

# LAND FOR SALE

OXBOW ACRES  
CR-2132 & CHAIN-O-LAKES RESORT  
CLEVELAND, TX 77327



**TRANSWORLD**<sup>®</sup>  
Commercial Real Estate



# FOR SALE

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**PRESENTED BY:**

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# PROPERTY SUMMARY

Oxbow Acres  
Cleveland, TX 77327



## Highlights

Price:	\$2,500,000.00
Zoning:	Unzoned
Lot Size:	106 AC
Type:	Commercial / Residential

## Property Overview

Spanning 106 acres with frontage on CR 2132 just northeast of Cleveland, this versatile tract features extensive infrastructure, including 4,000 feet of 2-inch water main with multiple utility connections and 3,000 feet of improved aggregate roads throughout. The property includes two lakes—a 30-acre lake (up to 40 feet deep) and a 3-acre lake—plus 8 acres of irrigated Bermuda grass pasture with newly planted live oak trees. A high-capacity water well installed in February 2026 supports agricultural or residential use, making this an ideal site for ranching, recreation, or future development.

## Location Overview

Chain-o-Lakes is located just northeast of Cleveland in rural Liberty County, offering a private country setting with convenient access to Highway 787. The area features open landscapes, mature trees, and a peaceful atmosphere, while remaining a short drive from shopping, dining, and services in Cleveland. Its location also provides easy routes to Conroe, Livingston, and the greater Houston area, making it ideal for rural living with city accessibility.

# PROPERTY PHOTOS

Oxbow Acres

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Oxbow Acres

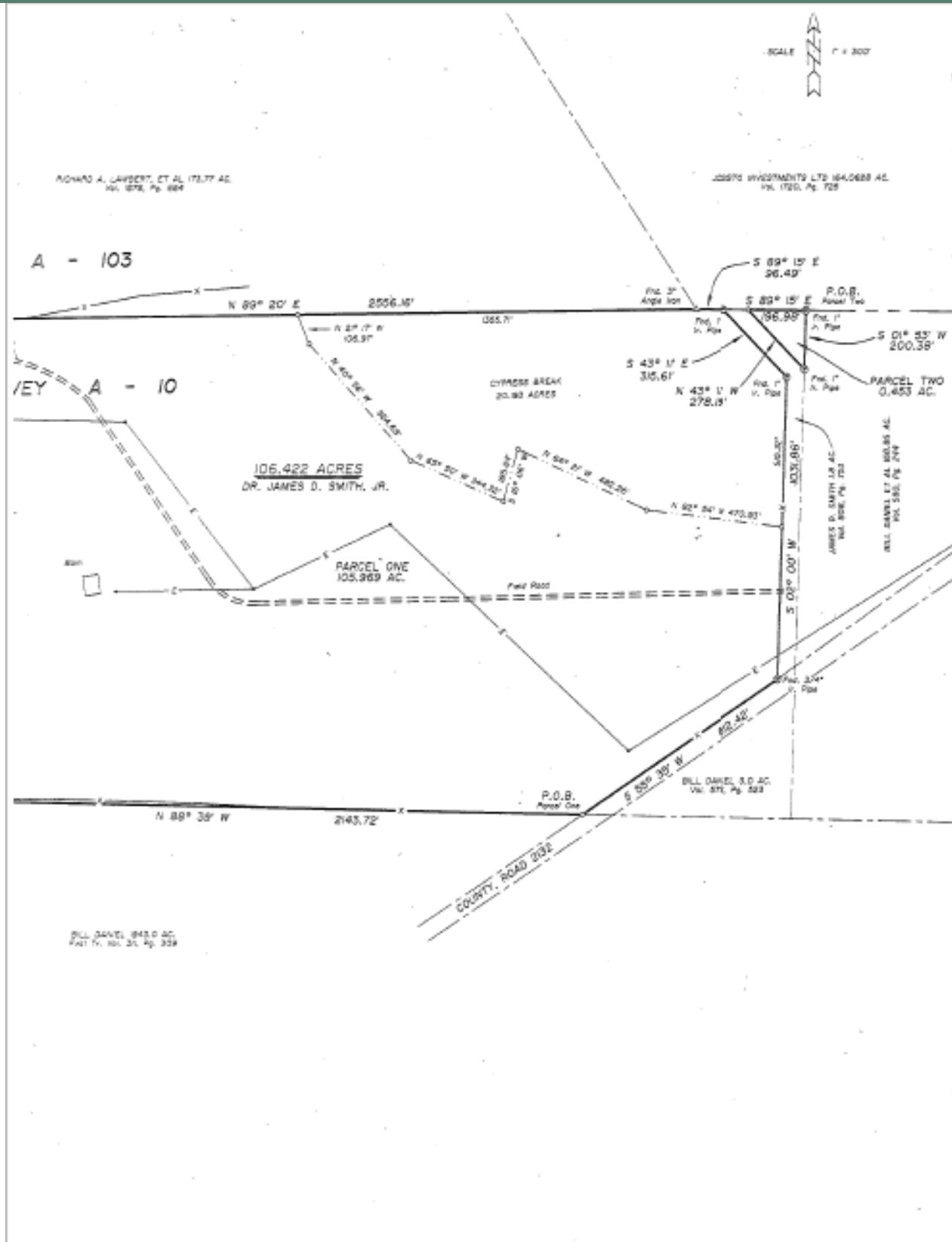
CR-2132 & Chain-O-Lakes Resort | Cleveland, TX 77327



