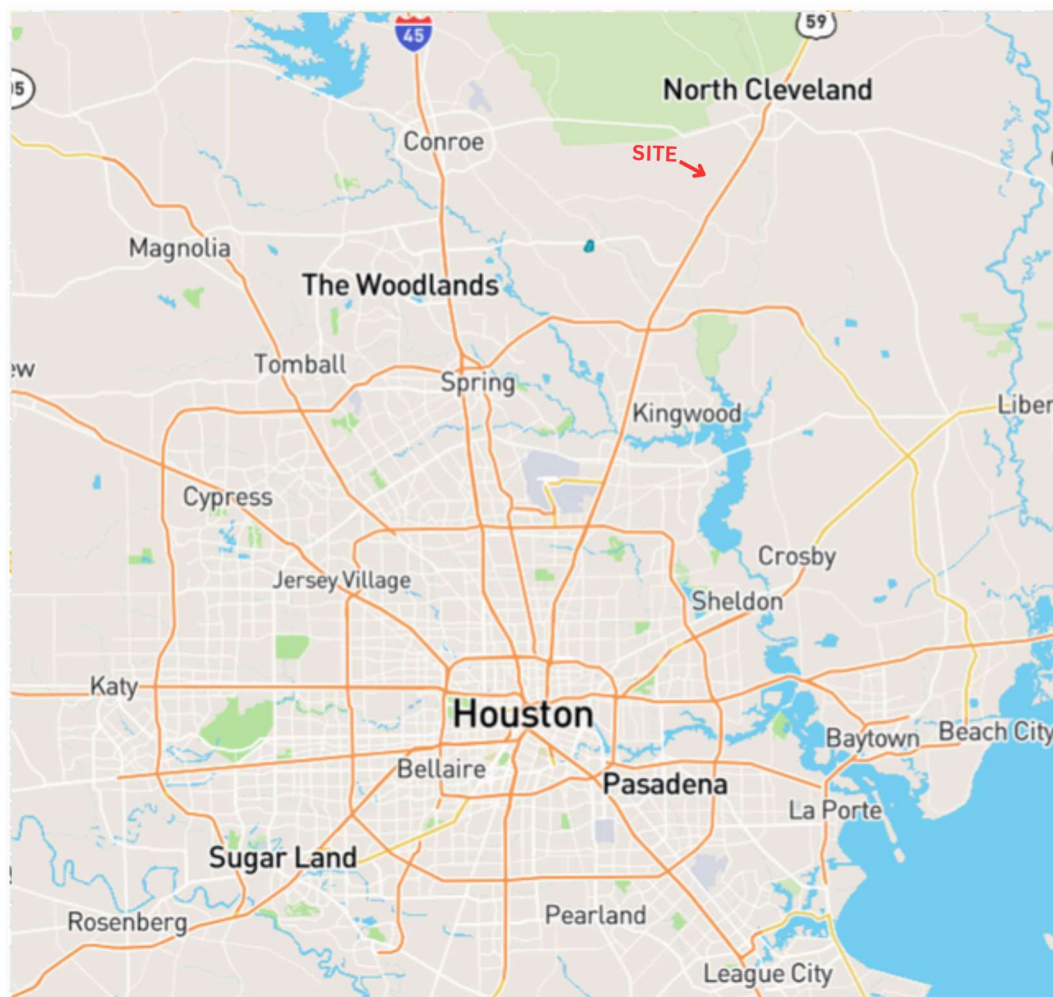
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Summary

CLEVELAND TX LAND SALE



Location:

Fostoria Rd Cleveland TX

Property Highlights:

- Lot Size: 18 Acres
- ±422' Frontage on Fostoria Rd
- **Widening of Fostoria Rd starting 2025**
- City water, water well & 3-tank septic on site
- Access from Fostoria Rd and Sweet Clover Ln
- Unrestricted land: Offers flexibility for various development projects.
- Property has been raised by dirt from ponds
- Outside all flood zones
- Accessible from Fostoria Rd near Hwy 105, US 59 and Grand Pkwy

