



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

15 ACRES MIXED-USE DEVELOPMENT SITE FOR SALE

1216 N WALKER RD | CLEVELAND, TX 77328



OFFERING SUMMARY

SALE PRICE

\$950,000

PROPERTY TYPE

LAND

LOT SIZE

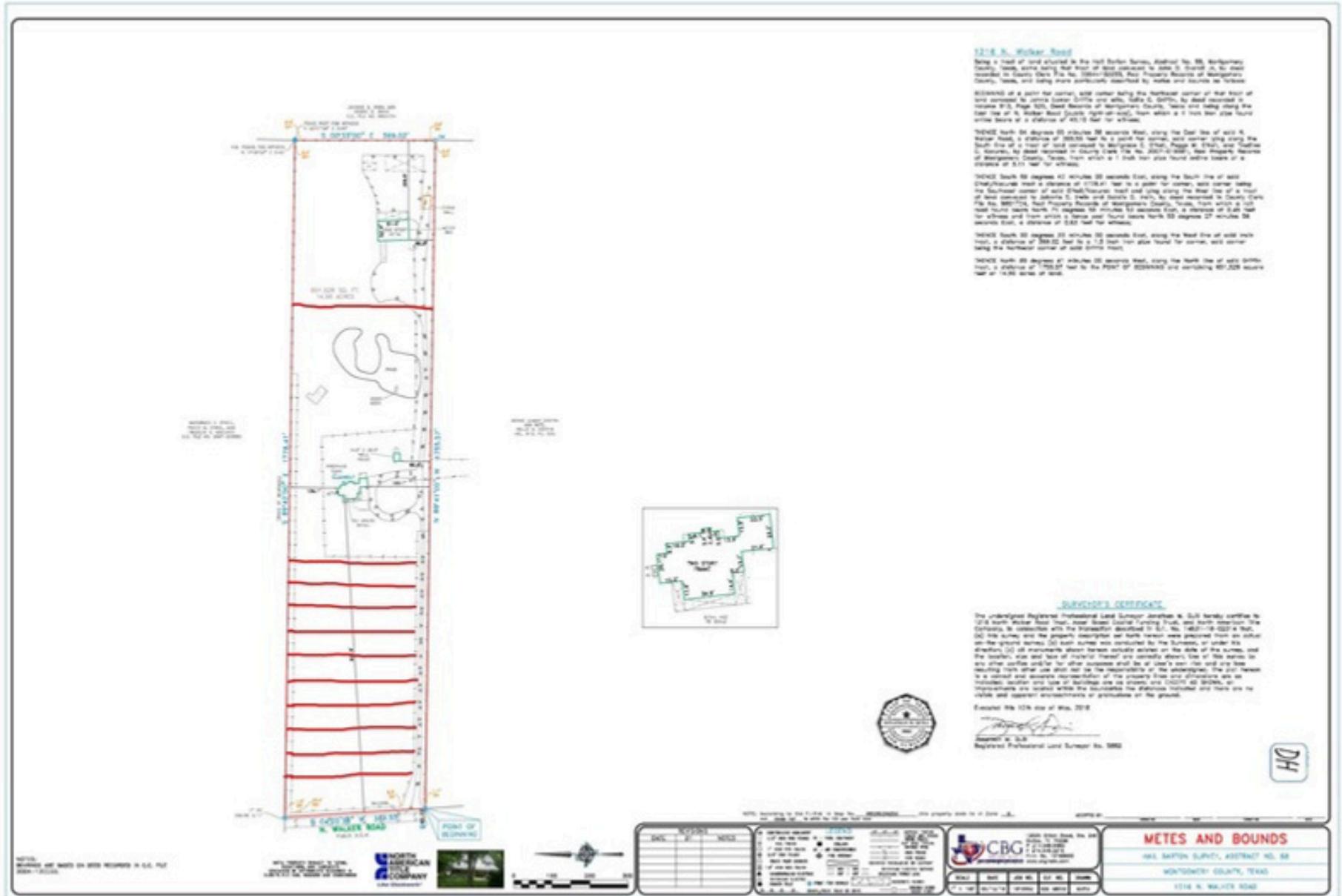
15 ACRES

PROPERTY HIGHLIGHTS

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.

Survey



Aerial Map



Property Photos



Demographics



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.

	1 Mile	3 Miles	5 Miles
Total population	724	10,667	21,798
Workday Population	289	4,590	9,239
Total household	227	3,211	6,682
Average household income	\$76,682	\$79,513	\$83,160
Average age	42.2	35.2	34.8
Male Population	367	5,329	10,791
Female Population	358	5,341	11,013

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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