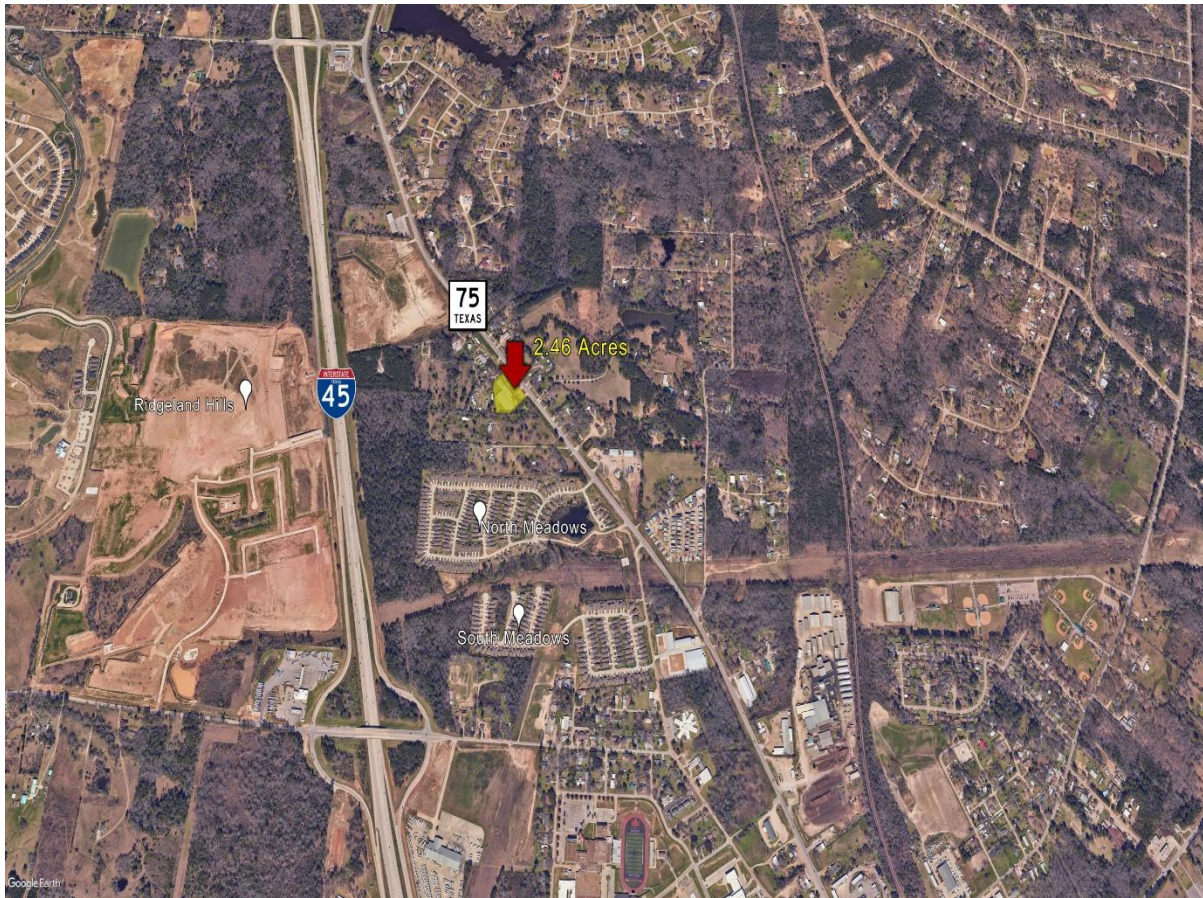




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**2.46 UNRESTRICTED ACRES**  
**+ 40,469 SF OF WAREHOUSE FOR SALE – CALL ROBERT FOR PRICING (936) 672-2087**  
14077 HIGHWAY 75 N  
WILLIS, TX 77378



3-PHASE 40,469 SF BUILDING ON 2.46 ACRES ON HIGHWAY 75! UNRESTRICTED LAND THAT IS PERFECT FOR MULTIPLE COMMERCIAL USES, SUCH AS A C-STORE, OFFICE/RETAIL OR WAREHOUSE! 387 FEET OF FRONTAGE ON HIGHWAY 75! BUILDING HAS 3 DOCK DOORS, 2 BAY DOORS AND PLENTY OF ROOM FOR PARKING! ONLY 1 MILE FROM I-45 AND CLOSE TO TOWN!

