SECURE
NET LEASE



2.46 Acres

$750,000 | Opportunity Zone

310 U.S. 59 S., Cleveland, Texas (Houston) 77327

- **Prime Location Along** I-69 Frontage | +33k Vehicles Per Day
- **Rapid Population Growth: Cleveland Has Grown Approx.** 44% Since 2020
- **Major Industrial Growth: Minutes From BNSF** Railway's Largest Logistics Facility In The Country
- **Liberty County Ranked** Top 10 Fastest Growing Counties In U.S. Directly Benefiting From Houston's Rapid Expansion
- **40-miles From Downtown Houston** | Houston Ranked As 2nd Fastest Growing City In U.S.

OVERVIEW

INVESTMENT OVERVIEW

LAND CLEVELAND, TX



$750,000

Land Area (AC)

2.46± *

Land Area (SF)

107,158± SF

Zoning

GC

*Footnote : Property includes a .41-acre easement located south on the south side of property

- **Premier ±2.46 acres I-69 frontage with direct access to TX-573 located in Opportunity Zone**
- **Zoned General Commercial -** Current zoning allows for retail, office, restaurants, storage, wholesaling and warehousing establishments, and other commercial uses
- **City water available to site; no city** sewage currently available
- **New I-69 designation** enhances regional connectivity, elevating Cleveland, Texas's visibility and positioning the area for accelerated business attraction, job creation, and long-term economic growth—supporting rising property values as development continues.
- **Significant capital investment is accelerating growth in Cleveland,** highlighted by the 1,200-acre BNSF logistics park, a $799M infrastructure investment from Entergy expected to generate $951M in economic activity, and a $1.8M planned expansion at the Walmart Supercenter just up the road.
- **Fastest growing school district in TX |** Cleveland ISD enrollment surged from +3,300 in 2013 to +12,000 today
- **Direct access to Houston,** the nation's 4th largest city, 7th largest metro economy, and 2nd fastest-growing city, positions Cleveland to continue benefiting from Houston's rapid expansion

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE NET LEASE


Loves
QuikTrip
NORTH WASHINGTON AVENUE
±16,758 VPD
LOOP 573
Heidelberg Materials
FARM 1725 ROAD
FARM TO MARKET ROAD 1725
±3,403 VPD
BNSF LOGISTICS CENTER NORTH HOUSTON
WEST SOUTHLINE STREET
±9,460 VPD
105 TEXAS
WHATABURGER
AT&T
SONIC
Pizza Hut
Cash America
Jack in the box
Brookshire Brothers
AutoZone
O'Reilly AUTO PARTS
FAMILY DOLLAR
321 TEXAS
OLLIE'S GOOD STUFF CHEAP
bealls
DOLLAR TREE
Aaron's Easy. Beautiful. Affordable.
snap fitness 24/7
SUBWAY
Little Caesars
WELLS FARO
CLEVELAND INDEPENDENT SCHOOL DISTRICT
Best Western
POPEYES
Domino's Pizza
verizon
CHEVROLET GMC
SOUTHSIDE ELEMENTARY SCHOOL
(1,052 STUDENTS)
DOLLAR GENERAL market
NAPA
CLEVELAND HIGH SCHOOL
(3,592 STUDENTS)
EAST HOUSTON STREET
±14,140 VPD
CLEVELAND MIDDLE SCHOOL
(1,458 STUDENTS)
BURGER KING
Holiday Inn Express & Suites
IHG HOTEL
H-E-B
BUDDY'S HOME FURNISHINGS
DOLLAR GENERAL
Great Clips IT'S GONNA BE GREAT
Super 8
SUBWAY
marco's Pizza
cricket
metro by T-Mobile
boost mobile
CHRYSLER Jeep DODGE RAM
CHEVROLET GMC
Comfort INN & SUITES
motel 6
Walmart Supercenter
TACO BELL
ANYTIME FITNESS
±11,324 VPD
105 TEXAS
EASTSIDE ELEMENTARY SCHOOL
(877 STUDENTS)
SUBJECT PROPERTY
310 U.S. 59 S.
INTERSTATE TEXAS 69
59
REPUBLIC SERVICES
CLEVELAND INDEPENDENT SCHOOL DISTRICT
RV STATION
±30,627 VPD

