

Owners Are Ready To Sell
Bring Your Best Offer

FOR SALE

2.16AC

2.46AC

5.68AC

Hwy 105



CLEVELAND, TEXAS

FREWAY FRONTAGE LOTS



Feeder of Hwy 59 (I-69) & Hwy 105 | Cleveland, Texas

\$3.30-\$6.60psf

3 Frontage Lots Available

- 5.68AC - \$6.60psf - Stabilized / Mostly Cleared / Short-term Tenant On Site / Curb-Cut In Place
- 2.46AC - \$5.60psf - Mostly Cleared / Curb-Cut In Place / Utilities On Site
- 2.16AC - \$3.60psf - Raw Land / Forested / Curb- Cut In Place

Kim Devos

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Nestled in the heart of one of the fastest developing areas in Liberty County, these three sites offer an excellent opportunity for someone to capitalize and take advantage of immense growth taking place.

- Excellent Location - Frontage of I-69 (Hwy 59) at Hwy 105
- Lots can be purchased as a package or individually
- Less than two miles east of Cleveland Industrial Park
- Less than two miles west of Grand Oaks Reserve
- Less than ten miles from Grand Texas Theme Park and the Grand Parkway (Hwy 99)
- City of Cleveland Utilities
- Liberty County
- Perfect for hotel, retail, office or restaurant

Prices have been reduced by 20% and owners are ready to sell quickly... ALL offers will be considered.



AREA OVERVIEW

Kim DeVos





Stabilized Lot - Mostly cleared, raised with gravel laid throughout.

Currently has tenant leasing property under a short-term lease.

Sits right at the underpass/crossover to Washington Ave, which takes you directly to downtown Cleveland. RV Park directly behind parcel.

TxDot has approved plans to widen freeway, feeder, and underpass.

City of Cleveland Utilities.