**ALSO FOR LEASE: CAN LEASE 20,000 - 40,469 SF!**

FOR ADDITIONAL INFORMATION, CONTACT ROBERT GRAHAM AT 936-672-2087!

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(936) 672-2087  
Robert@rgteamtx.com

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## OVERVIEW

14077 HIGHWAY 75 N  
WILLIS, TX 77378

- 2.46 UNRESTRICTED ACRES
- 387 FT OF FRONTAGE
- ONLY THAN 1 MILE FROM I-45
- 3-PHASE 40,469 SF EXISTING BUILDING
- WATER & SEWER THROUGH CITY OF WILLIS
- ELECTRIC AND GAS AVAILABLE TO SITE
- HEAVY TRAFFIC LOCATION

**CALL ROBERT GRAHAM**  
**936-672-2087**

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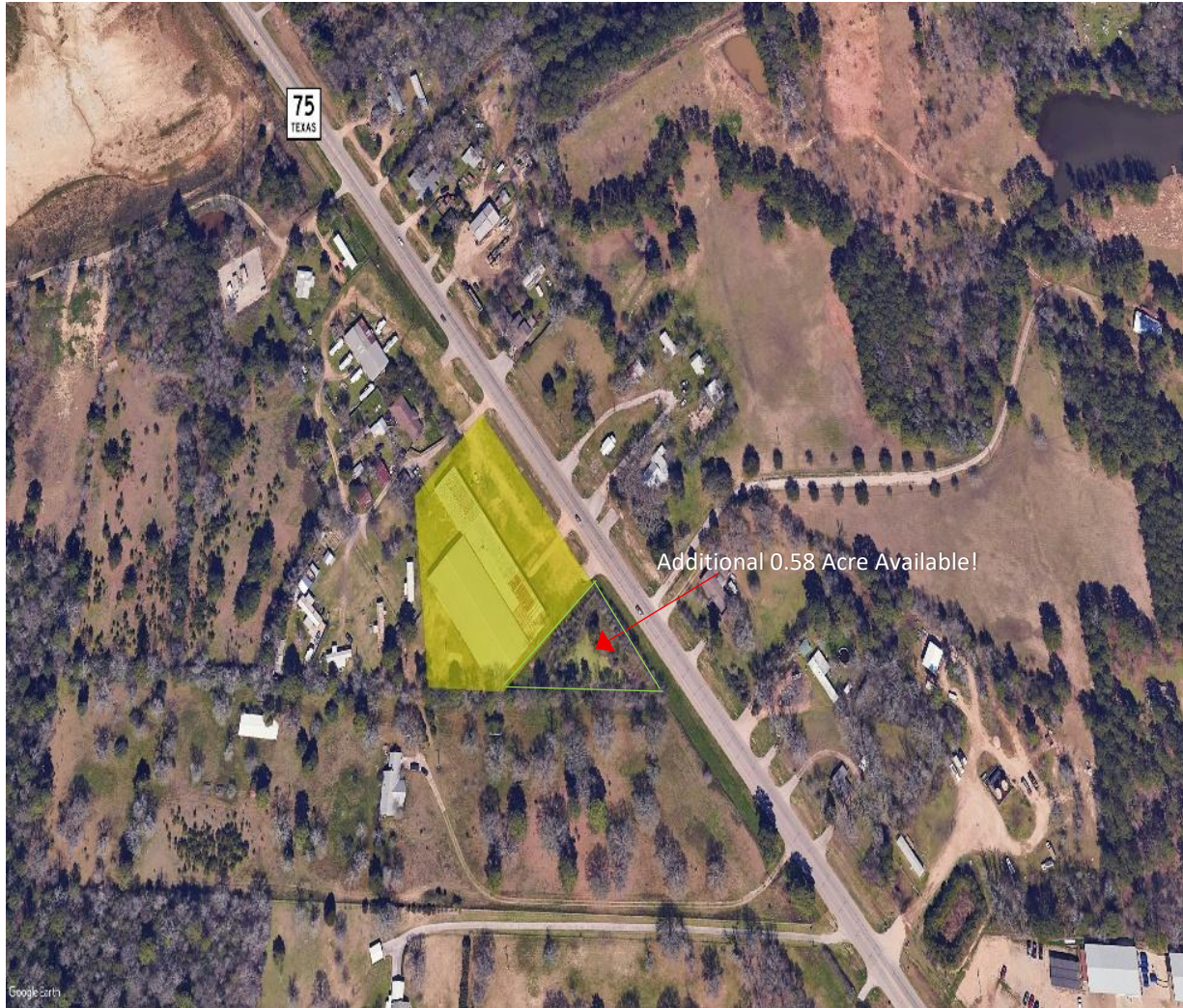
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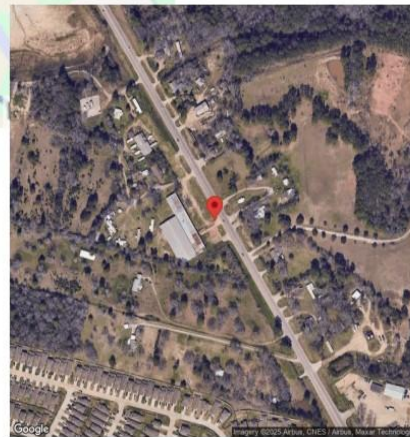
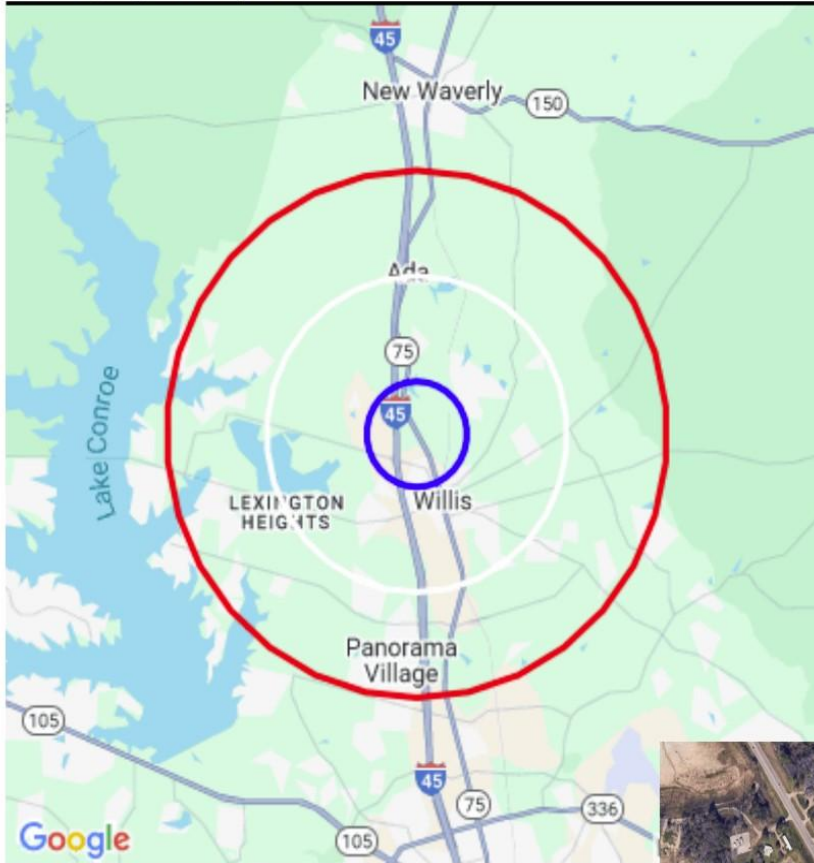
# 14077 Hwy 75 N



