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PROPERTY **SUMMARY**

1216 N Walker Rd, Cleveland, TX 77328

SALE PRICE: \$950,000

PROPERTY TYPE: Land

LOT SIZE: 15 Acres

Unlock the possibilities with this rare 15-acre property combining residential and commercial opportunity in a prime location. At the heart of the acreage sits a 4-bedroom, 3.5-bath residence that can serve as an owner's home, corporate housing, or additional rental income. The true value lies in the land and its commercial potential. Positioned on 15 acres, the property offers space for expansion, development, or multiple business uses.

A commercial building is already in place at the back of the property, with a tenant generating income from day one. With infrastructure in place and room to grow, this tract is primed for investors, developers, or business owners seeking space and flexibility.



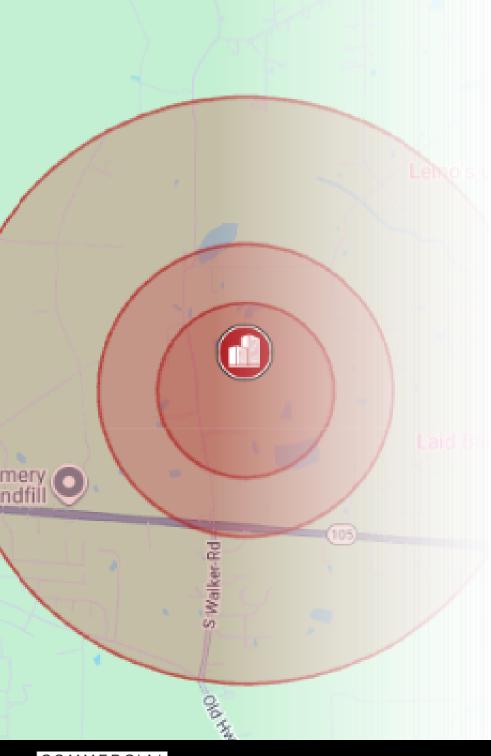
PROPERTY HIGHLIGHTS

15 Acres of Commercial Opportunity with Tenant-In-Place – Rare Mixed-Use & Growth Potential

Whether you envision additional buildings, retail pads, industrial use, or long-term investment growth, this property delivers the acreage, income, and strategic setup to make it happen. Schedule your showing today and see how this 15-acre opportunity can work for your portfolio or business plans.

- 15 acres of prime commercial land with mixed-use potential
- Income-producing commercial building with tenant already in place
- 4-bedroom, 3.5-bath residence ideal for owner's use,
 corporate housing, or additional rental income
- Strategic layout with residence at the front and commercial building at the rear
- Expansion opportunities for retail pads, industrial use, or future development
- Immediate ROI with rental income from existing tenant
- Rare blend of commercial income, residential use, and growth potential all on one property





AREA **OVERVIEW**

From Cleveland, head north on US-59, take the exit toward Washington Avenue and continue onto Loop 573, turn right onto North Washington Avenue and follow it until you reach FM 2025, turn left onto FM 2025, then turn right onto North Walker Road and continue until you arrive at 1216 N Walker Road, Cleveland, TX 77328.

	0.3 Miles	0.5 Miles	1 Miles
Total households	30	93	290
Total population	85	262	877
Persons per household	2.8	2.8	3
Average household income	\$111,214	\$105,526	\$95,859
Average house value	\$303,022	\$306,104	\$282,571
Average age	40	40	38
Average age male	40	40	38
Average age female	40	40	38

RETAILER MAP

