



GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

MIXED-USE DEVELOPMENT PROPERTY FOR SALE

22380/22300 HWY 105 E. | CLEVELAND, TX 77328



OFFERING SUMMARY

SALE PRICE

\$585,000

PROPERTY TYPE

RETAIL

BUILDING SIZE

1,200 SF

PROPERTY HIGHLIGHTS

Located along State Highway 105 in Cleveland, Texas, this approximately ±2-acre property offers a strategic opportunity for investors, owner-users, or businesses seeking strong visibility and convenient regional access. Positioned within a growing corridor connecting Conroe, Houston, and surrounding Liberty County markets, the site benefits from consistent traffic exposure and long-term area growth.

The property is improved with a single-story residential structure that can serve as on-site living quarters, office space, or operational support area. An additional detached office building with restroom and covered patio provides further flexibility for administrative functions, client meetings, or small business use.

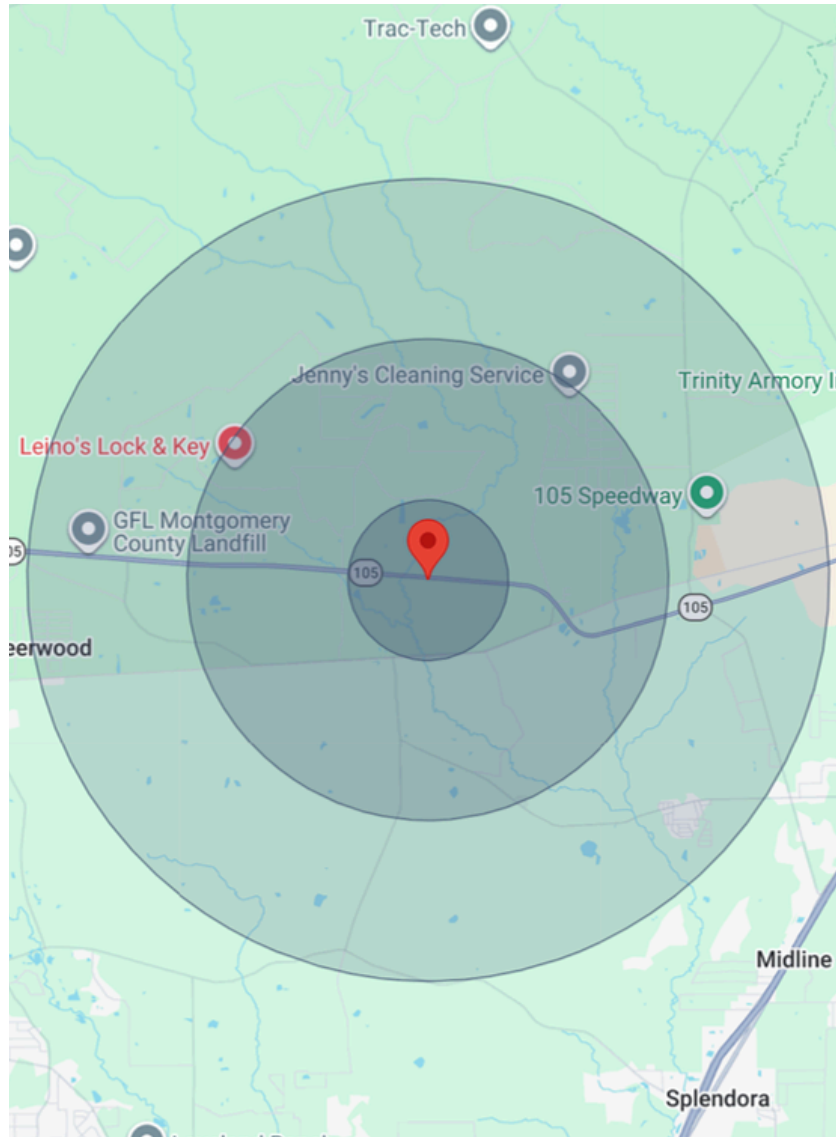
Aerial Map



Property Photos



Demographics



Positioned along Highway 105 in Cleveland, Texas, this property is located within an emerging growth corridor in Liberty County. The site offers convenient access to nearby communities including Conroe and Montgomery County, as well as direct connectivity toward the greater Houston metropolitan area, supporting both residential and commercial demand.

Highway 105 functions as a primary regional thoroughfare, contributing to consistent traffic flow and enhancing visibility for businesses or future development. The surrounding area continues to see new residential activity and expanding commercial services, reinforcing long-term investment potential.

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|----------|----------|----------|
| Total population | 291 | 3,541 | 12,908 |
| Workday Population | 109 | 1,306 | 5,076 |
| Total household | 105 | 1,225 | 4,140 |
| Average household income | \$93,505 | \$82,728 | \$80,077 |
| Average age | 52.8 | 47.0 | 39.6 |
| Male Population | 149 | 1,782 | 6,530 |
| Female Population | 143 | 1,763 | 6,384 |

Demographics data derived from AlphaMap

Market Overview

Cleveland, Texas is a growing community located in Liberty County within the northeast Houston metropolitan area. Positioned along U.S. Highway 59 (Interstate 69), Cleveland benefits from direct connectivity to Houston and surrounding regional markets, making it an attractive location for residents and businesses seeking affordability and accessibility along a major transportation corridor.

The area has experienced notable residential growth in recent years, driven by expanding subdivisions and increasing migration from the Greater Houston area. This population growth has fueled rising demand for retail, service-oriented commercial uses, and light industrial development. Commercial activity along primary corridors continues to expand as new businesses enter the market to serve a growing customer base.

From a real estate perspective, Cleveland offers strong potential for growth supported by increasing population, relatively affordable land, and limited existing commercial inventory. These factors create opportunities for new development, owner-users, and value-add investment strategies. As expansion from Houston continues outward, Cleveland remains well-positioned for long-term value creation and steady investment performance within the northeast growth corridor.



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