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## Demographic Report



### 14077 Highway 75 N

#### Population

Distance	Male	Female	Total
1- Mile	474	485	958
3- Mile	6,115	6,295	12,410
5- Mile	12,742	13,098	25,840



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Catylist

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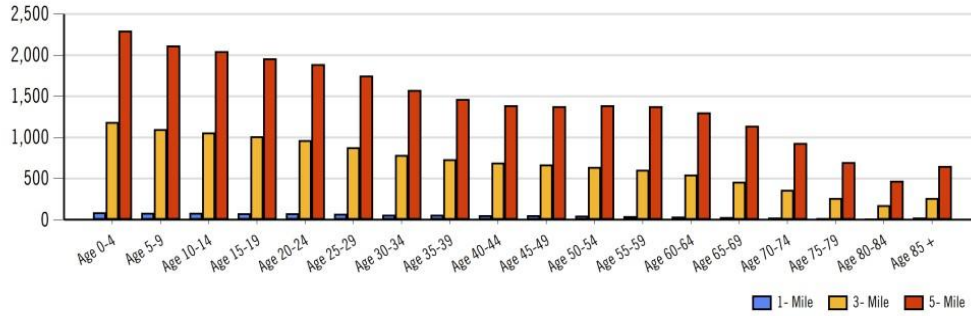
## 14077 Hwy 75 N



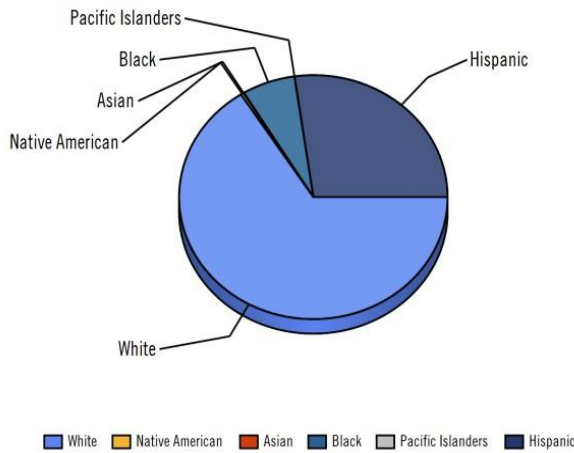
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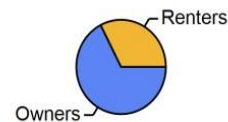
### Population by Distance and Age (2020)



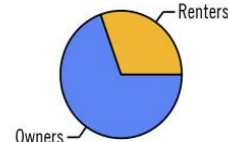
### Ethnicity within 5 miles



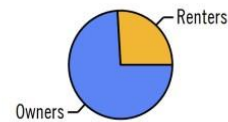
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	389	9	0.39 %
3-Mile	5,111	128	1.20 %
5-Mile	11,049	269	1.35 %



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## 14077 Hwy 75 N



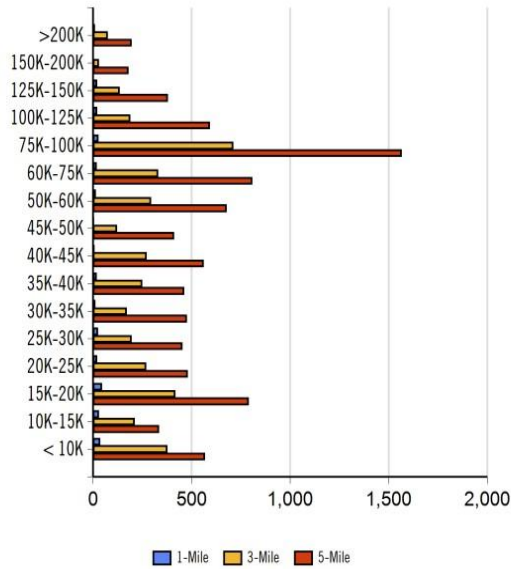
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other	
1-Mile		4	5	65	41	31	40	13	1	29	80	16	8	48
3-Mile		80	98	579	395	351	699	183	37	293	1,026	501	224	561
5-Mile		158	265	1,174	938	596	1,451	478	137	708	2,148	1,015	538	1,235

