



THE COMMERCIAL
PROFESSIONALS

HIGH-VISIBILITY COMMERCIAL OPPORTUNITY FOR SALE

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

22360 HWY 321 | CLEVELAND, TX 77327



OFFERING SUMMARY

SALE PRICE

\$675,000

NUMBER OF UNITS

3

PROPERTY TYPE

RETAIL

LOT SIZE

1.01 ACRES

BUILDING SIZE

2,000 SF

PROPERTY HIGHLIGHTS

- Versatile flex property suitable for a variety of commercial or light industrial uses
- Two-building configuration provides functional separation of office and warehouse operations
- Smaller building ideal for office, administrative, or showroom space
- Larger building well suited for warehouse, storage, distribution, or service use
- Class B construction built in 2013
- Single-story layout for efficient accessibility and operations
- Situated on approximately 1.01 acres with room for parking, storage, or future improvements
- Single-tenant occupancy allows for streamlined business use or investment flexibility
- Adaptable layout ideal for owner-users, contractors, service businesses, or investors

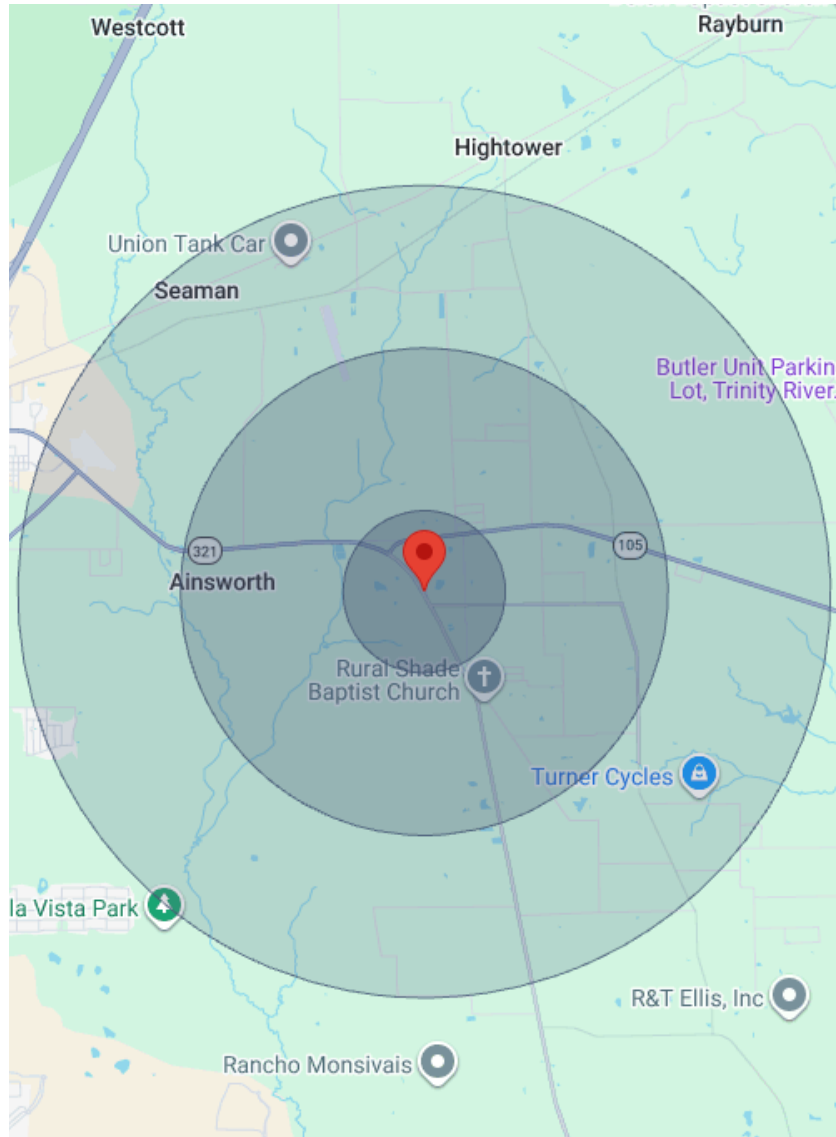
Aerial Map



Property Photos



Demographics



Located along State Highway 321 in Cleveland, this property provides strong visibility and convenient access within a rapidly expanding area of Liberty County. With close connectivity to US Highway 59 / I-69, the site offers efficient access to Houston, Dayton, and key regional markets.

The surrounding corridor is experiencing steady residential growth and increasing commercial activity, contributing to higher traffic counts and long-term investment potential. Positioned on a well-traveled roadway and surrounded by new development, the property presents an excellent opportunity for commercial, industrial, or mixed-use development.

	1 Mile	3 Miles	5 Miles
Total population	253	2,373	9,860
Workday Population	114	1,027	3,633
Total household	87	790	2,901
Average household income	\$105,398	\$102,954	\$85,374
Average age	37.0	35.5	30.6
Male Population	131	1,205	5,056
Female Population	124	1,171	4,807

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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