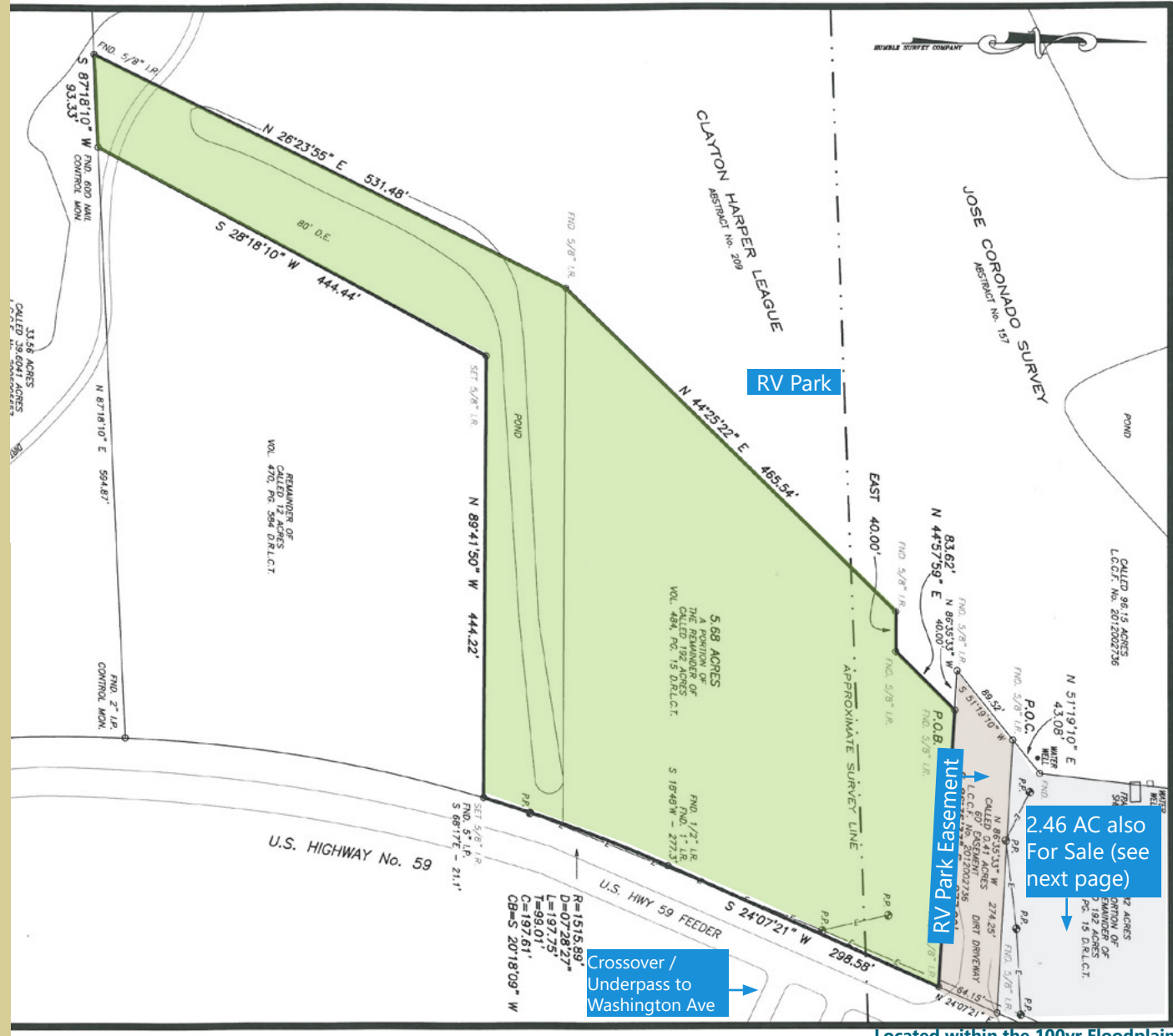
Curb-cut/driveway in place

Lot #1 5.68AC

5.68AC
 \$6.60psf
 \$1,632,976

Owners are highly motivated and owner-financing available under certain circumstances

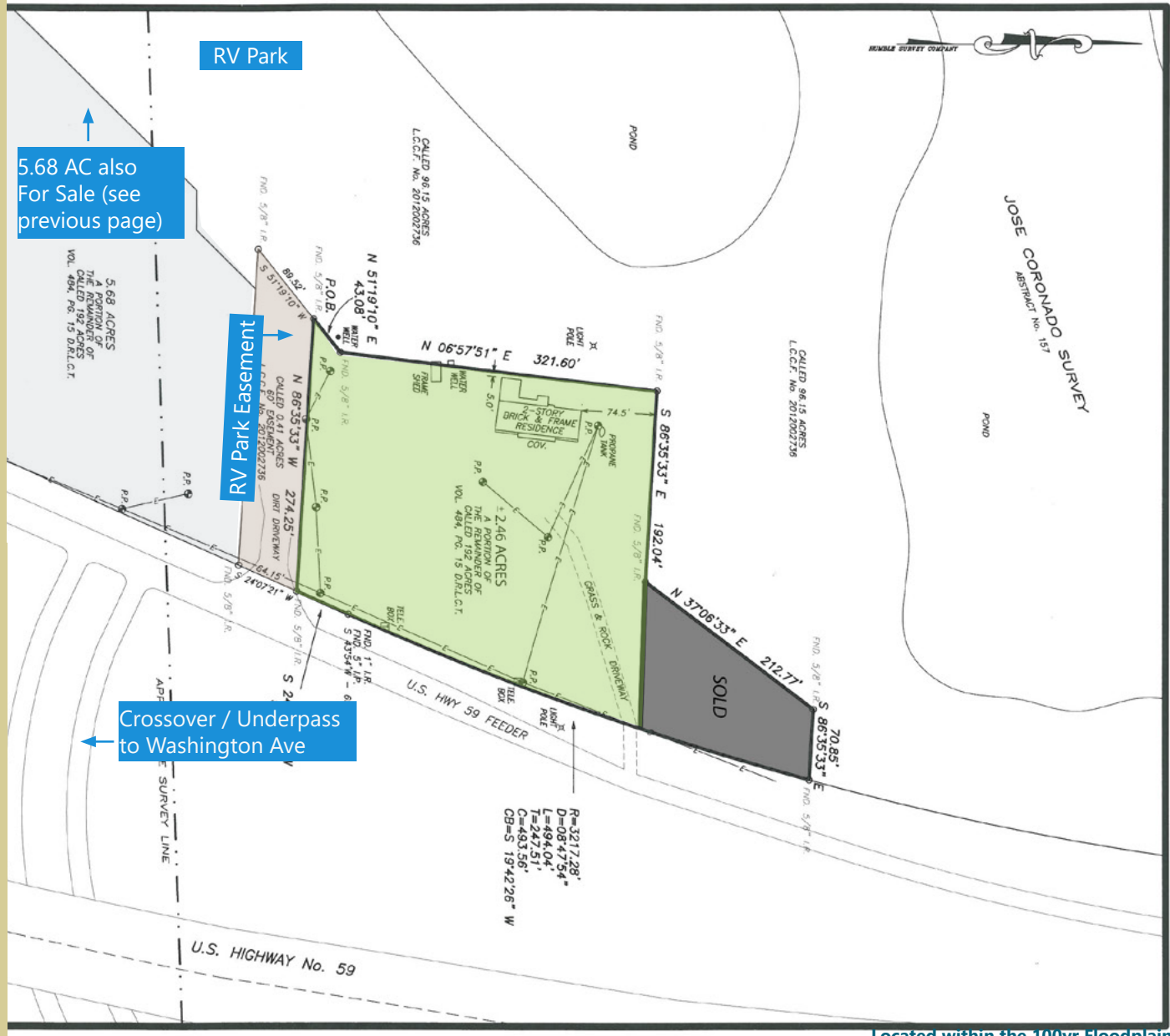
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 1776 Woodstead Ct., Suite 218 | The Woodlands, Texas 77380 | cypressbrook.com | woodlandscre.com



