




FOR LEASE

PRIME COMMERCIAL LAND

4418 FM 1010 Rd
Cleveland, TX 77327

 936-900-6564

 www.corproptx.com

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HIGHLIGHTS

4418 FM 1010 Rd Cleveland, TX 77327



- ✓ Cleared & Development Ready
- ✓ High Visibility Location
- ✓ Located in One of Liberty County's Fastest Growing Corridors
- ✓ Ideal for Retail, Storage, Industrial, Service Business, or Investment Hold
- ✓ Strong Residential Growth Driving Commercial Demand
- ✓ Minutes from Cleveland, Highway 59, and Grand Parkway Expansion
- ✓ Flexible Development Potential



Property Type: Commercial Land

Status: Development Ready

Location: Cleveland, Texas

Frontage: FM 1010 Road



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THE PROPERTY

\$ case by case

4418 FM 1010 Rd presents an exceptional opportunity to acquire a highly visible commercial tract in one of the fastest-growing regions northeast of Houston. Recently cleared and ready for development, the property offers excellent frontage along FM 1010, providing strong visibility and accessibility for a wide range of commercial and investment uses.

The site's strategic location places it directly in the path of continued residential and commercial expansion throughout Liberty County. With significant population growth occurring in Cleveland and surrounding communities, demand for retail, service oriented businesses, office space, and commercial amenities continues to increase.

Whether you're an owner user looking for a future business location, a developer seeking your next project, or an investor looking to capitalize on long term growth.





OUR MARKET

4418 FM 1010 Rd Cleveland, TX 77327

Strong Population Growth:

Cleveland and Liberty County continue to experience significant residential growth as buyers seek affordability and larger homesites outside of Houston. New residential developments are fueling increased demand for commercial services and retail businesses.

Economic Expansion:

The area benefits from its proximity to Houston while maintaining lower operating costs and abundant development opportunities. Continued infrastructure improvements are attracting new businesses and residents alike.

Commercial Demand:

As residential rooftops increase, so does the need for retail centers, restaurants, medical offices, service providers, storage facilities, and contractor-related businesses. Properties with major road frontage are becoming increasingly valuable.

Investment Potential:

Commercial land in growth corridors offers investors the opportunity for both immediate development and long-term appreciation. FM 1010 remains one of the area's key transportation routes and growth corridors.

Infrastructure and Development:

The continued expansion of Grand Parkway (99), Highway 59 improvements, and regional growth throughout Liberty and Montgomery Counties continue to drive property values and business activity throughout the area.



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


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