



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

HIGH-GROWTH LIBERTY COUNTY COMMERCIAL OPPORTUNITY

2281 ROAD 5100RD STE A | CLEVELAND, TX 77327



OFFERING SUMMARY

LEASE PRICE

\$2.15 SF/MONTH (.45 NNN P/SF/MO)

LEASE RATE

PROPERTY TYPE

SPECIAL PURPOSE

LOT SIZE

2,000 SQFT

PROPERTY HIGHLIGHTS

- Located within the rapidly growing Santa Fe/Colony Ridge corridor in Cleveland, Texas
- Excellent opportunity for retail, office, service-oriented, or neighborhood commercial users
- Positioned in an area experiencing significant residential growth and ongoing development
- Surrounded by an expanding population base driving increased consumer demand
- Convenient access to nearby major roadways and surrounding communities
- Ideal for businesses looking to establish or expand in a high-growth market
- Strong potential for long-term visibility, traffic growth, and commercial success
- Emerging trade area with continued development and future upside potential

Aerial Map



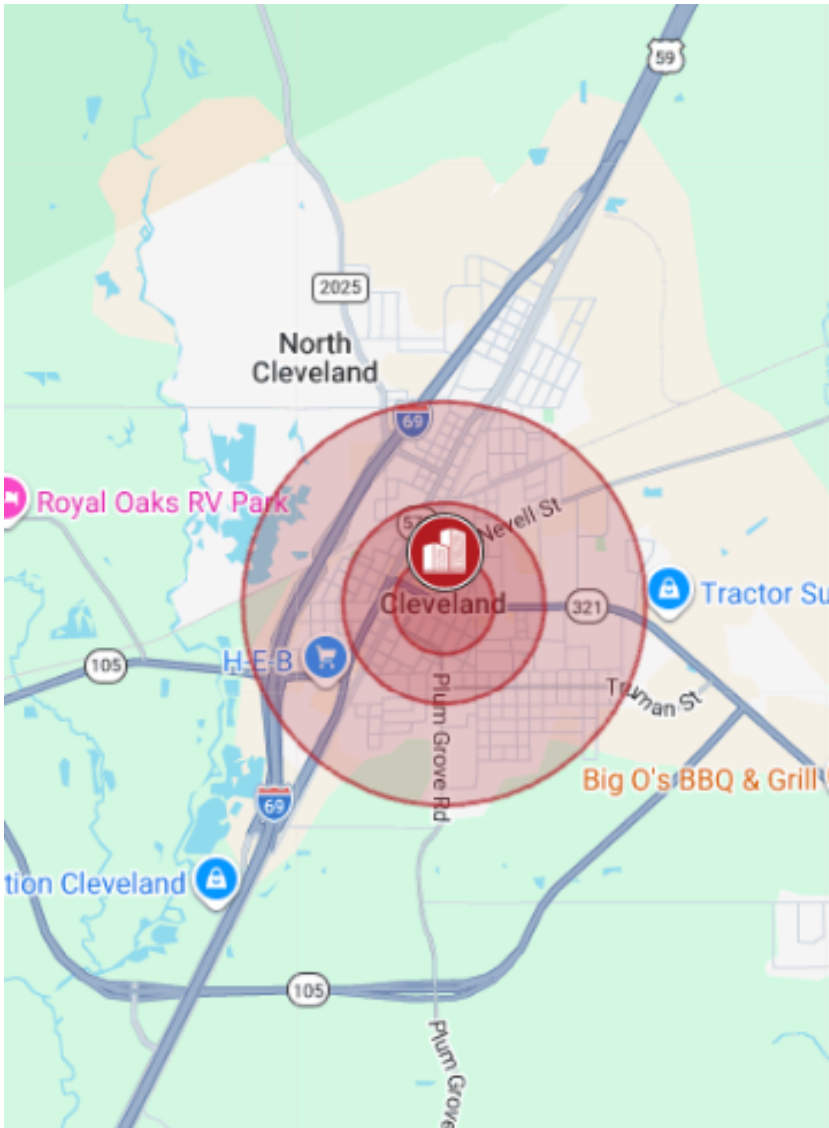
Property Photos



2281 ROAD 5100RD STE A | FOR LEASE

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Demographics



2291 Road 5100 is located in the rapidly growing Santa Fe subdivision in Cleveland within Liberty County, part of the greater Houston metropolitan area. The property offers convenient access to Community Drive and the Grand Parkway (SH 99), providing connectivity to New Caney, Houston, and surrounding employment centers. The area has experienced substantial residential growth in recent years, driven by affordability and continued development throughout the Colony Ridge/Santa Fe corridor.

	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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