Located within the 100yr Floodplain

2.46 AC also For Sale (see next page)

Crossover / Underpass to Washington Ave



Located within the 100yr Floodplain

- Mostly cleared
- Existing house on property - HAS NO VALUE
- Sits a few yards from the underpass/crossover to Washington Ave, which takes you to downtown Cleveland.
- TxDot has approved plans to widen freeway, feeder, and underpass.
- City of Cleveland Utilities.
- Curb-cut/driveway in place

Lot #2 2.46AC

2.46AC
 \$5.60psf
 \$600,082

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Raw Land

Sits next to a Martin Chrysler, Dodge, Jeep, Ram car dealership

TxDot has approved plans to widen freeway, feeder, and underpass.

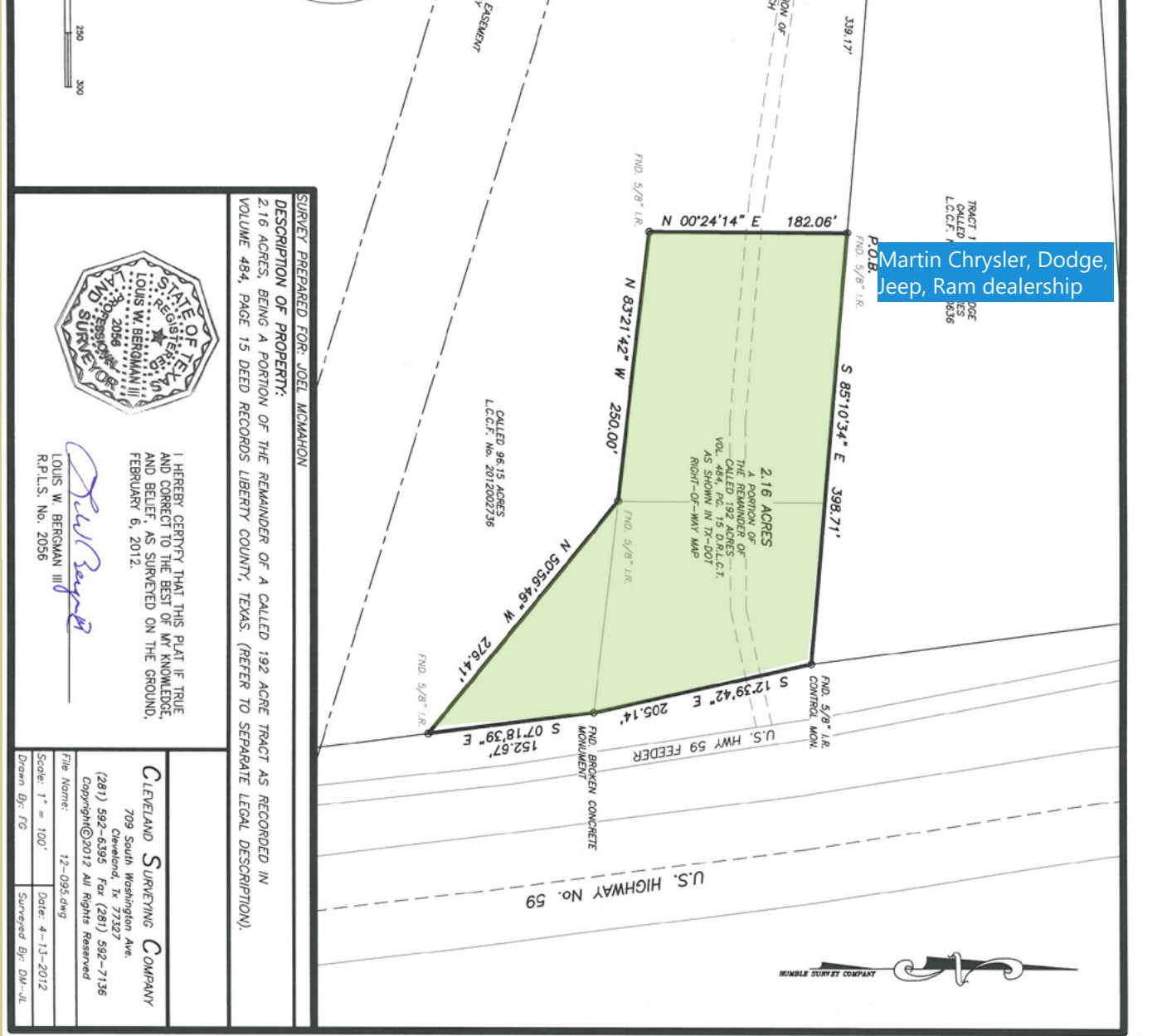
City of Cleveland Utilities.