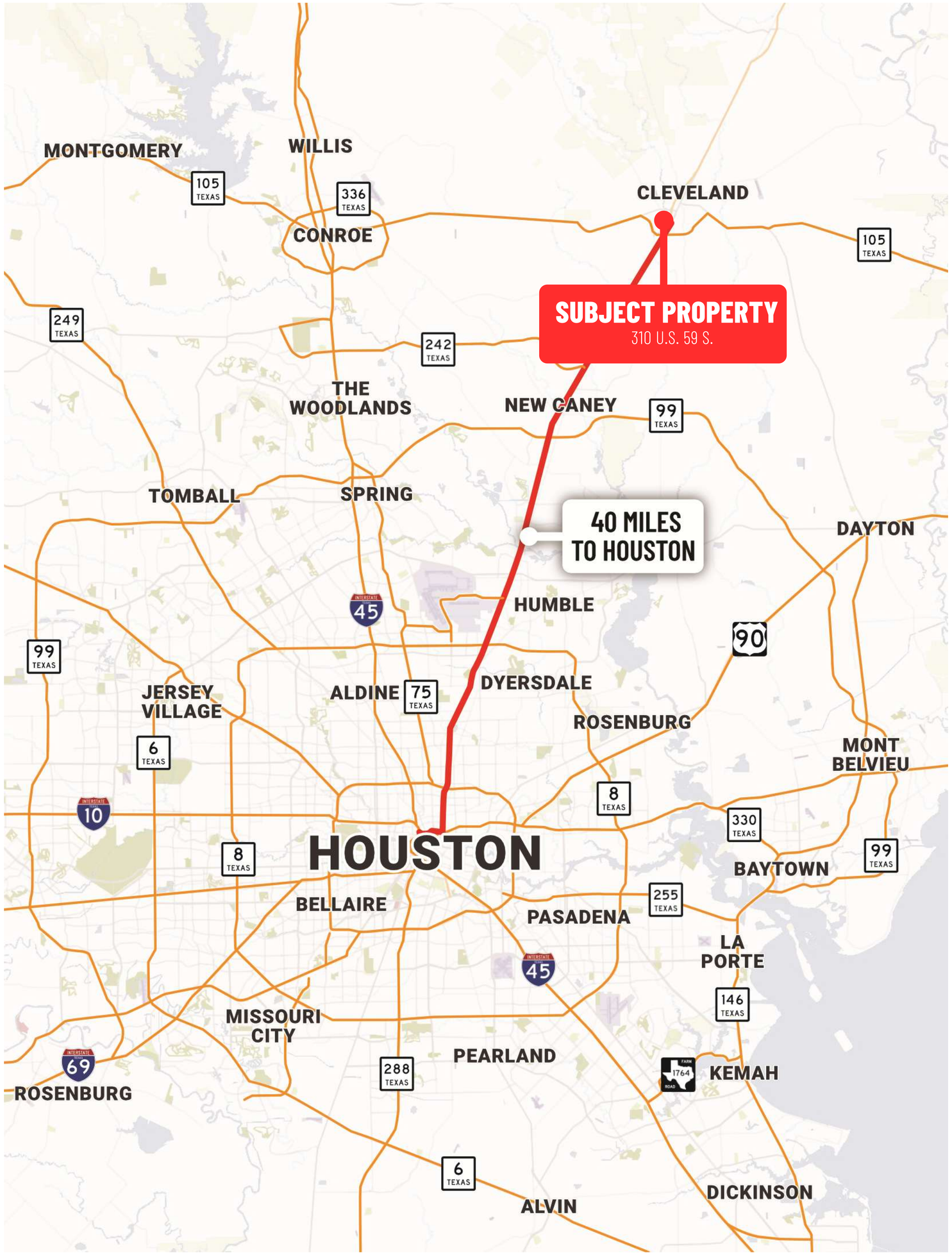
SITE OVERVIEW

LAND CLEVELAND, TX

Price Per SF	$7.88
Land Area (AC)	±2.46 SF
Land Area (SF)	±107,158 SF

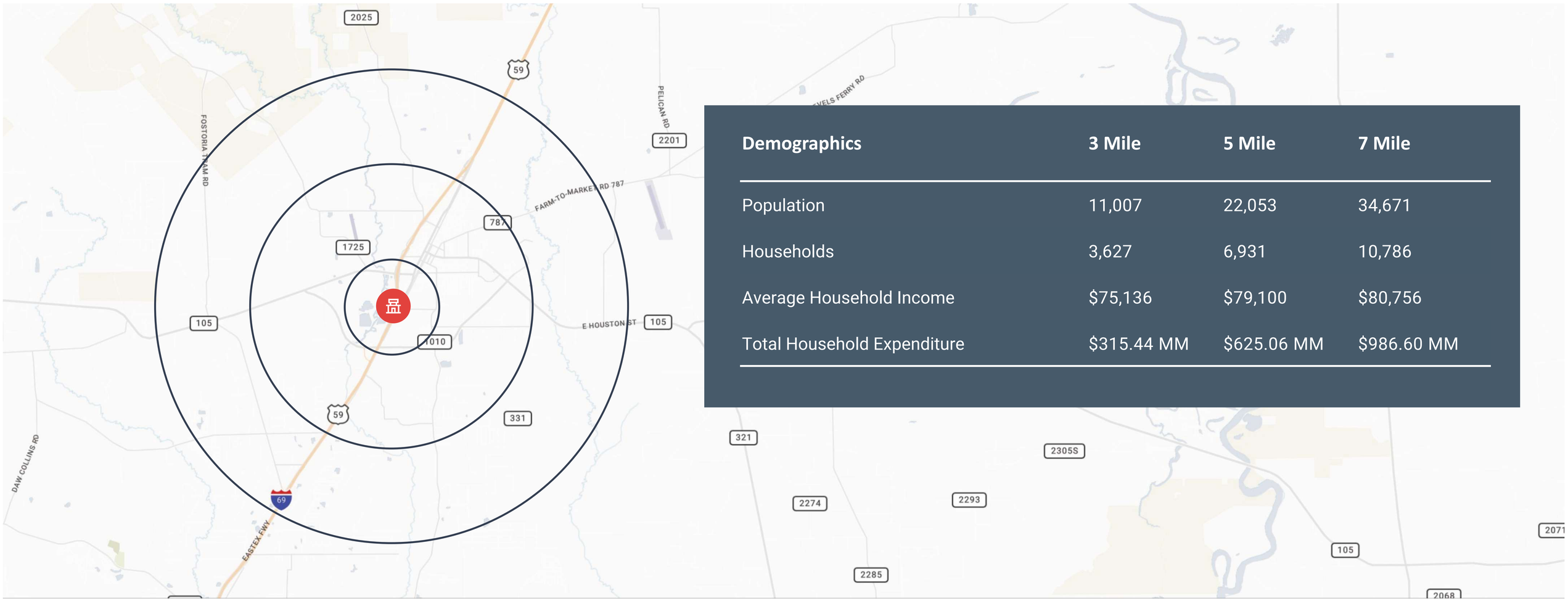
NEIGHBORING RETAILERS

- Walmart Supercenter
- H-E-B
- Dollar General
- Ollie’s
- Bealls
- Aaron’s
- Brookshire Brothers
- Dollar Tree
- Family Dollar
- AutoZone Auto Parts



LOCATION OVERVIEW

LAND CLEVELAND, TX



Demographics	3 Mile	5 Mile	7 Mile
Population	11,007	22,053	34,671
Households	3,627	6,931	10,786
Average Household Income	$75,136	$79,100	$80,756
Total Household Expenditure	$315.44 MM	$625.06 MM	$986.60 MM

HOUSTON ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Memorial Hermann Health System *(35,360)*
2. Walmart *(29,797)*
3. H-E-B *(29,657)*
4. Houston Methodist *(26,098)*
5. University of Texas MD Anderson Cancer Center *(21,576)*
6. HCA Houston Healthcare *(15,000)*
7. Kroger (14,868)
8. ExxonMobil *(13,000)*
9. United Airlines *(11,900)*
10. Schlumberger Limited *(11,700)*

LOCATION OVERVIEW

LAND CLEVELAND, TX



Fastest Growing Counties In U.S.

Top 10

Population within a 10-mile radius

50,000

Cleveland, TX is a rapidly expanding submarket of the greater Houston region.

Cleveland is emerging as a high-growth community driven by infrastructure investment, population expansion, and multi-modal regional connectivity.

