

PRIME COMMERCIAL OPPORTUNITY DEVELOPMENT SITE | 6,000+ SQ FT BUILDING, HIGHWAY 105 FRONTAGE | CLEVELAND, TX
21120 E. HWY 105, CLEVELAND, TX 77328

RETAIL PROPERTY FOR SALE | \$425,000



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THE COMMERCIAL
PROFESSIONALS

To Schedule A Showing Call 713.538.1638

TABLE OF CONTENTS



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TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
SITE PLANS	12
FINANCIAL ANALYSIS	13
FINANCIAL SUMMARY	14
INCOME & EXPENSES	15
SALE COMPARABLES	16
SALE COMPS	17
SALE COMPS MAP & SUMMARY	18

PROPERTY INFORMATION

SECTION 1





PROPERTY DESCRIPTION

Discover exceptional value at 21120 Highway 105 in Cleveland, Texas—a strategically positioned 0.89-acre commercial property offering outstanding visibility and proven traffic counts on one of the area's premier commercial corridors.

The property features a durable 6,000–6,816 sq ft metal building structure with high-visibility frontage ideal for retail, service, or industrial operations. With flexible, unrestricted zoning that accommodates multiple commercial uses, the site provides immediate operational capability for entrepreneurs and developers alike.

This versatile property is perfectly suited for retail operations and storefronts, wholesale or light industrial ventures, automotive services or equipment sales, warehousing and distribution facilities, or mixed-use redevelopment projects. Whether you're looking for a turn-key operation or a value-add development opportunity, the site's prime location and unrestricted zoning make it an attractive choice for diverse commercial applications.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.89 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	38	149
Total Population	26	110	426
Average HH Income	\$102,273	\$87,729	\$87,023



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LOCATION DESCRIPTION

Situated along Highway 105 in Cleveland, Texas, this 0.89-acre commercial property enjoys a prime location on one of the area's most traveled corridors. The site's high-visibility frontage makes it an ideal destination for businesses seeking maximum exposure to daily traffic flows.

