

Logo not found or type unknown

Waller Office: 936.372.9181  
Hempstead Office: 979.826.4133

## 10191 Bonner Rd. - List Price: \$749,000

---

Property Type: Commercial, Residential



Description:

Exceptional Investment Opportunity on 4.31 Unrestricted Acres Near Hwy 529

Unlock the potential of this prime 4.31-acre unrestricted tract strategically positioned in a rapidly growing development corridor just off Hwy 529. Boasting excellent visibility and easy access, this property is perfectly suited for a wide range of uses including retail, residential, commercial, or mixed-use development.

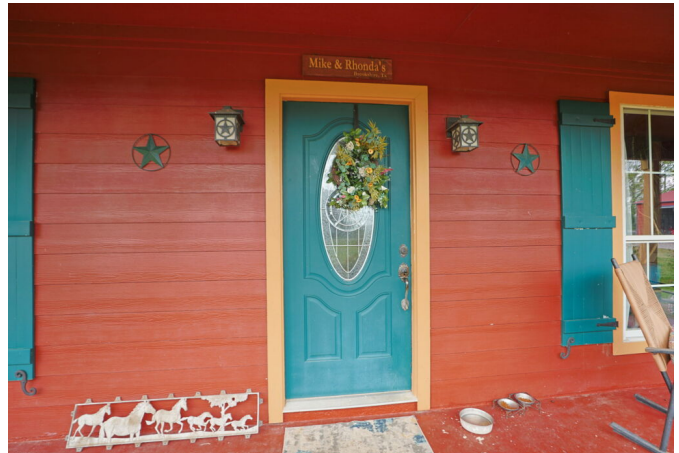
A key highlight is the existing turnkey retail storefront, offering immediate income-producing potential or a cost-effective launch point for your business. Whether you're an investor, developer, or owner-operator, this feature adds both convenience and value from day one.

Ideally located between FM 359 and FM 362, the property benefits from strong traffic flow, accessibility, and proximity to expanding communities—making it a smart choice for long-term growth and appreciation.

Additional advantages include:

- Unrestricted land with flexible use options
- High visibility location in a high-growth area
- Existing retail structure ready for occupancy or lease
- Not located in a flood plain for added peace of mind

Don't miss this rare opportunity to secure a versatile property in one of the area's most promising growth zones.



Acres: 4

List Price: \$749,000

City: Pattison

County: Waller

State: TX

Zip: 77423



Joel Lopez

JoelLopez

Image not found or type unknown

[realestatexpert@gmail.com](mailto:realestatexpert@gmail.com)

281-381-0707















[Texas Real Estate Commission Information About Brokerage Service »](#) | [Texas Real Estate Commission Consumer Protection Notice »](#)

Copyright © 2026 Waller County Land Company. All rights reserved.