



THE COMMERCIAL
PROFESSIONALS

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2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

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PRIME COMMERCIAL DEVELOPMENT SITE FOR SALE

21120 E. HWY 105 | CLEVELAND, TX 77328



OFFERING SUMMARY

SALE PRICE

\$425,000

PROPERTY TYPE

RETAIL

LOT SIZE

0.89 ACRES

BUILDING SIZE

6,000 SF

PROPERTY HIGHLIGHTS

Discover exceptional value at 21120 Highway 105 in Cleveland, Texas—a strategically positioned 0.89-acre commercial property offering outstanding visibility and proven traffic counts on one of the area's premier commercial corridors.

This versatile property is perfectly suited for retail operations and storefronts, wholesale or light industrial ventures, automotive services or equipment sales, warehousing and distribution facilities, or mixed-use redevelopment projects. Whether you're looking for a turn-key operation or a value-add development opportunity, the site's prime location and unrestricted zoning make it an attractive choice for diverse commercial applications.

Aerial Map



Property Photos



Demographics



Situated along Highway 105 in Cleveland, Texas, this 0.89-acre commercial property enjoys a prime location on one of the area's most traveled corridors. The site's high-visibility frontage makes it an ideal destination for businesses seeking maximum exposure to daily traffic flows.

	1 Mile	3 Miles	5 Miles
Total population	426	3,807	14,264
Workday Population	155	1,428	5,696
Total household	149	1,337	4,486
Average household income	\$87,023	\$82,406	\$80,944
Average age	44	43	42
Male Population	221	1,947	7,135
Female Population	207	1,865	7,134

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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