

**For Sale**

**±4.47 AC**

Rebel Road

Cleveland, TX 77327

**Colliers**

Midline Rd

Rebel Rd

**SITE**

INTERSTATE  
69

**Melissa Zamora-Marentez**

Associate

D +1 713 835 0093

C +1 832 813 9681

[melissa.zamora-marentez@colliers.com](mailto:melissa.zamora-marentez@colliers.com)

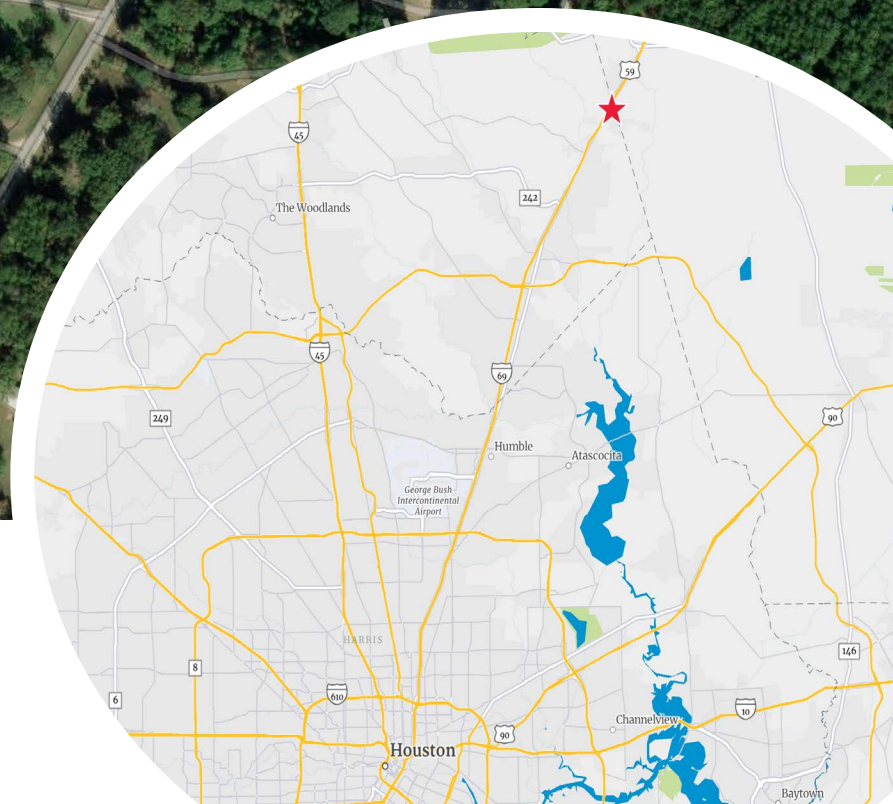
**Tom Condon, Jr.**

Principal

D +1 713 830 4007

C +1 281 382 8097

[tom.condon.jr@colliers.com](mailto:tom.condon.jr@colliers.com)





±4.47 AC in Cleveland, TX | For Sale

# Property Overview



- **LAND SITE: ±4.47 ACRES**
- Cleared and Leveled
- No Flood Plain Hazards
- Good visibility to US 59/I-69



Interactive Map

## PURCHASE PRICE

±\$400,000  
(\$2.05/SF)

