



PROPERTY DESCRIPTION

Prime opportunity to own 23 cleared acres along the highly traveled Hwy 105 corridor in Cleveland, TX. This expansive tract offers excellent visibility and accessibility, making it ideal for commercial development. With storefront frontage on Hwy 105, the property is well-suited for a variety of uses including retail, industrial, mixed-use, or large-scale investment projects.

The land is cleared and ready for construction, minimizing prep work and accelerating your development timeline. Several freestanding units currently on the property will be removed 60 days after closing, ensuring a clean slate for your vision. Electricity is available at the site, offering a jumpstart on utility infrastructure.

Whether you're an investor, developer, or business owner looking to capitalize on a growing corridor with unlimited potential, 19399 Texas 105 presents an unmatched opportunity in one of East Texas' up-and-coming markets.

OFFERING SUMMARY

Sale Price:	\$2,000,000
Lot Size:	23 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	73	277
Total Population	50	228	829
Average HH Income	\$100,821	\$99,278	\$103,704

ADAM OLSEN, CCIM

713.614.2670

adam@thecommercialprofessionals.com



To Schedule A Showing Call 713.538.1638

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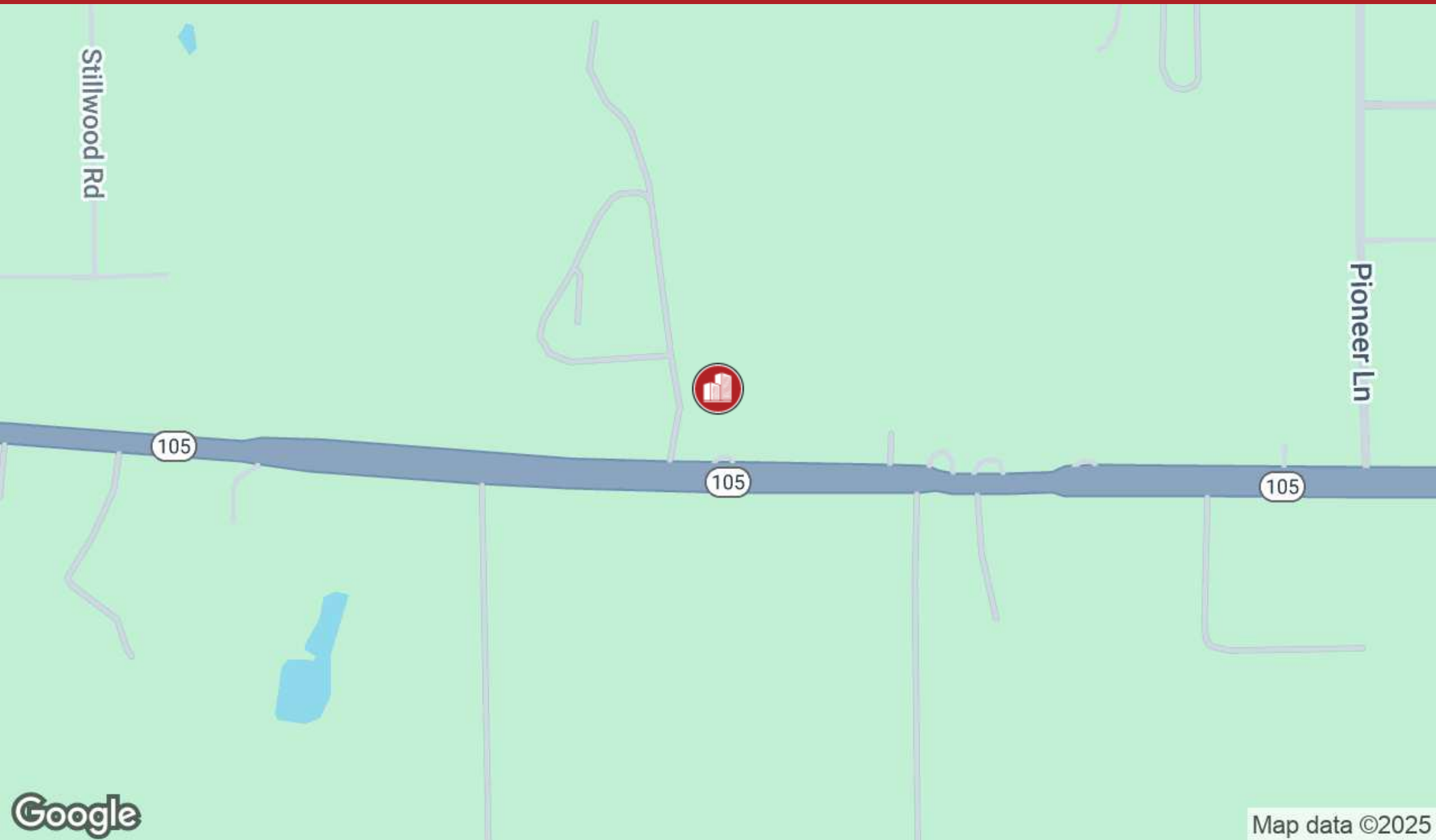
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2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