Lot #3 2.16AC

2.16AC
 \$3.20psf
 \$301,086

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Martin Chrysler, Dodge, Jeep, Ram dealership

Located within the 100yr Floodplain

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Grand Texas is an entertainment, dining, and shopping destination under development on 630+ acres about nine miles north of IAH. Grand Texas will comprise the Houston area's largest amusement park, a waterpark, an outlet mall, a shopping and dining promenade, hotels, and more, providing the area's biggest and best destination for the entire family.

As of January 1, 2018, Grand Texas RV Resort and SpeedSportz Racing Park are open. Big Rivers Waterpark and Gator Bayou Adventure Park, comprising of 80AC, has broke ground. The waterpark portion will comprise the largest lazy river in the Houston area; the largest interactive play structure in Texas; a wave pool capable of generating the tallest waves in Houston; and a variety of waterslides and activities for guests of all ages. Guests will even be able to learn about Texas' rivers through entertainment, interactive activities, and theming. Gator Bayou Adventure Park will bring a new outdoor experience to the Greater Houston Area, open year round. Immediately adjacent to the waterpark, Gator Bayou will provide zip lines, challenge courses, nature trails, a seven story free fall tower, additional water attractions, and eco-tourism activities.

The \$100 million mixed-use community planned for the 630 acres at the intersection of state highways 105 and 321 in Cleveland. The community sits a few miles north of Valley Ranch Town Center at Interstate 69 and the Grand Parkway, and about an hour north of downtown Houston. The single-family homes will range in size from 1,900 square feet to about 4,000 square feet and in price from the mid-\$200,000s to more than \$500,000. The homes will be built on 50-, 60- and 65-foot lots. Custom luxury estate homes, which will be built on 200-foot lots off a 39-acre man-made lake, can cost upwards of \$1 million. Grand Oaks Reserve will also feature a 256-unit luxury condo complex and a 416-unit economy apartment complex.

Community amenities include a clubhouse with a resort-style pool, fitness center, basketball and tennis courts, 10 pocket parks with playgrounds and green spaces, a dog park and a nine-hole golf course. The golf course, designed by Nuzzo Course Design, will feature two tee boxes per hole, which allows for an 18-hole golf game. In addition, future commercial and retail developments are planned for 30 acres fronting state highway 321.



McKinley, a wholly owned subsidiary of Dalian Yihai Group Company of China, is developing a 122AC industrial park complex, Cleveland West Industrial Park, located at Hwy 105 and Fostoria Rd.



As of January 1, 2018, the industrial warehouse complex is also well under way with several units near completion. A corner was already sold for a large convenience store, and a Huddle House restaurant has signed on. The company is getting calls daily about commercial space.

The vision includes 50 one-acre office and/or warehouse sites accommodating up to 20,000 sq. ft. buildings with the potential to have lots combine for bigger buildings. All of the buildings will have water and sewer services and two "spec" buildings are expected to be constructed for facilitating immediate move-ins.

