



Roads are paved. Utilities are in. Ready to Build.



For Sale on Market

\$219,900

Call 7133771022 Today!

10621 DEVOTION RD, WILLIS, TX 77378

If space matters, this 2.60-acre homesite delivers. Larger than most in Republic Grand Ranch, it offers a rare combination of size, usability, and privacy. With no drainage easements or pipeline restrictions, the entire property remains available for your custom vision—whether that includes a pool, workshop, or expansive outdoor living. The terrain is level for easier driveway placement and site prep, and mature trees create a natural forest backdrop. Located just outside Willis in a thoughtfully planned acreage community featuring paved roads, underground utilities, public water, and high-speed fiber optic internet. Residents enjoy a private stocked lake, parks, frisbee golf course, and wooded trails. Quick access to I-45 provides convenient travel to The Woodlands, Lake Conroe, world-class hospitals, fine dining, entertainment venues, and regional airports. Low tax rate with no MUD tax.



Presented By
Chad Sayles

Walzel Properties - Spring 7133771022

Listing Broker
4 Star Brokerage, LLC

GENERAL DESCRIPTION

- Subdivision:** Republic Grand Ranch
- Property Type:** Lots
- Lotsize:** 113,256 / Appraisal District
- Maintenance Fee:** \$495 / Annually
- Market Area:** Willis Area
- MLS# / Area:** 51835916 / 19