



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

VERSATILE COMMERCIAL & RESIDENTIAL OPPORTUNITY WITH TWO HOMES AND WAREHOUSE

3130 BOWSER RD | FULSHEAR, TX 77441



OFFERING SUMMARY

SALES PRICE

\$2,399,000

PROPERTY TYPE

COMMERCIAL AND/OR RESIDENTIAL

LOT SIZE

5,956 SQFT

PROPERTY HIGHLIGHTS

- Main Residence: Approx. 5-bedroom, 5.5-bath custom home featuring high-end finishes, including hardwood flooring, a statement stone fireplace, private study, game room, and guest suite
 - Guest House: ±875 SF with 2 bedrooms, 1 full bath, and dedicated carport
 - Warehouse Facility: ±2,775 SF climate-controlled building with integrated 1-bedroom apartment—ideal for business use, storage, or live/work flexibility
 - Outdoor Amenities: Resort-style infinity pool with oversized spa, fire pit area, and scenic private pond with fountain, bridge, and water wheel
 - Additional Features: Circular driveway, 3-car garage, RV/boat covered parking, two wet bars, European-style bathrooms, and a full-property generator capable of powering the entire compound
 - Land Use Flexibility: Horses permitted; no deed restrictions
 - Seller is offering a \$100,000 incentive to buy down your interest rate or help with the closing cost/updates. With the buydown, 5.29% Interest Rate
- *Certain conditions apply, per lender.

Aerial Map

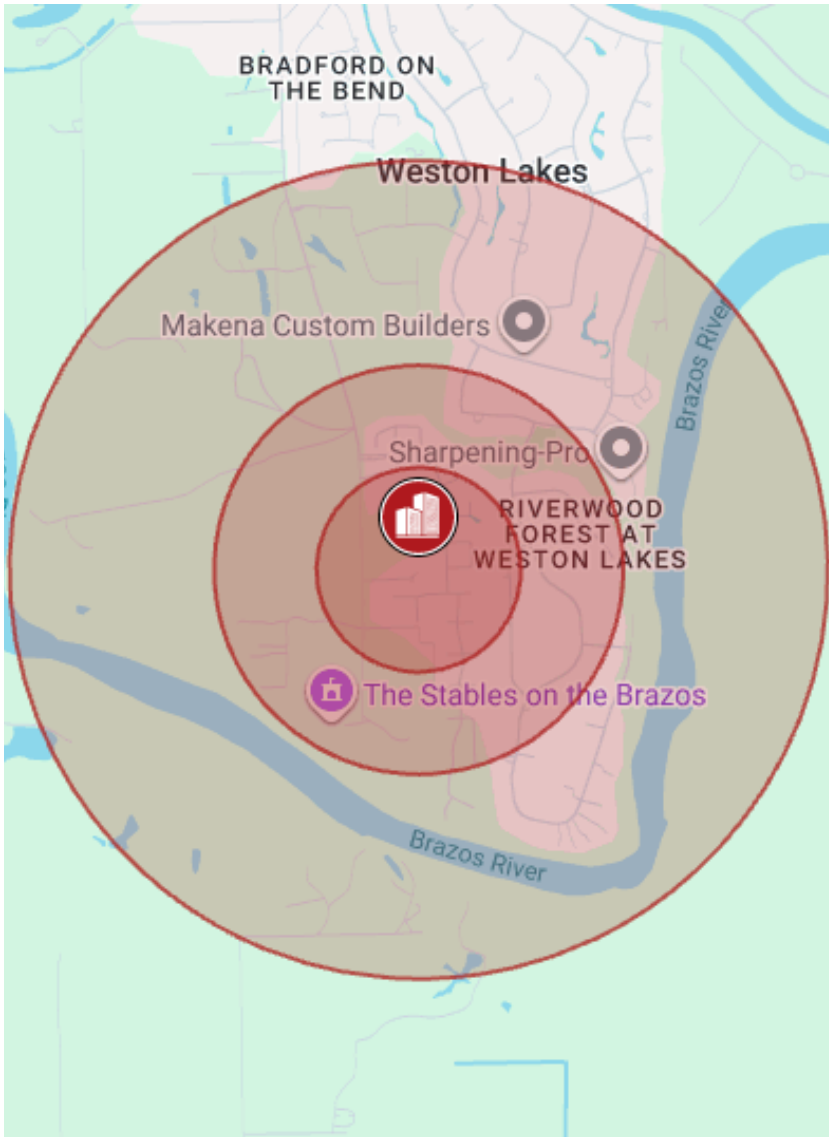


Property Photos



Demographics

West on Westpark Toll to Fulshear, TX . Pass Weston Lakes Subdivision. Left on Bowser Rd. Property in on the left.



	1 Mile	3 Miles	5 Miles
Total population	57	171	285
Workday Population	23	227	615
Total household	8	24	45
Average household income	\$227,222	\$681,666	\$1,136,110
Average age	46.7	46.1	45.4
Male Population	47.6	142.8	238
Female Population	47.6	142.8	238

Demographics data derived from AlphaMap

Market Overview

Strategic Connectivity and Growth

Situated along the high-traffic corridor of State Highway 150, this property is positioned to capitalize on the steady economic expansion within San Jacinto County. As the Texas economy continues its record-breaking growth—recently reaching a \$2.9 trillion GDP—suburban and rural-fringe commercial hubs like Coldspring are seeing increased interest from investors looking for long-term stability outside of the congested urban cores.

A More Balanced and Accessible Market

The 2026 real estate landscape in Texas has shifted toward a more balanced and sustainable environment, moving away from the extreme volatility of previous years. For commercial buyers, this means more favorable negotiating power and a market characterized by moderate, historical appreciation patterns rather than speculative spikes. This stability provides a secure foundation for businesses looking to establish a permanent footprint in a growing community.

Rising Demand for Service and Retail Hubs

Retail and service-oriented commercial sectors continue to show high occupancy and strong performance across the region. As residential turnover in Coldspring remains active with homes selling in a median of 51 days, the demand for local commercial infrastructure—ranging from professional offices to specialized retail—is bolstered by a consistent and growing local consumer base.

Resilience in a Robust State Economy

Despite broader national fluctuations, the Texas labor market remains exceptionally resilient, with job growth forecasts for 2026 outpacing the national average. This robust employment outlook, combined with the state's "Best Business Climate" ranking, ensures that commercial assets in strategic locations like Highway 150 are well-positioned to serve a productive and skilled local workforce.



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