### Household Income



Radius	Median Household Income
1-Mile	\$26,464.33
3-Mile	\$49,803.56
5-Mile	\$52,161.93

Radius	Average Household Income
1-Mile	\$41,196.33
3-Mile	\$56,088.56
5-Mile	\$61,729.00

Radius	Aggregate Household Income
1-Mile	\$15,124,655.66
3-Mile	\$216,201,818.26
5-Mile	\$543,930,037.18

### Education

	1-Mile	3-mile	5-mile
Pop > 25	545	7,090	15,535
High School Grad	151	2,892	6,031
Some College	108	1,309	3,413
Associates	17	177	463
Bachelors	39	402	1,384
Masters	9	113	359
Prof. Degree	8	78	140
Doctorate	4	41	67

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	29 %	56 %	60 %
Teen's	23 %	65 %	70 %
Expensive Homes	0 %	6 %	25 %
Mobile Homes	99 %	262 %	271 %
New Homes	48 %	95 %	111 %
New Households	20 %	63 %	69 %
Military Households	0 %	0 %	4 %
Households with 4+ Cars	6 %	21 %	35 %
Public Transportation Users	2 %	3 %	3 %
Young Wealthy Households	0 %	1 %	17 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## 14077 Hwy 75 N



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Women 16 and over	315	344	358
Girls 2 to 15	71	75	75
Children under 2	82	84	86

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	12,347,829		173,197,878		405,372,337	
<b>Average annual household</b>	37,891		43,806		45,726	
<b>Transportation</b>	5,209	13.75 %	6,060	13.83 %	6,310	13.80 %
Vehicle purchases	1,105		1,369		1,433	
Cars and trucks new	491		682		724	
Cars and trucks used	588		647		667	
Gasoline and motor oil	1,749		1,981		2,045	
Other vehicle expenses	2,021		2,328		2,424	
Vehicle finance charges	123		153		162	
Maintenance and repairs	692		798		829	
Vehicle insurance	965		1,096		1,138	
Vehicle rental leases	239		280		293	
Public transportation	333		381		406	
<b>Health care</b>	2,931	7.74 %	3,450	7.88 %	3,607	7.89 %
Health insurance	1,968		2,288		2,384	
Medical services	566		702		741	
Drugs	299		348		365	
Medical supplies	97		111		115	
<b>Entertainment</b>	2,229	5.88 %	2,597	5.93 %	2,721	5.95 %
Fees and admissions	344		444		480	
Television radios	875		975		1,005	
Pets toys	817		942		988	
Personal care products	490		562		586	
Reading	42		46		49	
Education	898		1,004		1,067	
Tobacco products	392		402		404	
<b>Miscellaneous</b>	555	1.46 %	690	1.58 %	735	1.61 %
<b>Cash contributions</b>	939		1,212		1,271	
<b>Personal insurance</b>	3,287		4,369		4,735	
Life and other personal insurance	123		146		155	
Pensions and Social Security	3,164		4,222		4,580	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,176	1,717	20.58 %	457	1,597	1,356	820	690
3-Mile	2020	8,711	6,609	28.36 %	1,660	6,605	6,404	2,307	1,567
5-Mile	2020	17,524	13,361	29.54 %	3,481	13,153	13,285	4,239	2,994
1-Mile	2023	2,319	1,717	29.49 %	486	1,704	1,445	874	742
3-Mile	2023	9,341	6,609	37.78 %	1,779	7,083	6,858	2,483	1,633
5-Mile	2023	18,720	13,361	38.63 %	3,717	14,049	14,196	4,524	3,314



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