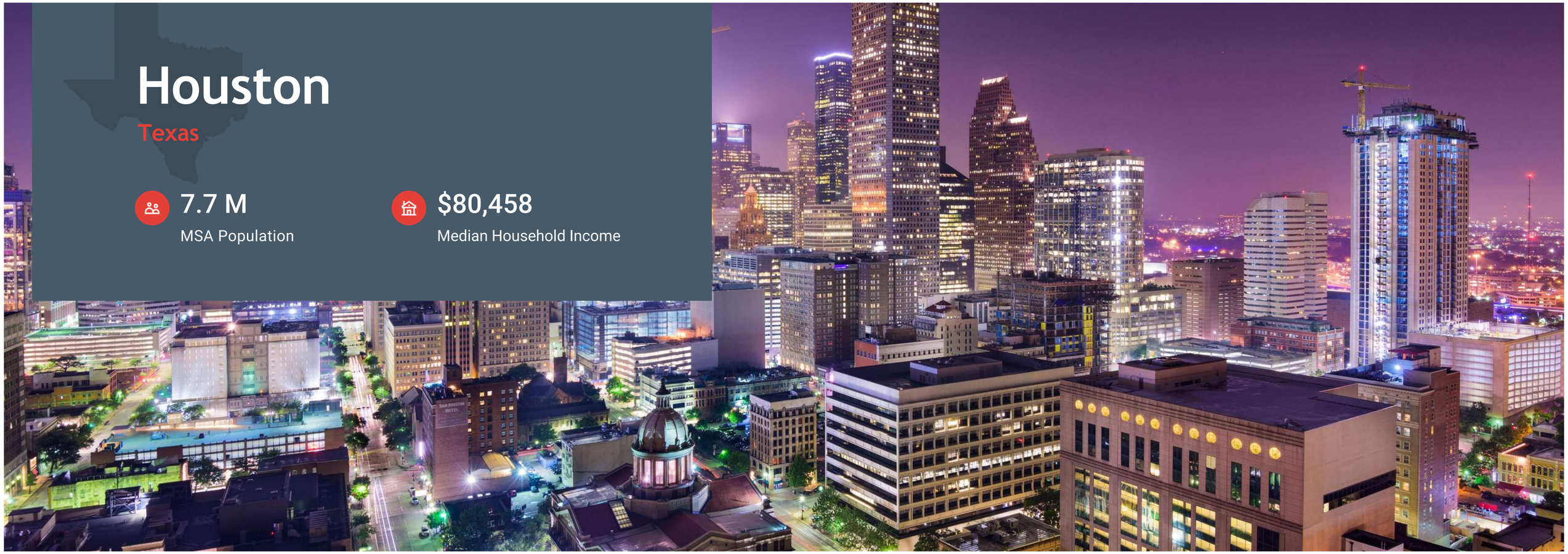
Strategically positioned along a recently designated corridor of I-69, the city offers direct access to Houston's core, major employment centers, and the port of Houston, all within roughly a 45-minute drive.

Known for its affordability, available land, and business friendly environment, Cleveland is attracting both residents and developers seeking alternatives to the congestion and pricing constraints 's of the urban core.

Cleveland's rapid expansion is highlighted by major investments including BNSF's North Houston Logistics Center and a newly announced Entergy power plant that will help power the rapidly growing community. These projects will ensure the scalability needed for long-term growth. With its prime location along I-69, proximity to Houston’s vast labor pool and global trade infrastructure, and strong population momentum, Cleveland is well-positioned within Houston's growth corridor to capture continued demand for development while also supporting complementary retail and commercial growth driven by its expanding rooftops.

LOCATION OVERVIEW

LAND CLEVELAND, TX



The Most Populous County in Texas

HARRIS COUNTY

Residents in the Houston–The Woodlands–Sugar Land MSA

7.7 MILLION+

Houston, Texas is the largest city in Texas and the fourth-largest in the United States, with a population of over 2.3 million as of July 2023.

It serves as the principal city in the Houston–The Woodlands–Sugar Land metropolitan area, which is the fifth most populous MSA in the nation, with more than 7.3 million residents.

Houston is second only to New York City in the number of Fortune 500 headquarters.

Known as the Energy Capital of the World, Houston is home to over 4,600 energy-related firms, including the headquarters of ExxonMobil, ConocoPhillips, and Halliburton.

