

16405,163751,16351 Hwy 105

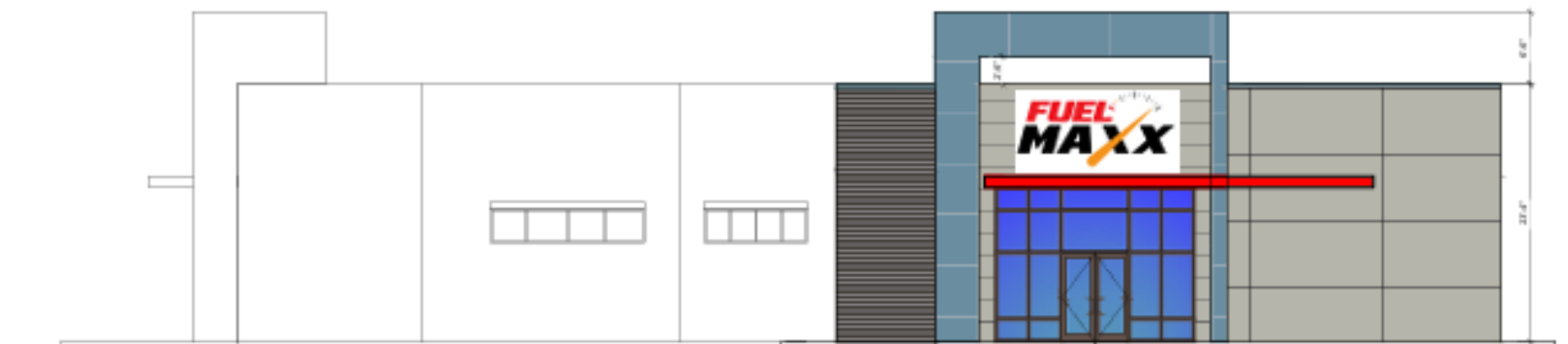
Cleveland, TX



EVERMARK
COMMERCIAL GROUP
POWERED BY JLA REALTY



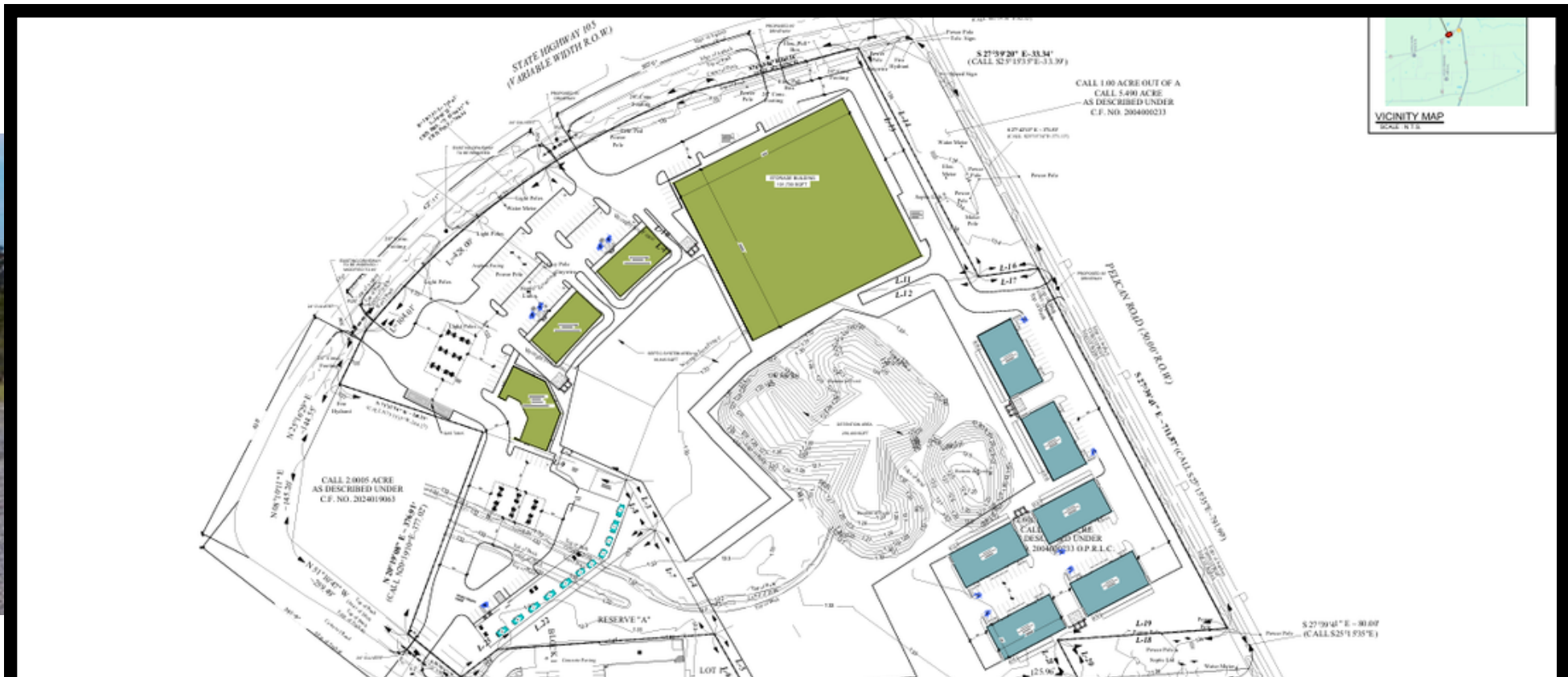
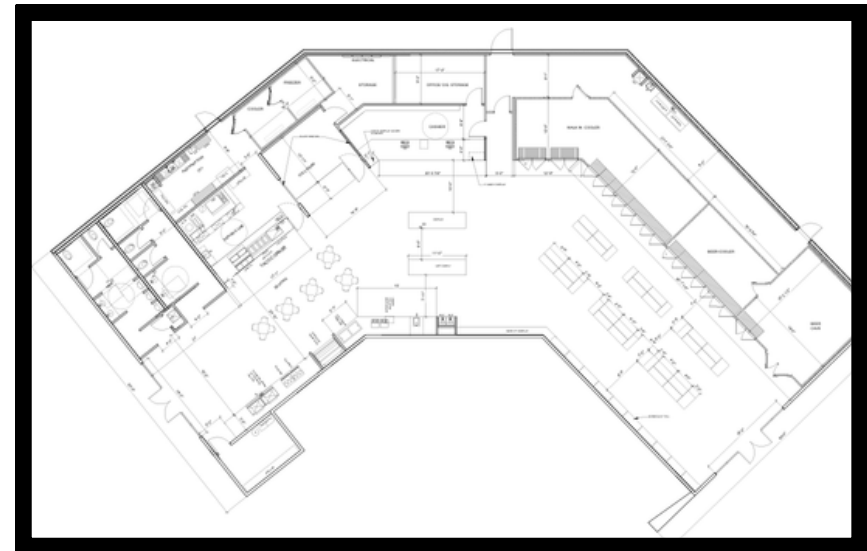
FRONT ELEVATION AT HWY 105



FRONT ELEVATION AT FM 321

Property Highlights

- Pre- Leasing Now
- Ample Parking & Easy Access
- Located on busy Hwy 105
- Hard Corner
- Traffic Count: +/- 15,000 on Hwy 105
- Traffic Count: +/- 13,000 on Hwy 321
- +/- 4 New Home Communities
- +/- 13800 New homes



Location Map

16405 HWY 105

CLEVELAND, TEXAS 77328

STRATEGIC LOCATION. STRONG GROWTH. EXCEPTIONAL OPPORTUNITY.

Positioned in one of Liberty County's fastest-growing corridors, 16405 Hwy 105 offers excellent visibility, strong traffic counts, and proximity to master-planned communities driving residential growth.

-  **PRIME FRONTAGE**
Excellent visibility along Hwy 105 with strong daily traffic counts
-  **STRONG ACCESS**
Easy access to FM 359, SH 321, and major regional routes
-  **GROWTH CORRIDOR**
Surrounded by master-planned communities and new development
-  **EXPANDING DEMOGRAPHICS**
Rapid population growth and increasing demand for retail, services, and housing
-  **MULTIPLE USES**
Ideal for retail, commercial, office, medical, and mixed-use development

