



3978 S US-59 Cleveland, TX in Liberty County

**Prime Investment Opportunity! ~
2.5 Acres of Commercial Land with a
1616 SQFT Residence/Office Space. The
perfect mix of business and living!**

This is an exceptional investment opportunity that combines commercial potential with residential availability. Located on approximately 2.5 Acres with Highway frontage exposure, this property offers the ideal setting for your next venture. Whether you're an entrepreneur seeking a prime location for your business or an investor looking to diversify your portfolio, this property has everything you need and more.



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This is the Perfect Blend of Business and Living/Office!



- 281 feet of frontage access
- Residential / 4 Bed/Office / 2 Bath
- Surveillance System
- Internet - AT&T Fiber optic line
- Utilities
 - Electric
 - Propane gas
 - Water Well
 - Septic
- Improvements -
 - Cleared lot (only a few trees)
 - Driveway Carport (2 spaces)
 - Completely fenced property
 - Automatic driveway gate (entry w/ code)
- Garage plus carport (2 cars) - Covered parking for 4 cars
- Barn (4 stalls)
- Chicken Coop

- **Prime Location:** Situated in a high-traffic area (3978 S US-59) with excellent visibility, this property offers unparalleled exposure for your business.
- **Versatile Zoning:** The flexible zoning regulations allow for a wide range of commercial or residential developments, making it suitable for various industries.
- **Spacious Residence:** Included on the property is a comfortable residence, providing the perfect living space for you or your employees.
- **Scenic Surroundings:** Enjoy the tranquility of nature while still being close to urban amenities, creating a harmonious work-life balance.
- **Investment Potential:** With its strategic location and versatile zoning, this property presents an incredible investment opportunity with promising returns.

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Multiple Options Available!

Whether you envision building a retail complex, office space, contractor's yard, restaurant, or any other commercial establishment, this property offers the perfect canvas to bring your vision to life. The spacious grounds provide ample room for expansion and customization, allowing you to create a space that perfectly aligns with your business goals.

Additionally, the presence of a residence on the property offers added convenience and flexibility. Use it as a comfortable living space for yourself, and your employees, or as a rental property for additional income.



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Invest in this rare opportunity to own or develop an exceptional commercial or residential.

Don't miss out on this extraordinary opportunity to own approximately 2.5 Acres of prime commercial land with a residence. Take the first step towards realizing your business dreams and schedule a viewing today!



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