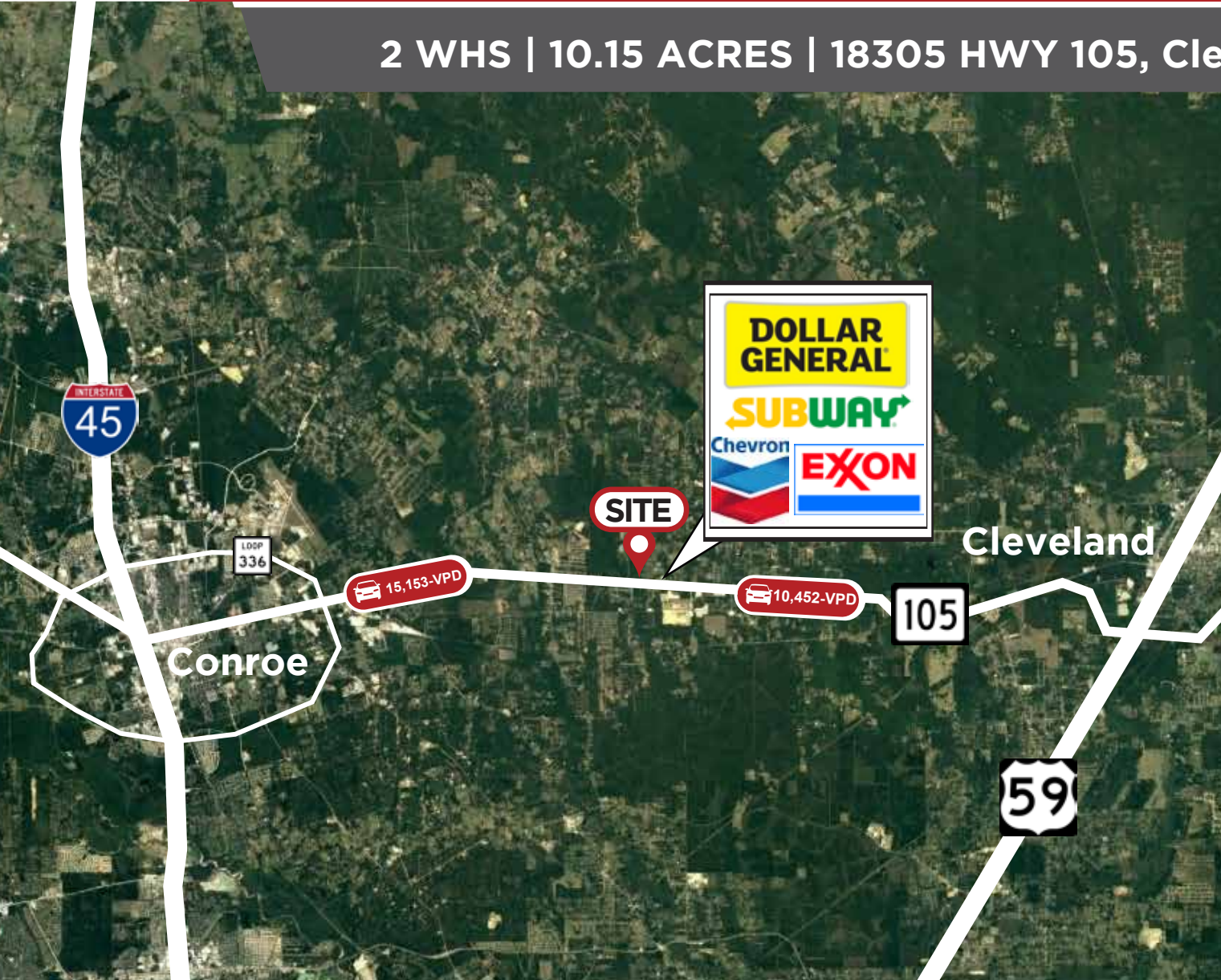




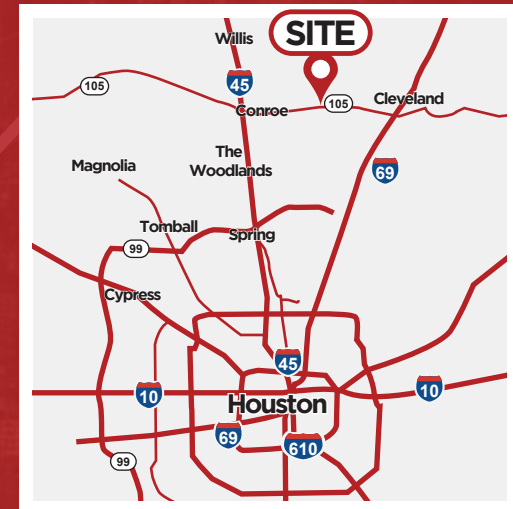
**FOR  
SALE**

# INDUSTRIAL + LAND

2 WHS | 10.15 ACRES | 18305 HWY 105, Cleveland, TX, 77328



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# INDUSTRIAL + LAND

2 WHS | 10.15 ACRES | 18305 HWY 105, Cleveland, TX, 77328



## Property Highlights

This property is ideally located on Hwy 105 between Conroe & Cleveland. Highway 105 is fast becoming a major route between these two cities to connect between I-45 and I-59.