The city's economy is highly diversified across sectors such as energy, healthcare, aerospace, advanced manufacturing, biotechnology, and international trade. The Texas Medical Center—the world's largest medical complex—employs more than 100,000 healthcare professionals and hosts top institutions like MD Anderson Cancer Center. The Port of Houston ranks first in the U.S. in foreign tonnage and is a major driver of the region's robust logistics and shipping industry. Houston is also home to 23 Fortune 500 companies, second only to New York City. Its infrastructure includes two major international airports, an extensive freeway network, and one of the most active construction markets in the country. Houston's university system—featuring Rice University, University of Houston, and Texas Southern University—supports a growing innovation corridor and contributes billions to the local economy. Culturally, Houston is known for its diversity—with more than 145 languages spoken—and vibrant offerings in fine arts, culinary experiences, professional sports, and green spaces. The city's affordability and quality of life continue to attract both talent and capital from across the U.S. and around the world.

IN THE NEWS

LAND CLEVELAND, TX

Cleveland is on the map': BNSF logistics center expected to bring jobs to Liberty County

CEILI DOYLE, SEPTEMBER 8, 2023 (HOUSTON LANDING)

Six miles west of the city, semi-trucks carting lumber and construction equipment barrel across the train tracks on Fostoria Tram Road.

"They are en route to build out 1,200 acres of land on the northern edge of Liberty County that will house Burlington Northern Santa Fe Railway's newest logistics center, a large industrial and business park, with room for 39 companies to set up shop to transport goods across the country via rail. "It's going to change Cleveland," said Robert Reynolds, Cleveland's economic development coordinator. Reynolds said the logistics center, situated along the existing east-west BNSF rail line, could bring hundreds of industrial and manufacturing jobs to the region, including companies that handle lumber, steel and other building materials. "

EXPLORE ARTICLE

PUCT Approves New Entergy Power Plants in Port Arthur, Cleveland

GABBY GASPARD, SEPTEMBER 11, 2025 (ABC 12 NEWS)

The Public Utility Commission of Texas has approved Entergy Texas' plan to build two new natural gas power plants that will add more than 1,200 megawatts of electricity to the Southeast Texas grid by 2028.

"The Legend Power Station in Port Arthur and the Lone Star Power Station near Cleveland are expected to provide enough reliable energy to power more than 300,000 homes. Entergy said the facilities will help meet growing demand, strengthen grid reliability and reduce costs for customers. "We've heard directly from our customers and communities about the need for more power to support our rapidly growing region, and these facilities will deliver just that," said Eliecer Viamontes, CEO of Entergy Texas. "From families and business owners to schools and essential services, these power plants strengthen our ability to serve our customers who count on us every day."

EXPLORE ARTICLE

After Decades of Work, I-69 Becomes Reality in Liberty County

BLUEBONNET NEWS, NOVEMEBER 17, 2025

Local, state, and federal leaders gathered in Cleveland on Thursday, Nov. 13, to celebrate the official unveiling of the I-69 designation for the Liberty County segment of U.S. 59—a milestone more than 30 years in the making.

"Although the eight-mile stretch from the Montgomery County line to the north side of Cleveland has been open to traffic for more than two years, final approvals were only completed recently. Federal designation was secured in August, and the Texas Transportation Commission finalized the process in September. With this addition, Texas now has 228 miles of the I-69 Corridor officially recognized as interstate highway.....the new interstate designation will bring "real tangible benefits," including improved connectivity, new business attraction, job creation, economic development, higher visibility for Cleveland and Liberty County, and potentially rising property values as growth continues."

EXPLORE ARTICLE

Liberty and Montgomery Counties Among Fastest-Growing in Nation

KYLE MCCLENAGAN, MARCH 14, 2025 (HOUSTON PUBLIC MEDIA)

Liberty and Montgomery counties, both north of Houston, were among the top 10 fastest-growing counties in the United States from 2023 to 2024.

"According to estimates from the U.S. Census Bureau, Liberty and Montgomery were ranked sixth and seventh, respectively, among the nation's fastest-growing counties by percentage. From July 1, 2023, to July 1, 2024, Liberty County saw 5.4% population growth and Montgomery County experienced a 4.8% increase. For comparison, the census bureau said the average percentage growth across the more than 3,000 counties in the U.S. was just less than 0.4%."

EXPLORE ARTICLE

Houston Continues to Dominae National Population-Growth Rankings

ITZIAR AGUIRRE, APRIL 8, 2024 (COSTAR)

According to recently released population data from the U.S. Census Bureau, Texas had eight of the top 10 fastest-growing counties in the United States from July 1, 2022, to July 1, 2023, an increase from six of the 10 spots last year.