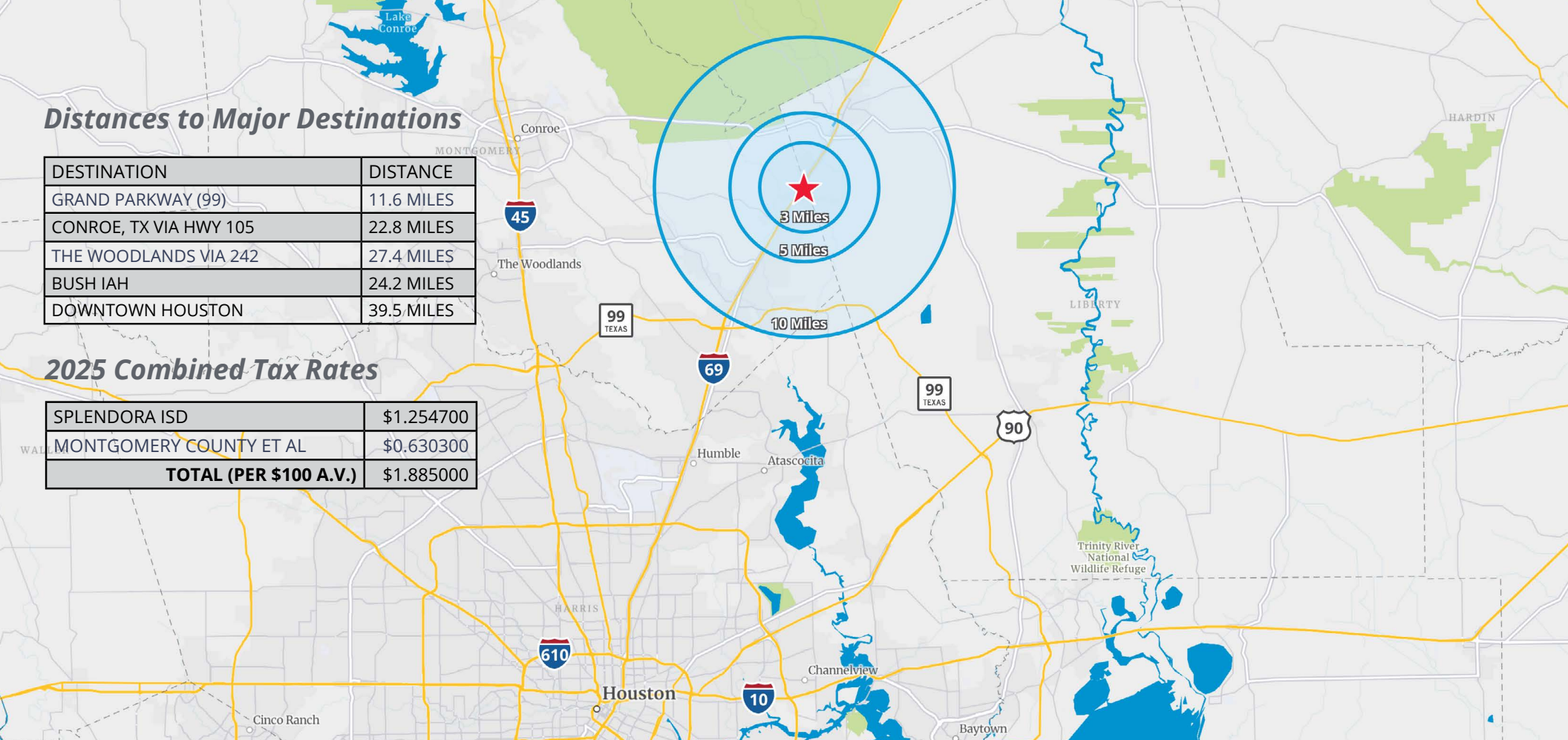


## Distances to Major Destinations

DESTINATION	DISTANCE
GRAND PARKWAY (99)	11.6 MILES
CONROE, TX VIA HWY 105	22.8 MILES
THE WOODLANDS VIA 242	27.4 MILES
BUSH IAH	24.2 MILES
DOWNTOWN HOUSTON	39.5 MILES

## 2025 Combined Tax Rates

SPLENDORA ISD	\$1.254700
MONTGOMERY COUNTY ET AL	\$0.630300
<b>TOTAL (PER \$100 A.V.)</b>	<b>\$1.885000</b>



## Demographics



2025  
Population

3 Miles	11,393
5 Miles	24,222
10 Miles	107,102



2025  
Households

3 Miles	3,757
5 Miles	7,643
10 Miles	34,135



2025 Average  
Household Income

3 Miles	\$88,236
5 Miles	\$89,694
10 Miles	\$94,406



2025  
Total Businesses

3 Miles	220
5 Miles	342
10 Miles	1,765



2025  
Total Employees

3 Miles	1,967
5 Miles	2,701
10 Miles	14,312

## KEY SPENDING FACTS 5 MILE RADIUS



© Esri 2025  
Spending facts are average annual dollars per household

● Series 1 ● Montgomery County

Bars show comparison to **Montgomery County**



9950 Woodloch Forest Dr, Suite 1225  
The Woodlands, TX 77380  
+1 713 222 2111  
www.colliers.com

### Melissa Zamora-Marentez

Associate  
D +1 713 835 0093  
C +1 832 813 9681  
melissa.zamora-marentez@colliers.com