COMPLETE HIGHLIGHTS



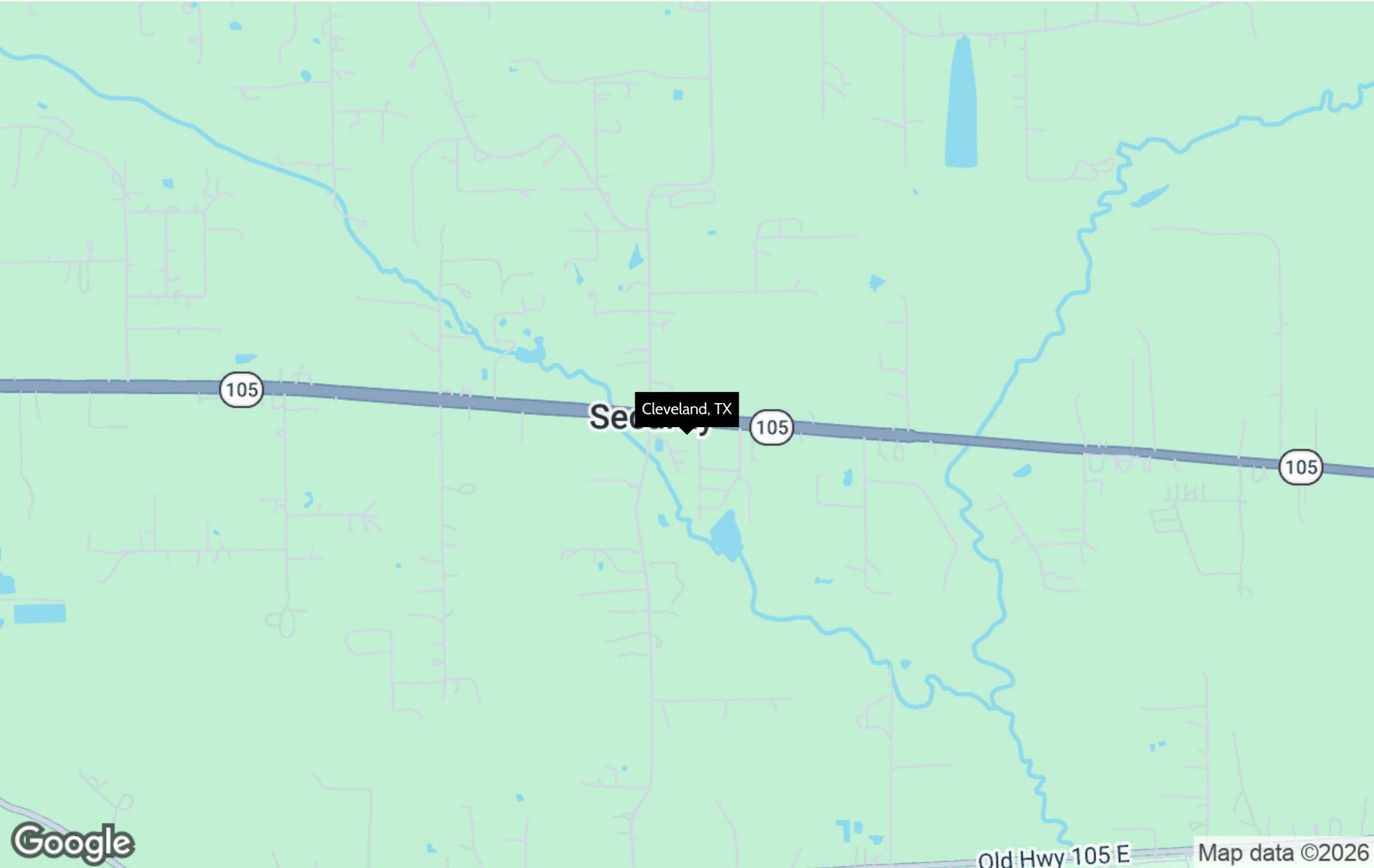
ADDITIONAL PHOTOS



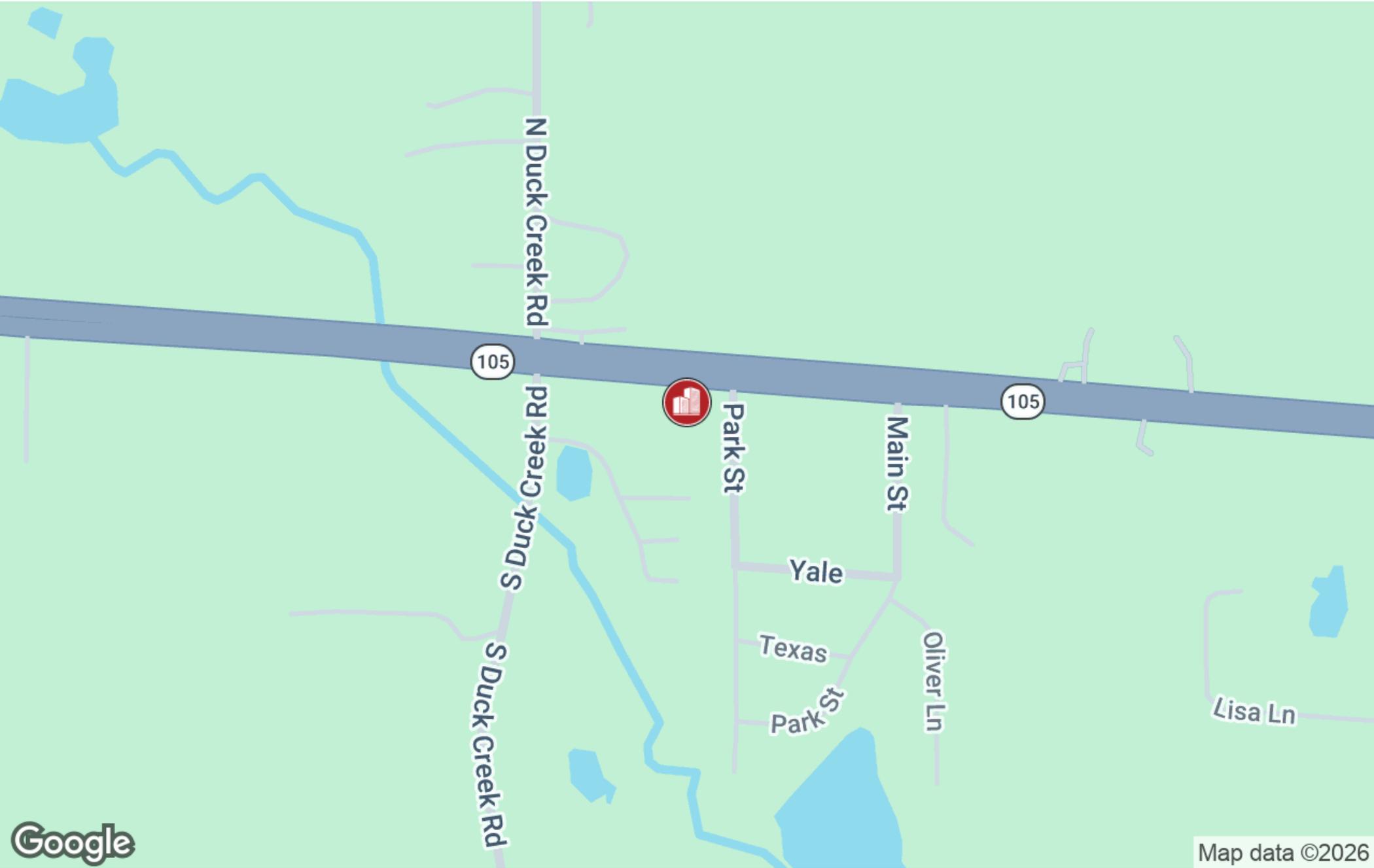
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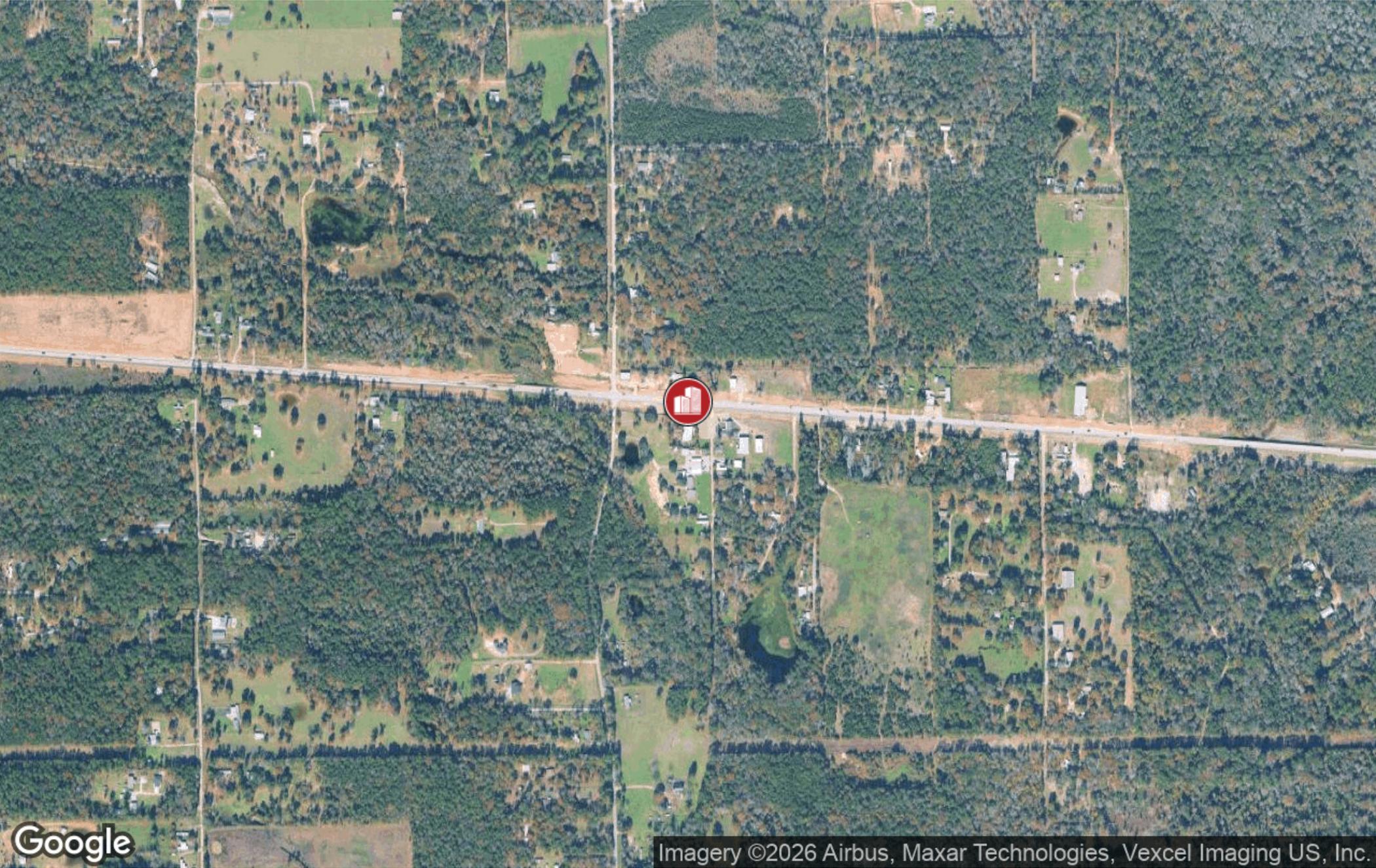
SECTION 2





LOCATION MAP





Google

Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the **Media Tab** or
"Publish on Website and Docs" in the **Plans Tab**)