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Oxbow Acres  
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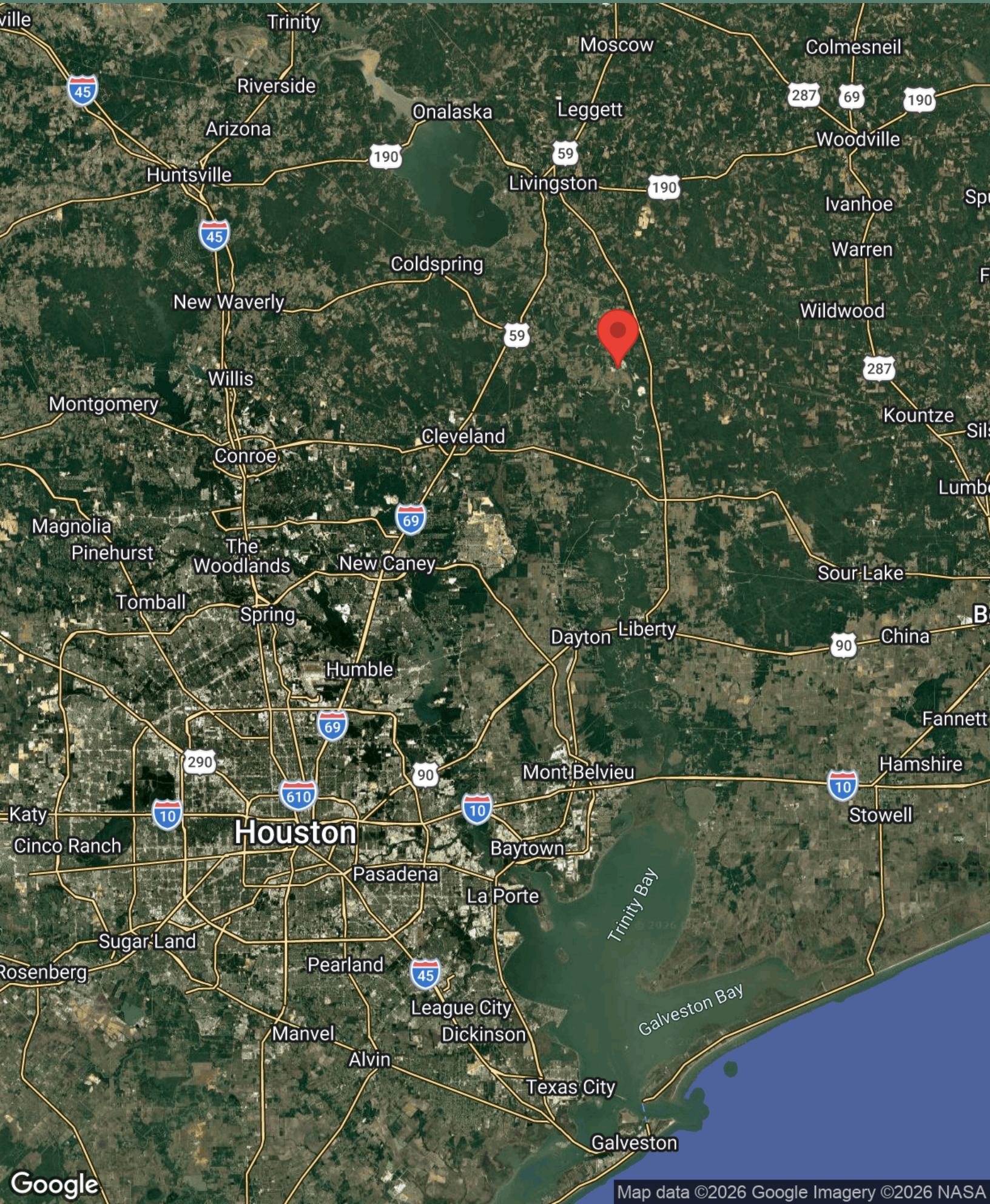


° SURVEY PLAT SHOWING °

78.893 AND 106.422 ACRES OF LAND AS SITUATED IN THE AARON CHERRY SURVEY, A-10, LIBERTY COUNTY, TEXAS, AND BEING THE PARTITION OF THAT CERTAIN CALLED 185.755 ACRE TRACT CONVEYED BY PAULINE HUNT LEWIS TO WELCH & WELCH BY DEED RECORDED IN VOLUME 822, PAGE 777 OF THE DEED RECORDS OF SAID LIBERTY COUNTY, TEXAS.

# REGIONAL MAP

Oxbow Acres  
CR-2132 & Chain-O-Lakes Resort | Cleveland, TX 77327





## Commercial Broker

Stephen Coleman  
Scoleman@transworldcre.com  
(972) 684-0135

### Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.



**NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®**

**EXHIBIT "C"**

11-2-2015



**INFORMATION ABOUT BROKERAGE SERVICES**

*Texas law requires all real estate licensee 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PHILIP KUBAT</b>	<b>759206</b>	<b>PHIL@TRANSWORLDCRE.COM</b>	<b>(303)981-1936</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>STEPHEN COLEMAN</b>	<b>792728</b>	<b>SCOLEMAN@TRANSWORLDCRE.COM</b>	<b>(972)684-0135</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**