Traffic Counts:

FOSTORIA RD ±,7,695 VPD (TXDOT)

US 59: ± 52,148 VPD (TXDOT)

Demographics

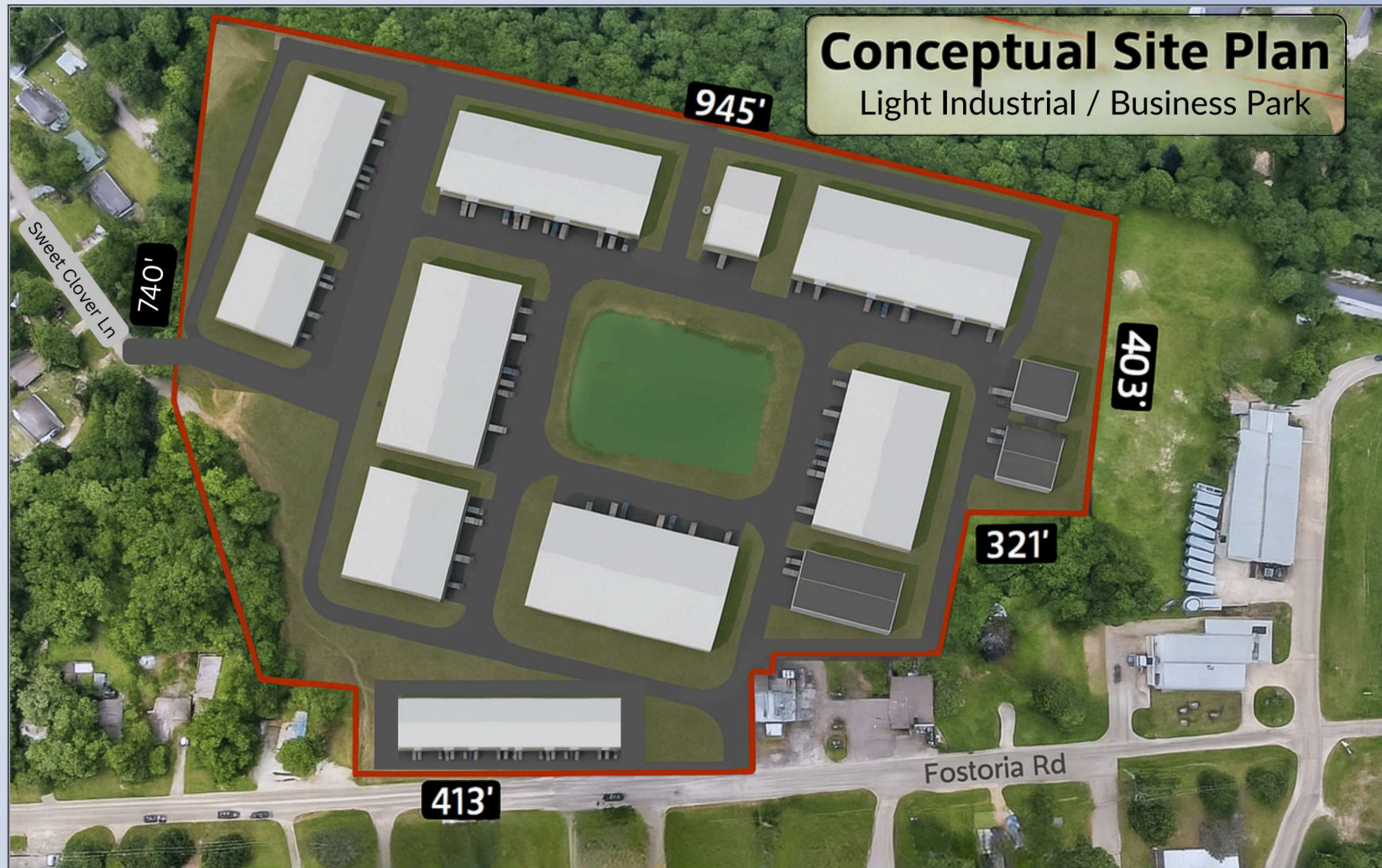
	1 Mile	3 Miles	5 Miles
Total Households	458	3,307	7,769
Total Population	1,439	10,119	23,536
Median HH Income	83,144	62,939	52,687

