



**1350 COUNTY RD 3549** | 1350 COUNTY RD 3549, CLEVELAND, TX 77327

**Features**

- New construction shell space available for lease
- Positioned within the Colony Ridge, a 34,000-acre master-planned community
- Easy access to Grand Pkwy 99

**FOR LEASE**

**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
Plum Grove Rd	10,382 VPD	Total Population		1,338	11,042	32,258
Grand Pkwy 99	21,370 VPD	Total Households		328	2,808	8,693
		Average Household Income		\$86,251	\$88,137	\$91,435
		Daytime Population		1,002	7,853	22,201

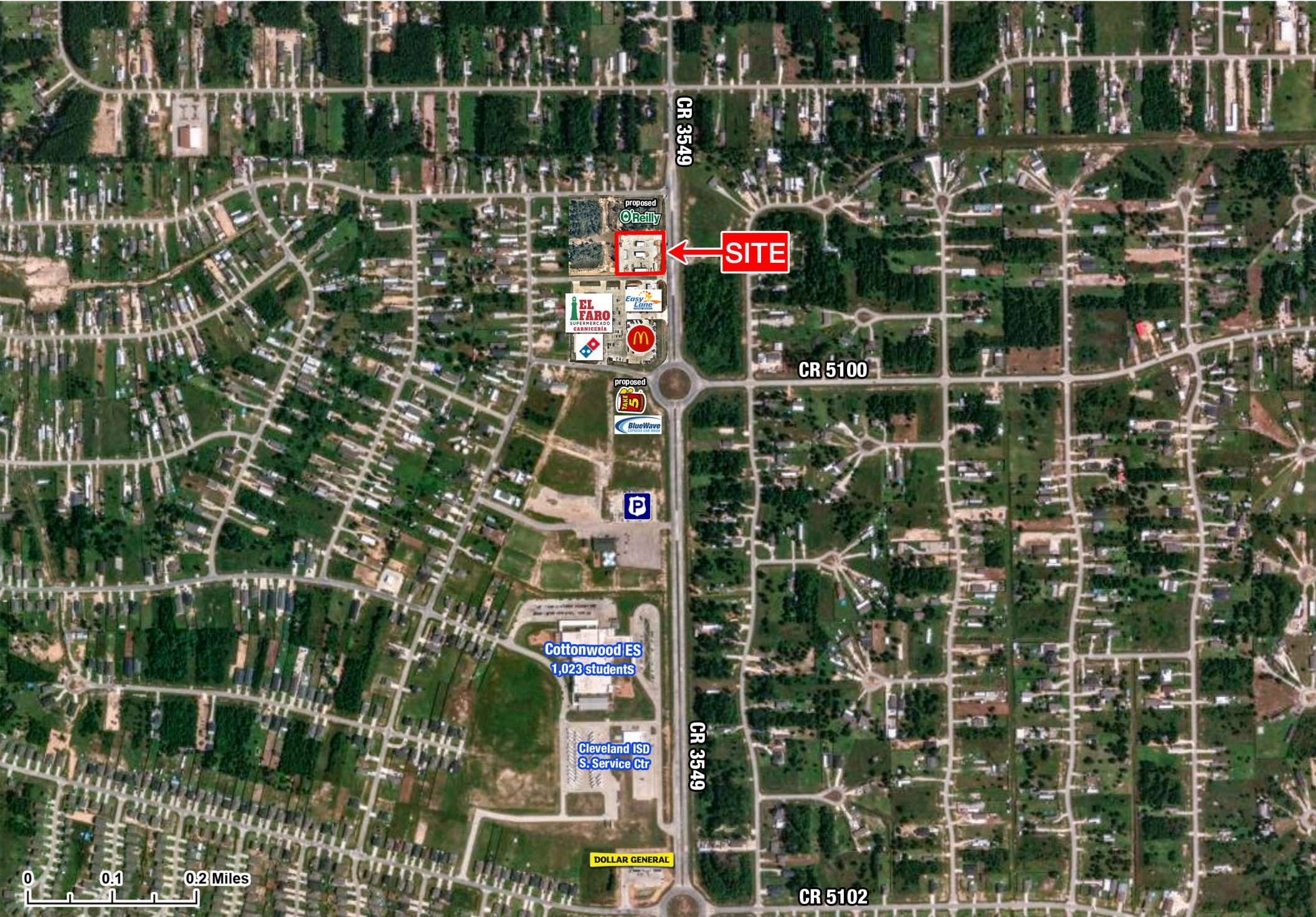
**Dylan Malsbury**  
Associate  
713.781.7111  
dmalsbury@weitzmangroup.com

**Emily Hood**  
Associate  
713.781.7111  
ehood@weitzmangroup.com

**Kyle Knight**  
Senior Vice President  
713.781.7111  
kknight@weitzmangroup.com

**Area Retailers & Businesses**





CR 3549

SITE

CR 5100

CR 3549

CR 5102

Cottonwood ES  
1,023 students

Cleveland ISD  
S. Service Ctr

DOLLAR GENERAL

0 0.1 0.2 Miles



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:P/HOU/FA/Reg/1350 CR 3549-Cleveland 7mi May 2026

# 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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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;
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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Dylan Maslbury

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

818522

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

dmalsbury@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(713) 980-5622

Phone

(713) 980-5631

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Emily Guenther

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

814559

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

eguenther@weitzmangroup.com

Email

(214) 954-0600

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Travis Kyle Knight

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402795

License No.

292229

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477965

License No.

566233

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

kknight@weitzmangroup

Email

(214) 954-0600

Phone

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