FINANCIAL ANALYSIS

SECTION 3



FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$425,000
Price per SF	\$71

OPERATING DATA

FINANCING DATA

INCOME & EXPENSES



INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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SALE COMPARABLES

SECTION 4





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LEASE COMPARABLES

SECTION 5





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DEMOGRAPHICS

SECTION 6



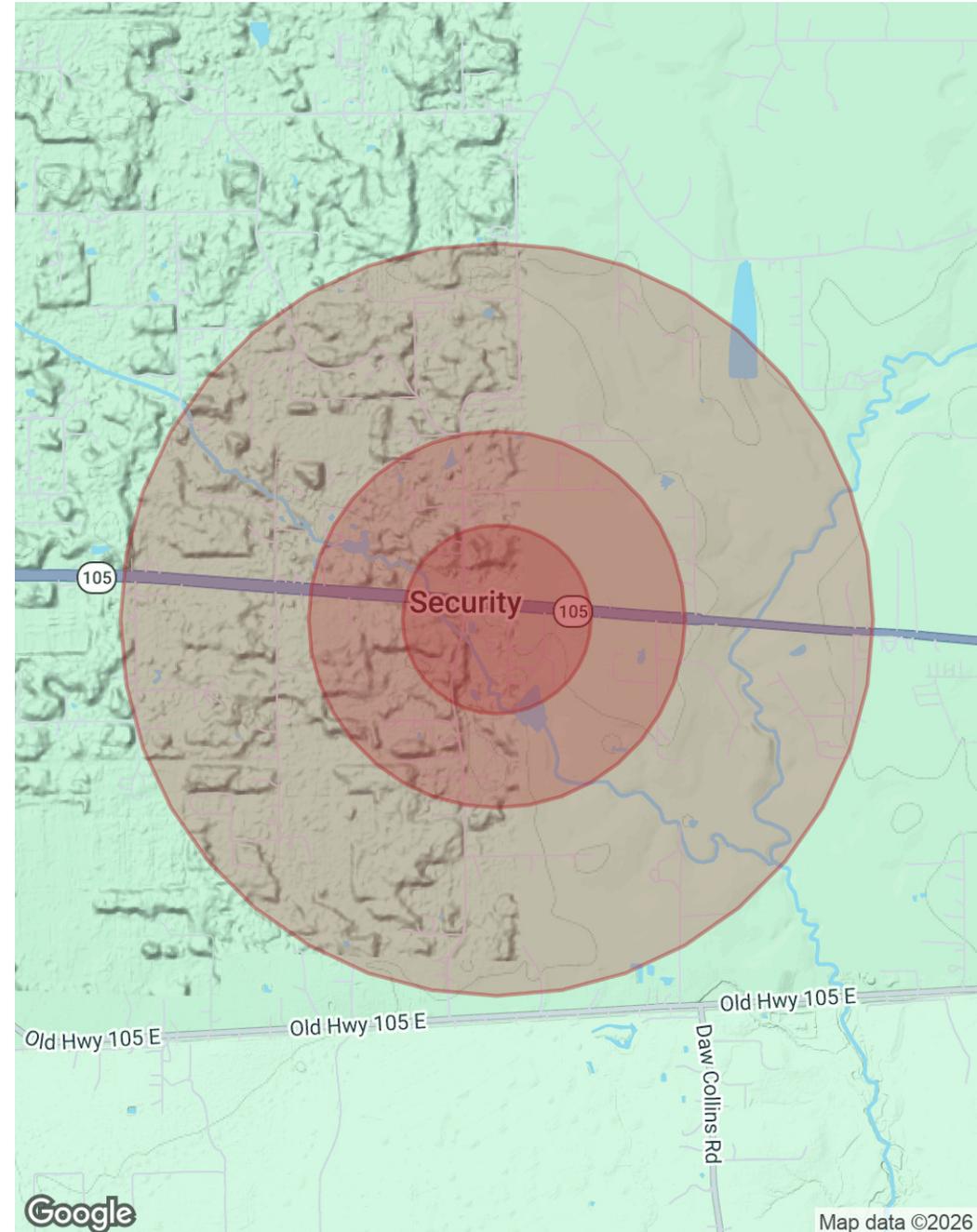
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	26	110	426
Average Age	56.7	55.1	55.4
Average Age (Male)	56.0	54.2	54.4
Average Age (Female)	54.4	53.0	53.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	38	149
# of Persons per HH	3.3	2.9	2.9
Average HH Income	\$102,273	\$87,729	\$87,023
Average House Value	\$247,704	\$235,483	\$229,667

2023 American Community Survey (ACS)



ADVISOR BIOS

SECTION 7



ADVISOR BIO 1



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