

**GABE RODARTE**

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

**ADAM OLSEN**

(713) 614-2670  
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4100 HOUSTON, TX 77056

**INDUSTRIAL SPACE FOR LEASE**

115 ENGEL ST | HOUSTON, TX 77011



## OFFERING SUMMARY

FOR SALE

\$2,975 PER MONTH (NNN)

PROPERTY TYPE

INDUSTRIAL

LOT SIZE

4,704 SF

## PROPERTY HIGHLIGHTS

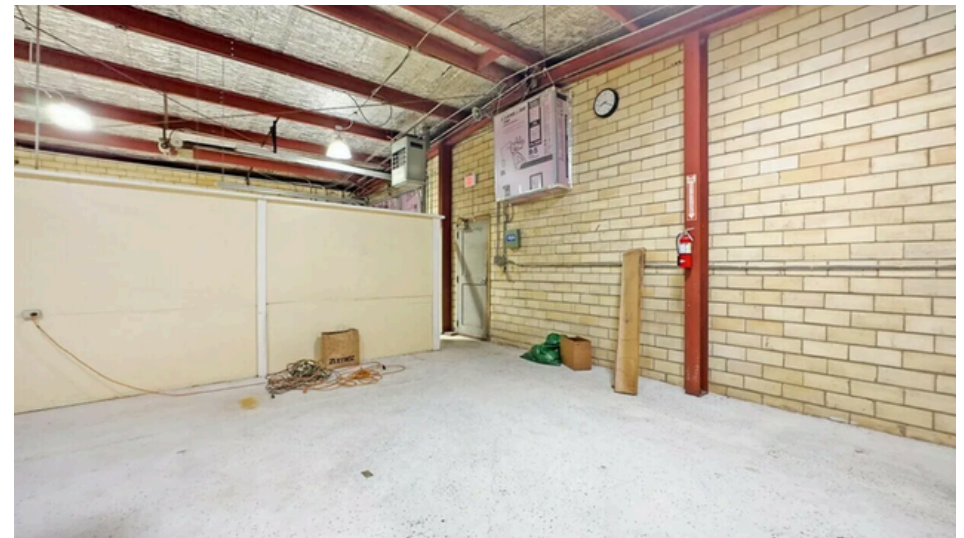
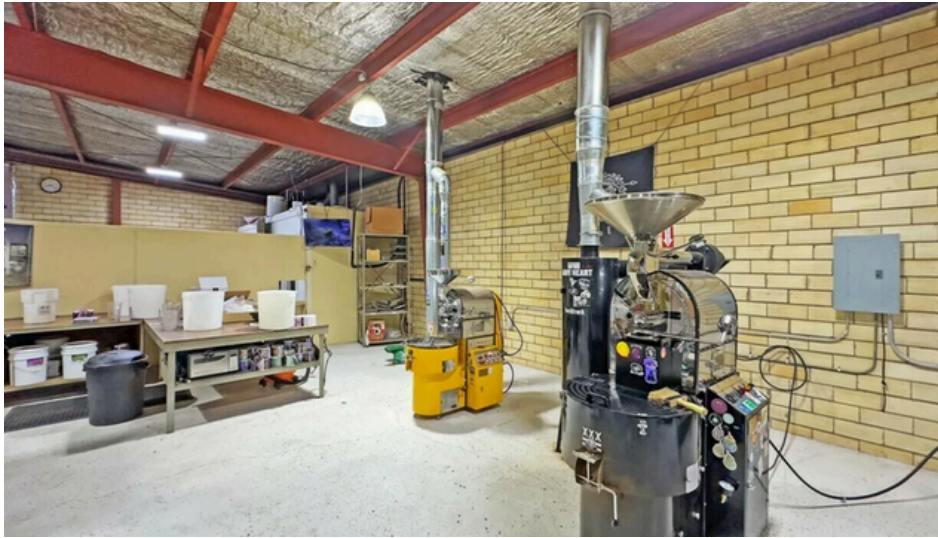
This commercial property features a 4,704 square foot building with tall ceilings, a new A/C system, and 3-phase power. The structure is constructed of heavy brick with no windows and includes an electric roll-up door for access. Interior features include upgraded bathrooms, security cameras, and two commercial 3-bay sinks.

