



1710 Roman Forest Blvd Roman Forest, TX 77357

Great for a live/work, multi-tenant or single tenant. The possibilities are endless!

Available immediately. On 1.47 unrestricted acres across from City Park, Pavilion, Splash Pad, Pool, and Walking Path. Very high traffic count! Space includes full kitchen, 3/4 bathroom with washer/dryer on the main level. Large half bathroom up front, along with a kitchenette and mini fridge. 3 large private offices on the main level plus a huge entry room. 3 adjoining offices upstairs all with private front entry doors, huge closet, and 2 additional half-baths. Huge backyard with built-in firepit. Fenced garden area or dog kennel and fruit trees. RV cleanout and 50 amp on side of the building. Outdoor shower. Over an acre of raw land left to develop. Close in proximity to Valley Ranch Shopping Center, Gator Bayou- Big Rivers Water Park and Grand Texas Theme Park. Additional 1.57 Acres adjoining available as well.

First building as you cross over the bridge into Roman Forest!

Across the street from City Park, Splash Pad, Pool, Pavilion, Walking Path

One exit away from 99 Grand Parkway/ Valley Ranch Town Center to the South

One exit away from Hwy 242/ Grand Texas Theme Park & Gator Bayou to the North.

Suggested Use:

Restaurant/Deli

Coffee /Ice Cream Shop

Yoga Studio

Daycare

Dental/Medical

Professional Offices

Insurance Agent

Attorney