AREA AMENITIES

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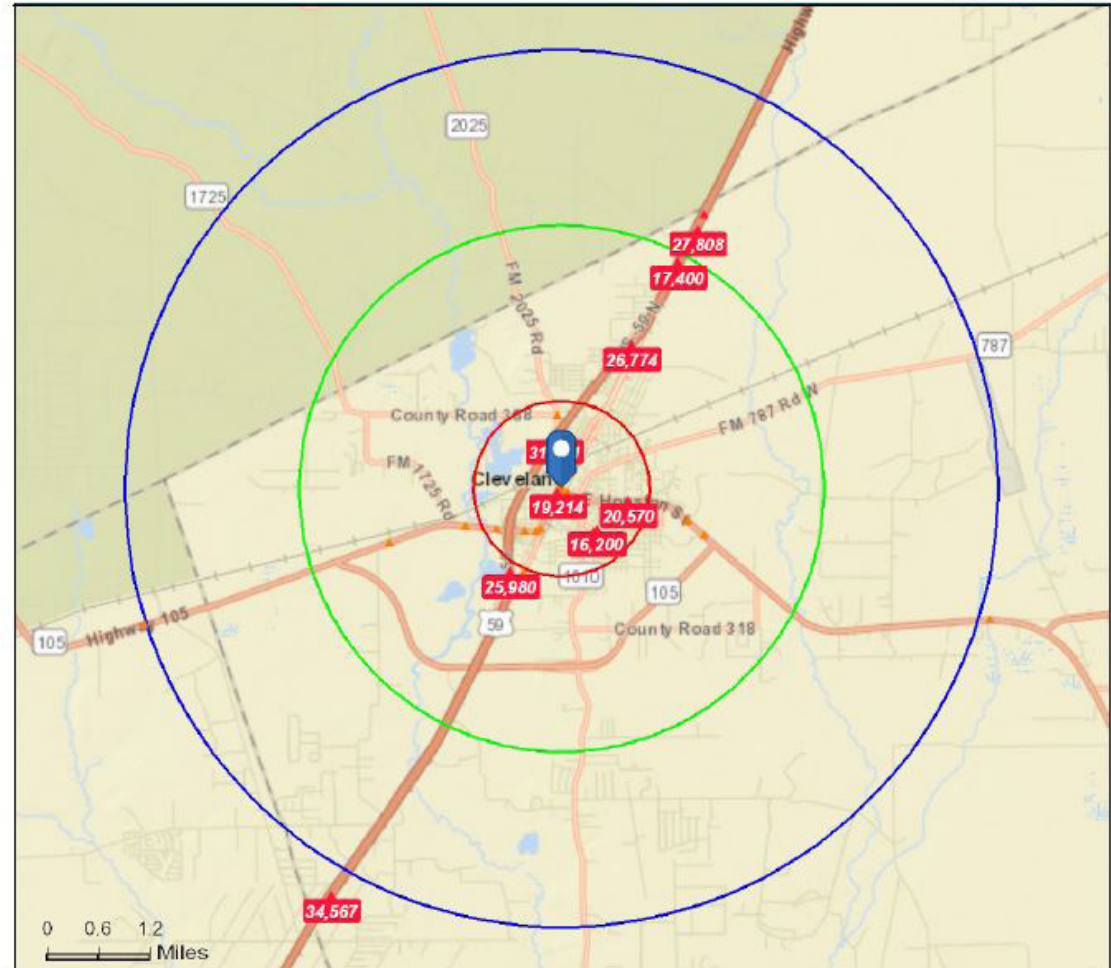
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Traffic Count Map

Cleveland, Texas
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 30.34302
Longitude: -95.08965



	1 mile	3 miles	5 miles
2017 Per Capita Income	\$19,971	\$18,887	\$19,832
2017 Median Household Income	\$36,762	\$36,832	\$40,525
2017 Average Household Income	\$50,937	\$50,608	\$55,574
2022 Per Capita Income	\$23,194	\$21,817	\$23,070
2022 Median Household Income	\$40,124	\$40,108	\$45,150
2022 Average Household Income	\$59,658	\$59,117	\$65,135

	1 mile	3 miles	5 miles
2000 Total Households	1,519	3,302	4,690
2010 Total Households	1,456	3,272	4,895
2017 Total Households	1,504	3,423	5,194
2022 Total Households	1,552	3,557	5,488

DEMOGRAPHICS





Information About Brokerage Services

11-2-2015

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

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.

