



**HIGH-EXPOSURE COMMERCIAL PROPERTY IN
CLEVELAND, TEXAS**

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

11310 FARM TO MARKET ROAD 1725 | CLEVELAND, TX 77328



OFFERING SUMMARY

SALES PRICE

\$365,000

PROPERTY TYPE

SPECIAL PURPOSE

LOT SIZE

2,560 SF

PROPERTY HIGHLIGHTS

- Versatile commercial opportunity in the growing Cleveland area of San Jacinto County
- Situated on approximately 1.7 acres with direct frontage along FM 1725
- Existing improvements suitable for restaurant, bar, retail, entertainment, event venue, or service-oriented uses
- Spacious layout offering flexibility for owner-users or investors
- Established commercial presence with strong functional potential
- Easy access and convenient connectivity to surrounding communities
- Positioned to benefit from continued growth throughout the Cleveland and northeast Houston markets
- Surrounded by expanding residential development and recreational traffic
- Excellent opportunity for businesses seeking visibility, accessibility, and long-term upside
- Adaptable property with potential for a variety of commercial concepts

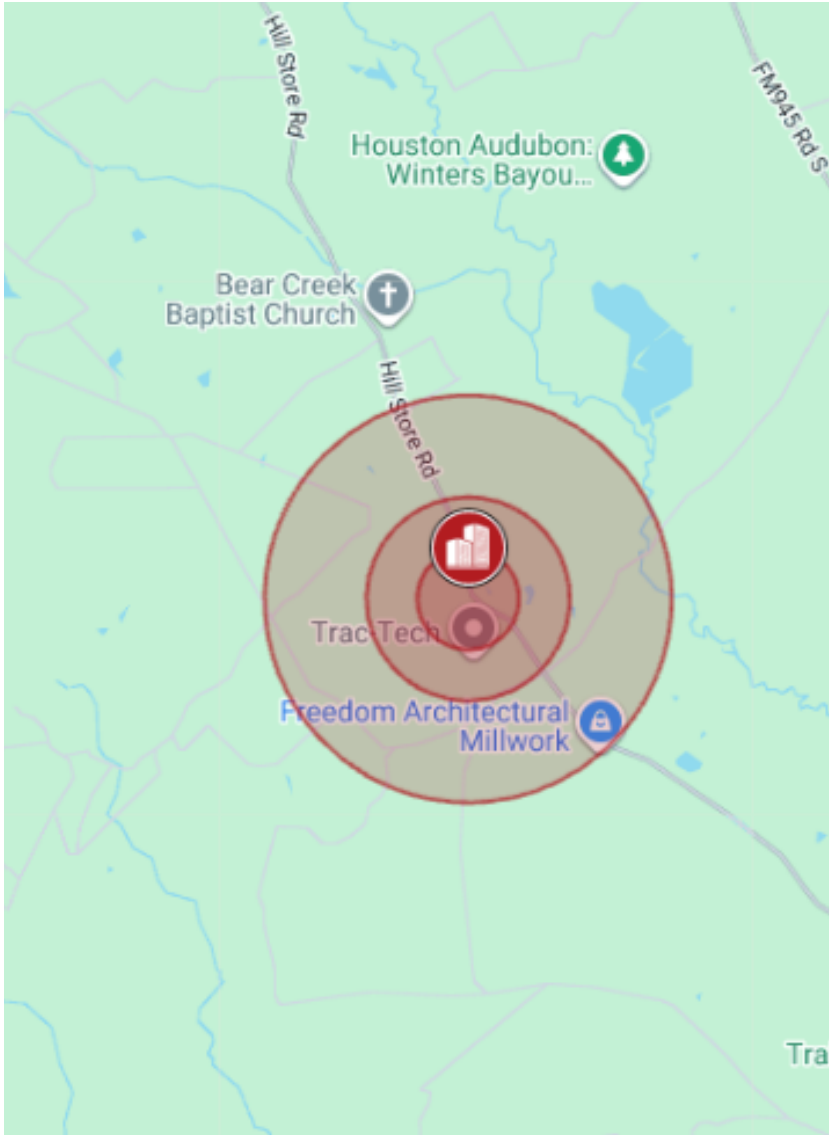
Aerial Map



Property Photos



Demographics



11310 FM 1725 is located along FM 1725 in Cleveland, Texas, offering strong visibility and easy access within a growing area of San Jacinto County. Just minutes from Highway 59/I-69, the property benefits from traffic traveling between Cleveland, Coldspring, and the Sam Houston National Forest area.

The surrounding area continues to grow with expanding residential development and increasing population throughout the northeast Houston region. Its frontage along a well-traveled roadway makes the property well-suited for restaurant, bar, retail, event venue, convenience, or other commercial uses seeking visibility and long-term growth potential.

	1 Mile	3 Miles	5 Miles
Total population	57	171	285
Workday Population	23	227	615
Total household	8	24	45
Average household income	\$227,222	\$681,666	\$1,136,110
Average age	46.7	46.1	45.4
Male Population	47.6	142.8	238
Female Population	47.6	142.8	238

Demographics data derived from AlphaMap

Market Overview

A Strategic Industrial and Logistics Hub

Cleveland, Texas, entering mid-2026, is a rapidly developing market positioned as a vital gateway hub just north of the Greater Houston metropolitan area. Situated at the critical intersection of Interstate 69 (US Highway 59) and State Highway 105, the city has transformed from a traditional rural center into a focal point for regional logistics, warehousing, and industrial expansion. This strategic location offers businesses exceptional connectivity to the Port of Houston and major corporate corridors, fueling steady economic momentum.

Surging Demand for Attainable Residential Housing

The residential real estate sector in Cleveland is experiencing unprecedented growth, largely driven by buyers and developers seeking affordability within commuting distance of major employment hubs like Kingwood and The Woodlands. As master-planned communities expand northward into Liberty County, Cleveland offers highly competitive price points for single-family homes and acreage properties. Strong enrollment growth within Cleveland ISD further highlights the influx of families looking for modern suburban living with a lower cost of entry.

Commercial Expansion and Retail Development

To support the rapidly increasing residential rooftop count, Cleveland's commercial and retail infrastructure is undergoing significant modernization. The city's commercial footprint is expanding with new retail power centers, national dining chains, and essential healthcare facilities along the Interstate 69 frontage roads. This robust commercial absorption reflects low vacancy rates and a rising demand for local consumer goods, reducing the need for residents to travel south for daily amenities.

Infrastructure Readiness and Future Outlook

Backed by aggressive local and state infrastructure investments, Cleveland is well-equipped to manage its ongoing expansion over the next decade. Planned roadway widenings, utility upgrades, and community-focused development initiatives ensure that the city can accommodate both corporate industrial parks and dense residential developments. For real estate investors and developers, Cleveland represents a high-growth, business-friendly submarket that promises sustained property appreciation and excellent long-term yields.



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