The property itself has almost 300 ft of frontage and has two culverts connecting it to the road. It features two metal buildings which sit on the front 1 acre of the property - a 3,200 SF building and a smaller 1,200 SF building. It also has a 288 SF mobile office.

The larger building has a 5-ton crane and benefits from heavy electrical power. There is a large stabilized parking area for 18-wheelers to the West of the large building.

The additional 9 acres behind the buildings provides opportunity for expansion in the future!

This is a perfect property for a metals company or oil and gas firm!

## Demographics

	3 Mile	5 Mile
Population:	8,919	16,452
Median Income Per Household:	\$49,074	\$50,780
Average Household Size:	3.34	3.13

Disclaimer: The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors and omissions and is not in any way warranted by The Commercial Professionals or by any agent, independent associate, subsidiary, or employee of The Commercial Professionals. This information is subject to change.



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### **3,200 SF Warehouse Details**

- 5-ton crane
- Heavy electrical power
- Eave Height: 19' 10"
- Center Height: 23' 11"
- One 16' x 16' new rollup door
- 2 swing doors:
  - Each door is 13' W x 18' 8" H
  - Total opening is 26' W x 18' 8" H
- 200 SF office
- 2 restrooms
- Large stabilized parking area for 18-wheelers on the West side of the large building





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### Additional Property Details

- Fully fenced and gated
- 300 ft of frontage
- Two culverts on Hwy 105
- Large stabilized parking area
- Lighted sign monument:
  - 12ft W x 6ft H board
  - Approx. 15 ft tall
- 288 SF Trailer Office:
  - One sink
  - No restroom



### 1,200 SF Warehouse Details:

- Eave Height: 12' 2"
- Center Height: 14' 3"
- 2 rollup doors: both 12'x10'
- Open warehouse space
  - no offices
  - no restrooms