### Tom Condon, Jr.

Principal  
D +1 713 830 4007  
C +1 281 382 8097  
tom.condon.jr@colliers.com

 Interactive Map

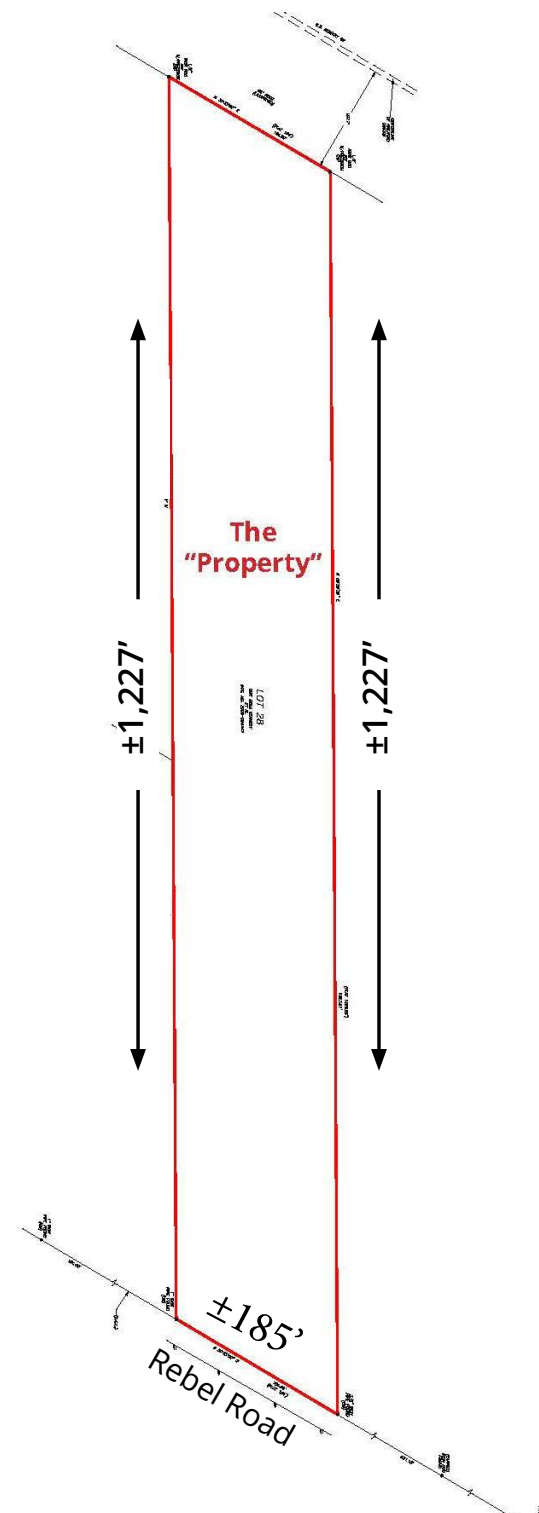
This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

## SITE MAP

### Quick Links

[Survey](#)

[Topo Survey](#)



FOR ILLUSTRATIVE PURPOSES ONLY



## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Colliers International Houston, Inc.	29114
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.
houston.info@colliers.com	+1 713 222 2111
Email	Phone

Daniel Patrick Rice	811065
Designated Broker of Firm	License No.
danny.rice@colliers.com	+1 713 830 2134
Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.
Email	Phone

Melissa Zamora-Marentez	670390
Sales Agent/Associate's Name	License No.
melissa.zamora-marentez@colliers.com	+1 713 830 4004
Email	Phone

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

\_\_\_\_\_  
Date