For more information Contact: 832-326-0097 | jblake@evermarkcommercial.com

Light Industrial- Flex / Business Park/ Retail

Why it fits:

- Built-In Detention Pond – Reduce development costs
- Dual Access – Ingress from Sweet Clover + Fostoria
- Unrestricted Use – No zoning hurdles = flexible development
- High Demand Area – Underserved light industrial & contractor market
- Storage, Trade Businesses, Retail Pads – All viable
- Utilities Available – Public water + septic simplify development.
- Well and 3 septic tanks on site
- Strong Workforce Base Nearby – Perfect for tenant draw



Disclaimer: This conceptual site plans are for marketing purposes only. Final site layout is subject to engineering, permitting, zoning, floodplain restrictions, and other regulatory approvals.

11304 Fostoria Rd

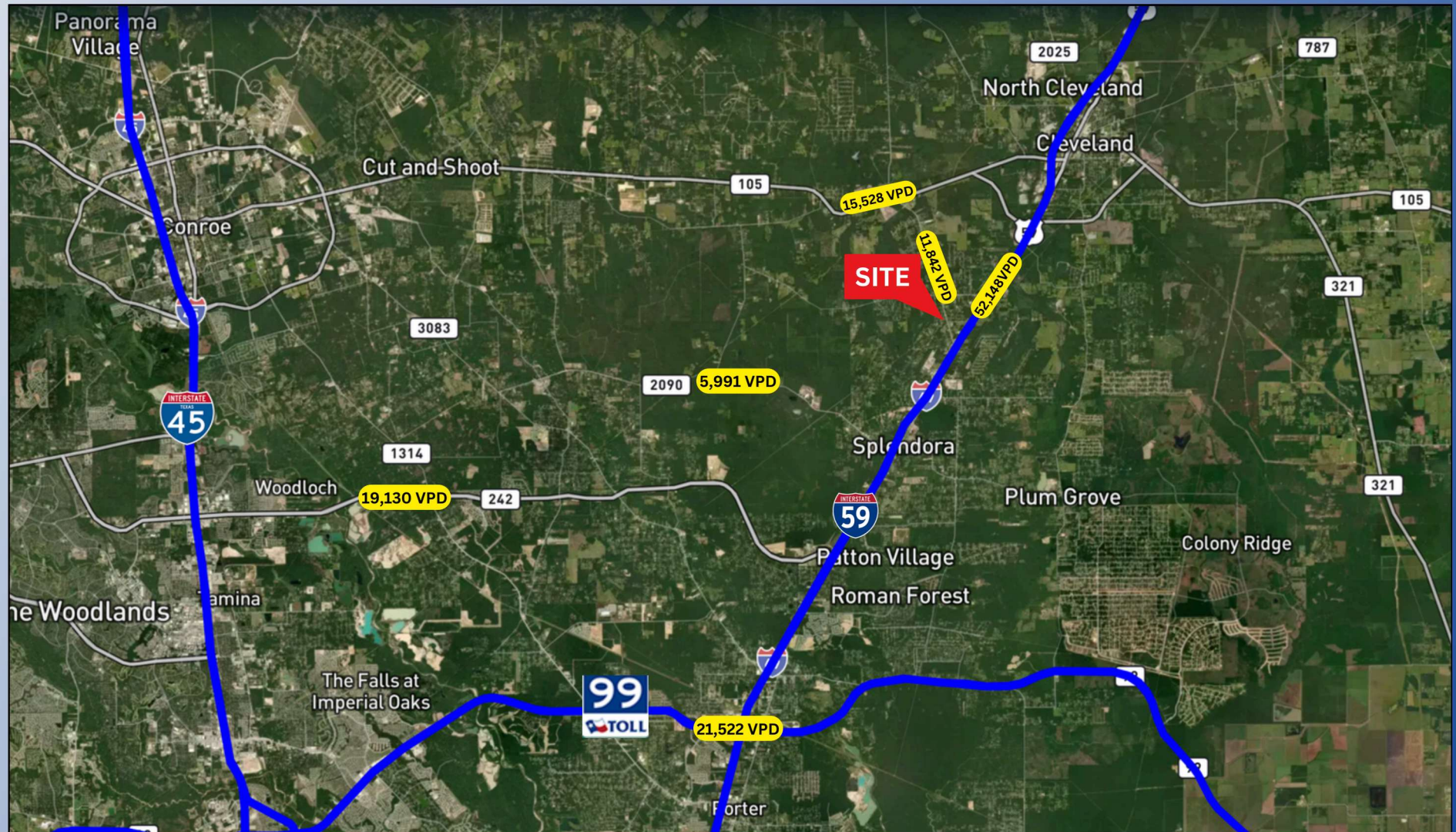
CLEVELAND TX LAND SALE

This versatile 18-acre property offers numerous opportunities for multifamily or commercial development. The property is unrestricted and features a single-story, recreational building that contains a kitchen area, 3-rooms and 3 bathrooms under an oversized carport addition built in 1995. Connected to the building includes a 58'x22' shop with a half bath that has double doors for drive through accessibility. Additional structure is a 15'x23' self-standing building suitable for office or storage. The property is beautifully landscaped with a variety of trees, including Oak, Hickory, Pine, Pecan, Black Walnut, Peach, Mulberry, Lemon, Fig, and Persimmons, alongside open grass pastures.



11304 Fostoria Rd

CLEVELAND TX LAND SALE



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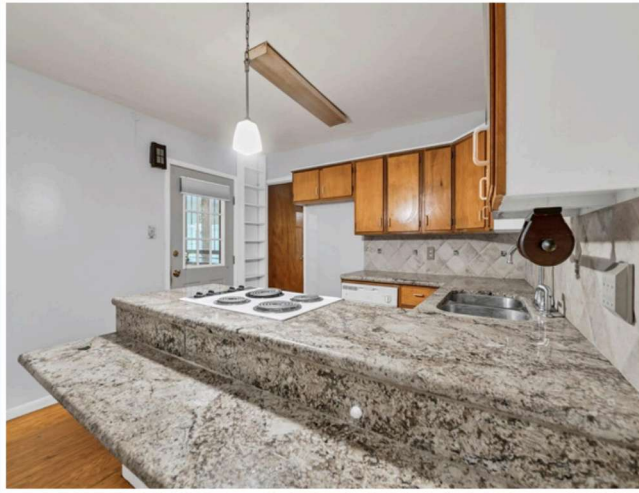