**12' W x 10' H roll up doors**



# FOR SALE

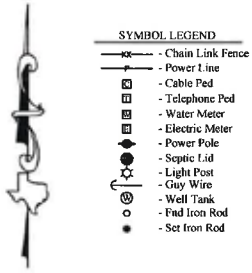
# INDUSTRIAL + LAND

## 2 WHS | 10.15 ACRES | 18305 HWY 105, Cleveland, TX, 77328

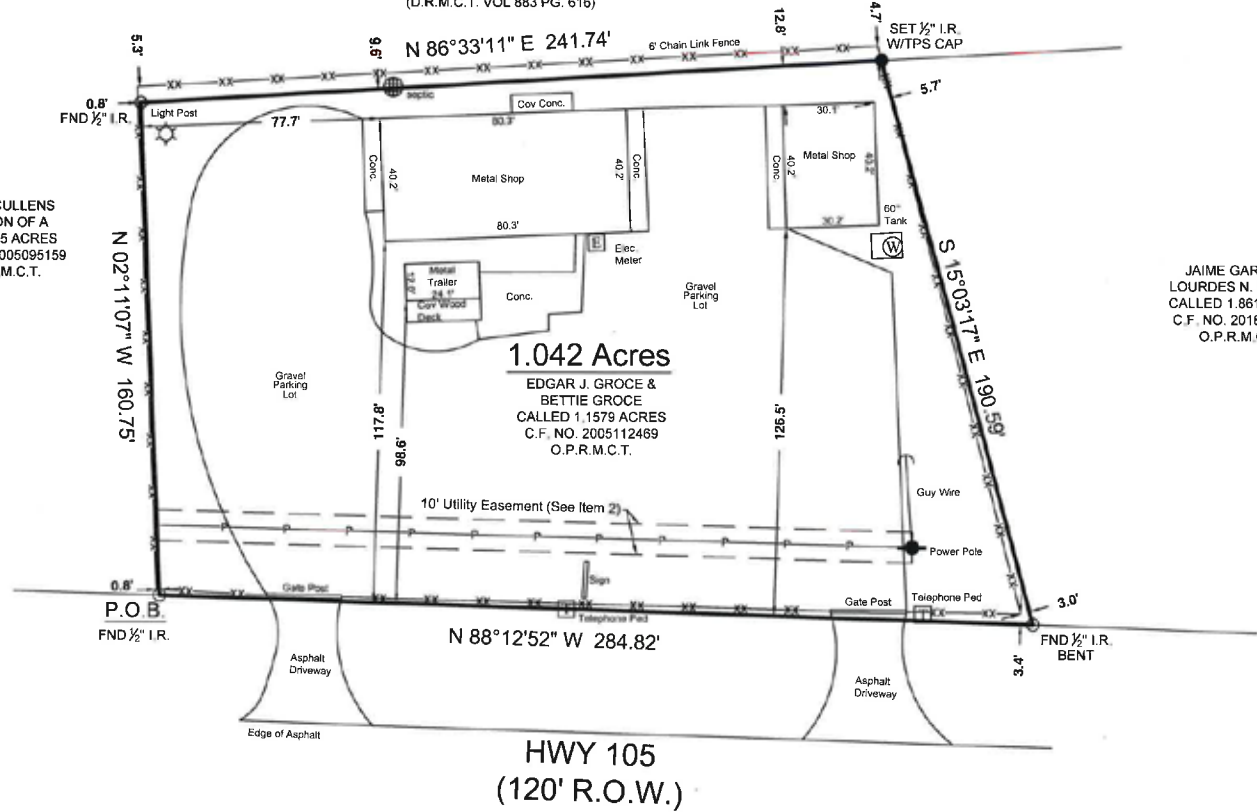


LUIS ANGEL OCHOA  
CALLED 8.00 ACRES  
C.F. NO. 2003040632  
O.P.R.M.C.T.  
(D.R.M.C.T. VOL 883 PG. 616)

RICHARD PEEBLES SURVEY  
ABSTRACT NO. 414



ALLEN CULLENS  
PORTION OF A  
CALLED 5 ACRES  
C.F. NO. 2005095159  
O.P.R.M.C.T.



JAIME GARCIA &  
LOURDES N. GARCIA  
CALLED 1.861 ACRES  
C.F. NO. 2018001940  
O.P.R.M.C.T.

Surveyor has relied on information provided by:  
First American Title Guaranty Company  
G.F. No. 2448388-HO40  
Effective date: October 08, 2019

The Subject Tract(s) as shown hereon may be subject to the following item listed in Schedule B, of said Title Commitment

- 1) Easement to Sam Houston Electric Cooperative, per C.F. No. 2005070188, O.P.R.M.C.T.

### BOUNDARY & IMPROVEMENT SURVEY

BEING a 1.042 acre tract of land situated in the Richard Peebles Survey, Abstract Number 414, Montgomery County, Texas, being all of that same called 1.1579 acre tract described in instrument to Edgar J. Groce and Bettie Groce, recorded under Clerk's File Number 2005112469 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.), said 1.042 acre tract being more particularly described by attached metes and bounds description.

#### General Notes:

- 1. © 2019, Texas Professional Surveying, LLC. All Rights Reserved.
- 2. Survey is valid only if print has original signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
- 3. Fences as shown

This Property Lies in Zone AE inside the 100 Year Flood Plain Per Graphic Scaling according to Community Panel No. 48339C0425G having an effective date 08/18/2014.

Job No.: F127-655  
Scale: 1"=40'  
Date: 11/01/2019  
Drawn By: GD  
Field Crew: MP  
Revised: -

Purchaser: Shew Fly LLC  
Address: 18305 Highway 105, Cleveland, Tx 77328  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Section: \_\_\_\_\_  
Survey: Richard Peebles, A 414  
Area: 1.042 Acres  
Subdivision: \_\_\_\_\_  
Clerk's File No. 2005112469, Official Public Records  
Montgomery County, Texas

I hereby certify that this survey was this day made under my supervision on the ground of the above described property, and that the above plat or drawing reflects the findings on the ground of the property at this time and that this survey meets the minimum standards of practice as approved by the Texas Board of Professional Land Surveying.



Carey A. Johnson  
Registered Professional Land Surveyor No. 6524

Basis of Bearings: Bearings shown hereon are based on GPS observations and are referenced to the NAD83, Texas State Plane Coordinate System, Central Zone (4203).



# Information About Brokerage Services

Texas law requires all real estate license holders 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.

<b>The Professionals Grp</b>	<b>9003131</b>	<b>lance@tpg-realty.com</b>	<b>281-766-4352</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Lance Langenhoven</b>	<b>0518367</b>	<b>lance@tpg-realty.com</b>	<b>281-766-4352</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Lance Langenhoven</b>	<b>0518367</b>	<b>lance@tpg-realty.com</b>	<b>281-766-4352</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date