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.

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.

Cypressbrook Company Michael E Novelli Licensed Broker/Broker Firm Name or Primary Assumed Business Name	367491 License No.	mnovelli@cypressbrook.com Email	(832) 403-2860 Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly DeVos Sales Agent/Associate's Name	533677 License No.	kdevos@cypressbrook.com Email	(823) 403-2860 Phone

Buyer/Tenant/Seller/Landlord Initials

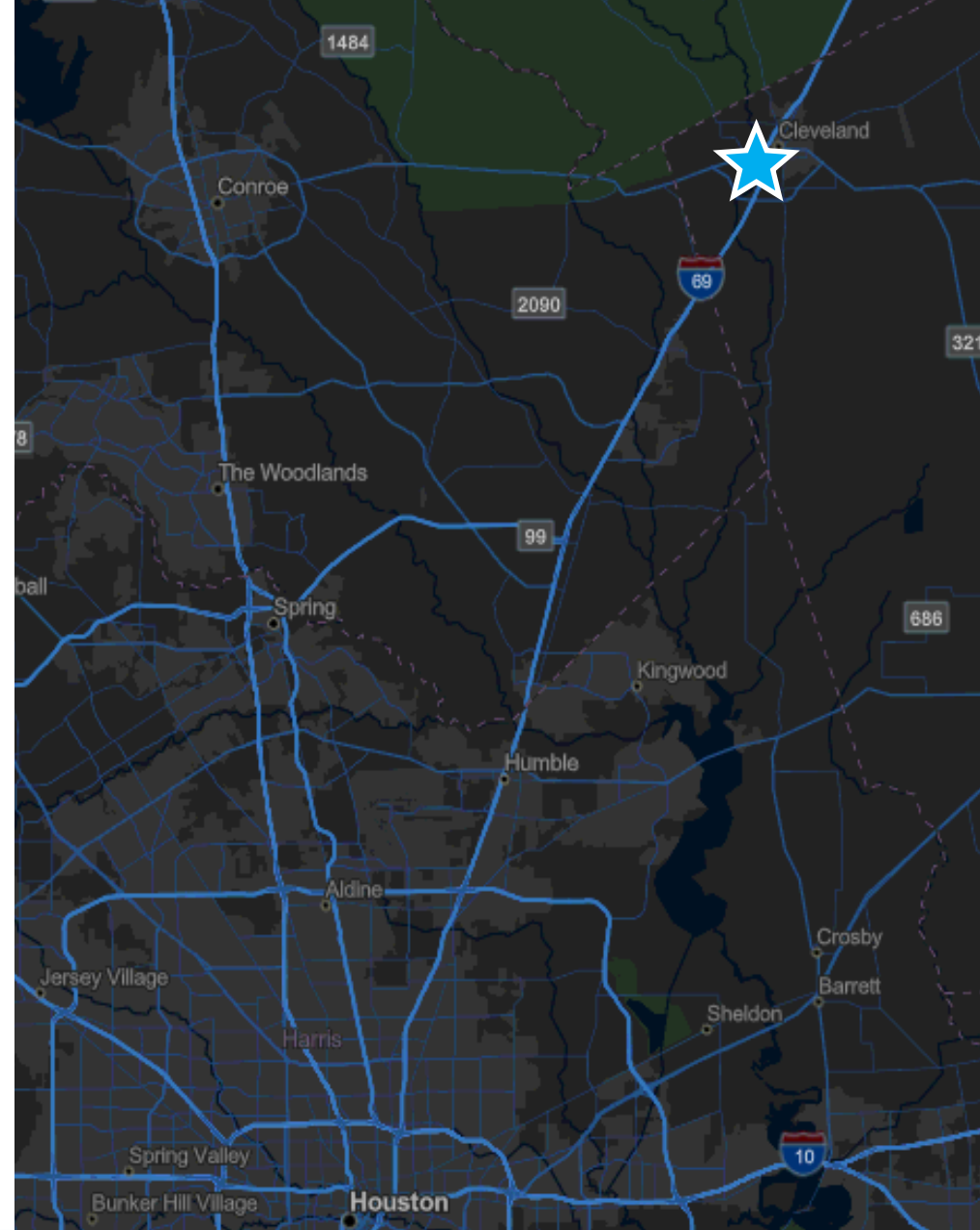
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

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IABS

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