# Aerial Map

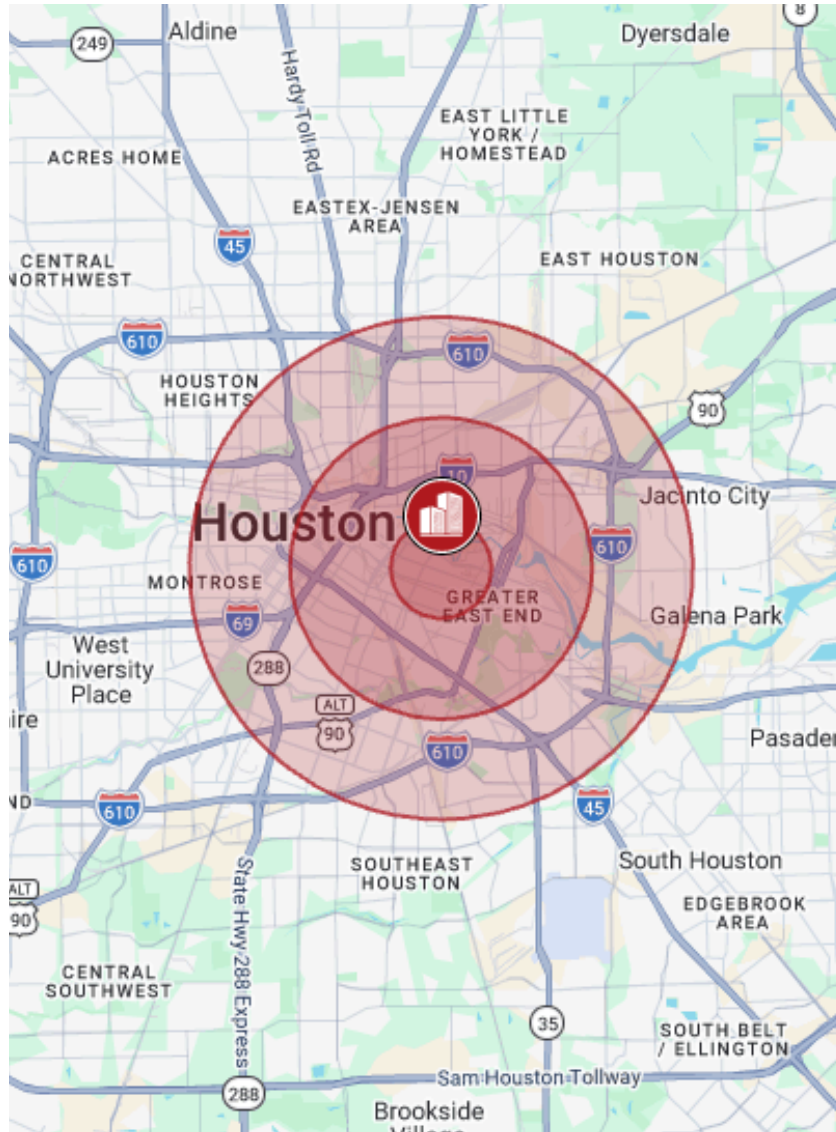
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# Property Photos



# Demographics



Located at the corner of Engel Street and Avenue H, this industrial warehouse sits in a highly active area with strong accessibility. Just a few blocks from the Houston Metro Rail Altic/Howard Hughes stop, the property offers convenient public transportation access. Surrounded by a mix of retail, restaurants, schools, and residential housing, the site benefits from consistent local traffic and visibility. Its central location within a well-established and diverse community supports a variety of business uses while providing easy access to nearby amenities and services.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	144	432	720
<b>Workday Population</b>	23	227	615
<b>Total household</b>	43	129	215
<b>Average household income</b>	\$89,093	\$267,279	\$445,465
<b>Average age</b>	36.1	108.3	180.5
<b>Male Population</b>	75	225	375
<b>Female Population</b>	71	213	355

Demographics data derived from AlphaMap

# Market Overview

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**Strategic Corner Location and Corridor Expansion** Situated at the intersection of Highway 105 and Security Way, this commercial tract occupies a high-visibility position in a rapidly developing growth corridor. As industrial and commercial expansion continues to push outward from Houston and Conroe, properties strategically located along major thoroughfares like Highway 105 are seeing heightened demand. This location serves as an essential connecting point for logistics, services, and local commerce moving across Liberty and Montgomery counties.

**Infrastructure Driving Regional Value** The value of the local commercial market is strongly supported by recent and ongoing infrastructure developments, including major road widening projects along the Highway 105 corridor. These enhancements have dramatically improved commuter flow, freight mobility, and regional accessibility. For commercial properties, this translates to increased daily traffic counts and enhanced long-term utility for retail, industrial, or mixed-use development.

**Tight Inventory and Robust Demand** The Cleveland submarket enters mid-2026 with a highly competitive landscape for commercial land and flexible-use tracts. Driven by a steady influx of new residents and supporting businesses, demand for well-positioned acreage with strong highway frontage remains robust. Because premium corner sites with excellent accessibility are limited in availability, this inventory constraint provides a solid foundation for capital preservation and appreciation.

**Favorable Investment and Business Climate** Benefiting from the overall resilience of the Texas economy—which continues to lead the nation in corporate relocations and population growth—the Cleveland area offers a secure and pro-business investment climate. Local economic development initiatives are actively attracting new commercial projects, creating a vibrant environment for owner-users and investors alike. Properties in this high-visibility corridor are perfectly aligned to capture this sustained economic momentum.



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