 **TRAFFIC COUNTS**
HWY 105: 17,000+ VPD



2024 DEMOGRAPHICS

1 MILE	3 MILE	5 MILE
2,284 Population	15,345 Population	34,869 Population

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$97,415	\$104,712	\$110,387

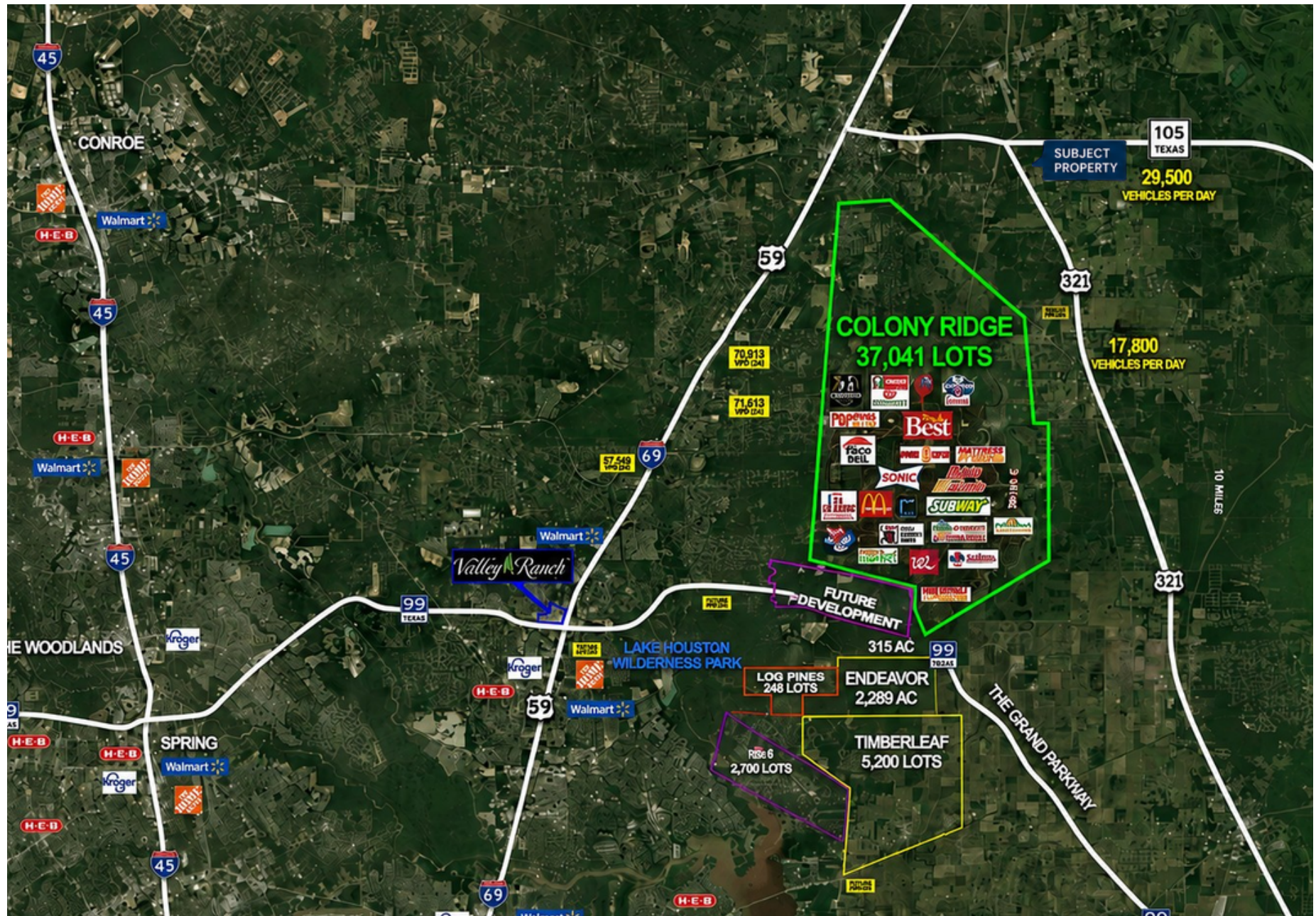
DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
1,257	4,326	9,874

FOR MORE INFORMATION

 713.xxx.xxxx
 info@company.com
 www.company.com

Location Map



Location Map



Demographics

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	60	825	2,798
2010 Total Households	65	932	2,792
2025 Total Households	74	1,111	3,710
2030 Total Households	81	1,224	4,285

HK



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	182	2,198	6,892
2010 Population	214	2,585	7,713
2025 Population	231	3,088	10,285
2030 Population	254	3,433	11,909



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Evermark Commercial Group Powered by JLA Realty</u>	<u>9000562</u>	<u>houston@evermarkcommercial.com</u>	<u>(281)636-1256</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>John Altic</u>	<u>572287</u>	<u>jaltic@jlarealestate.com</u>	<u>(281)744-5611</u>
Designated Broker of Firm	License No.	Email	Phone
<u>J. Wes Pratka</u>	<u>648815</u>	<u>wpratka@evermarkcommercial.com</u>	<u>(936)402-5779</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Heather Kelly</u>	<u>525681</u>	<u>HKelly@evermarkcommercial.com</u>	<u>(713)557-7834</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date