CLEVELAND TX LAND SALE

Property includes public water, a water well, and a 3-tank septic system. It also includes 4 man-made ponds, enhancing its appeal and utility. When ponds were dug, owner kept dirt on the property which raised the property. New buyer can keep the ponds or fill in if so desires. Access from both Fostoria Rd. and Sweet Clover, with proximity to Hwy 59, Grand Parkway 99, and SH-105.



11304 Fostoria Rd

CLEVELAND TX LAND SALE



Kitchen & dining area. Brown doors at each end lead to bedrooms. Grey doors lead to shop in front of home and room in the back of the home



11304 Fostoria Rd

Home/Building:

CLEVELAND TX LAND SALE



Above pictures are an added room on the back side of home. Brown door leads to restroom. Steps to the grey door takes you into the kitchen



58'x22' shop connected to home. Double door drive through with a half bath

11304 Fostoria Rd

Storage/Office

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15'x23 shop / office



Houses the water well

11304 Fostoria Rd

CLEVELAND TX LAND SALE



USER / DEVELOPERS NEARBY

- FORD
- LANDSDOWNE MOODY
- LANDBERTS READY MIX
- SOUTHERN CROSSING DEVELOPMENT
- JEFF MARTIN AUCTIONEERS
- IAFD - INDUSTRIAL AIR FLOW DYNAMICS INC

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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 others, including the broker's own interests;
- 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 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.

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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Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date