EXPANSIVE 23-ACRE TRACT ON HIGH-TRAFFIC HWY 105 - PRIME DEVELOPMENT OPPORTUNITY WITH SELLER FINANCING AVAILABLE
19399 TEXAS 105, CLEVELAND, TX 77328

LOCATION MAP | COMMERCIAL, RESIDENTIAL, INDUSTRIAL/DEVELOPMENT

FOR SALE: \$2,000,000



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ADDITIONAL PHOTOS | COMMERCIAL, RESIDENTIAL, INDUSTRIAL/DEVELOPMENT

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COMPLETE HIGHLIGHTS | COMMERCIAL, RESIDENTIAL, INDUSTRIAL/DEVELOPMENT

FOR SALE: \$2,000,000



PROPERTY HIGHLIGHTS

- 23 Acres of Cleared Land – Flat and ready for immediate development
- Frontage on Hwy 105 – Ideal for retail, warehouse, storage, or industrial use
- Storefront Potential – Excellent exposure for future commercial tenants
- Freestanding Units to Be Removed – Property will be delivered clean at closing
- Electricity Available – Ready for utility connections
- Unrestricted Use – No zoning restrictions, allowing flexibility for various projects

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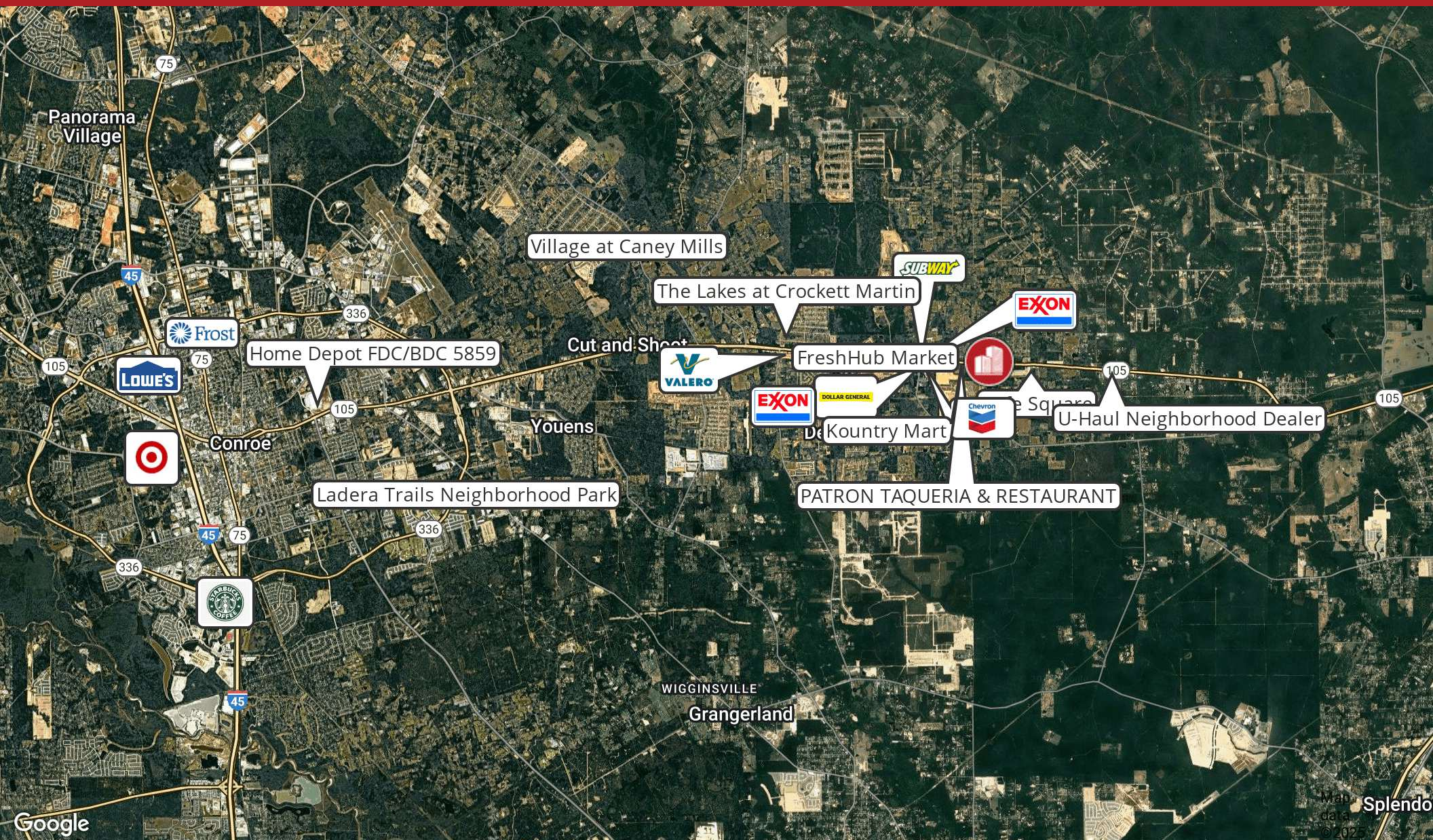
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RETAILER MAP | COMMERCIAL, RESIDENTIAL, INDUSTRIAL/DEVELOPMENT

FOR SALE: \$2,000,000



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