"Houston has been Texas' most-populous city since the 1930s. The Houston-The Woodlands-Sugar Land Metropolitan Statistical Area (Houston MSA) consists of nine counties, with Harris at the center, surrounded by Montgomery, Liberty, Galveston, Brazoria, Chambers, Fort Bend, Austin and Waller. The recent population growth across the Texas counties is largely due to relative affordability, a lower tax rate and strong employment growth.Last year marked the third consecutive year the Houston region added more than 100,000 jobs. For context, excluding boom and bust years, the region typically adds an average of around 60,000 jobs each year.

EXPLORE ARTICLE

Texas Reasserts Its Dominance Over Population Growth

BILL KITCHENS, DANNY KHALIL, CODY GIBBS, FEBRUARY 20, 2026 (COSTAR)

The latest batch of estimates from the Census Bureau have reaffirmed Texas' status as the nation's leading state for population growth.

"According to the bureau's most recent release, the Lone Star State saw the largest nominal gains in the country last year, adding 391,243 new residents between 2024 and 2025. With continued momentum well into the 2020s, the state's population now exceeds 31 million. Texas added nearly twice as many new residents as the second-ranked state for nominal growth, Florida. The Sunshine State has experienced considerable tailwinds for commercial real estate in recent years as a wave of retirees and other domestic and international migrants settled in growing cities such as Miami, Tampa and Orlando."

EXPLORE ARTICLE

METRO AREA

LAND CLEVELAND, TX

ST. JOSEPH HEALTH MADISON HOSPITAL

- 25-Beds
- The Hospital is designated as a Level III Support Stroke Facility by the Texas Department of State Health Services

MUSTANG STADIUM

- 4500 Seating Capacity
- Home team for Madisonville Mustangs

TEXAS A&M UNIVERSITY

- 76,633 Students
- Ranked #51 in National Universities

KYLE FIELD STADIUM

- 102,733 Seating Capacity
- Home to the Texas A&M Aggies Football Team

HERMANN PARK CONSERVANCY

- Over 6 Million Visitors Annually
- It includes Houston Zoo, Miller Outdoor Theatre, the Houston Museum of Natural Science, and the Hermann Park Golf Course

RICE UNIVERSITY

- 8,556 Students
- Ranked #18 in National Universities

TMC TEXAS MEDICAL CENTER

- Texas Medical Center offered over 9,200 total patient beds
- Hosts 10 million patient encounters annually

TSU TEXAS SOUTHERN UNIVERSITY

- 8,469 Students
- Ranked #392-434 in National Universities

GEORGE BUSH INTERCONTINENTAL AIRPORT

- 48,448,545 Annual Passengers in 2024
- It is 15th busiest in the U.S. for Total Passenger Traffic

Baker Hughes

- 57,000 Employees
- One of the World's Largest Oil Field Services Companies

nrg stadium

- 72,220 Seating Capacity
- Home of the National Football League's Houston Texans

UNIVERSITY OF HOUSTON

- 46,676 Students
- Ranked #144 in National Universities

WILLIAM P. HOBBY AIRPORT

- 14,612,605 Annual Passengers in 2024
- 202,037 Aircraft operations in 2024

SUBJECT PROPERTY
310 U.S. 59 S.

TOYOTA CENTER

- 19,000 Seating Capacity
- Home to the Houston Rockets of the National Basketball Association

DAIKIN PARK STADIUM

- 41,168 Seating Capacity
- Home to Houston Astros (MLB)

Enterprise Products Partners L.P.

- 7,000 Employees
- Ranked No. 105 in the 2018 Fortune 500 List of the Largest United States Corporations by Total Revenue

PORT OF HOUSTON INTERNATIONAL PORT

- One of the world's largest port
- Owns and operates the eight public facilities along the 52-mile Houston Ship Channel

PLAINS

- Revenue $57.342 Billion (2022)
- Storage Capacity for about 75 Million Barrels of Crude Oil

MOODY GARDENS

- 2 Million Visitor per year
- It is an Educational Tourist Destination, with a golf course and hotel

LUFKIN · LIVINGSTON · NORTH CLEVELAND · THE WOODLANDS · HOUSTON · PASADENA · GALVESTON · LAKE CHARLES · COLLEGE STATION

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NET LEASE

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TEXAS DISCLAIMER

LAND CLEVELAND, TX

Approved by the Texas Real Estate Commission for Voluntary Use

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

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.