

LEWIS CREEK RESERVOIR

LAKE CONROE



FOR SALE

20.1
ACRES

6,796+ VPD

CALVARY RD

74,090+ VPD



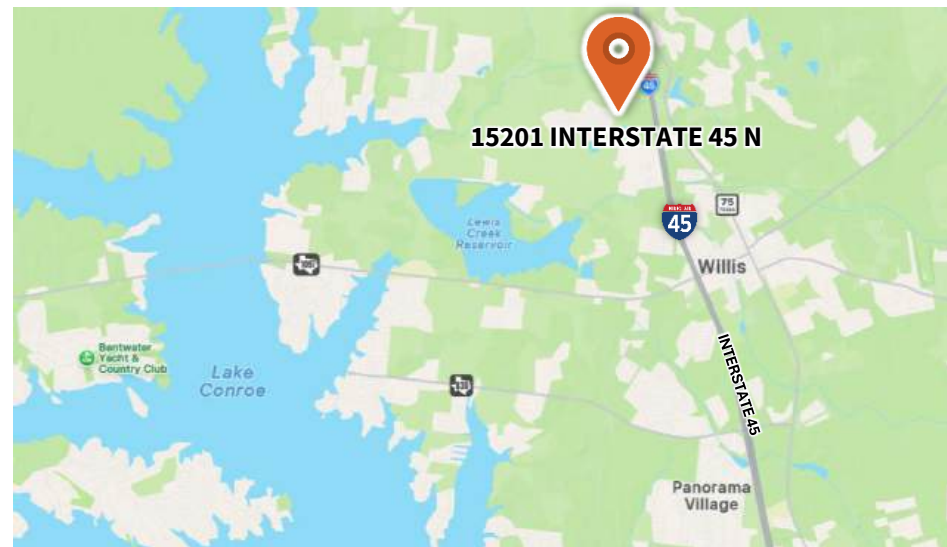
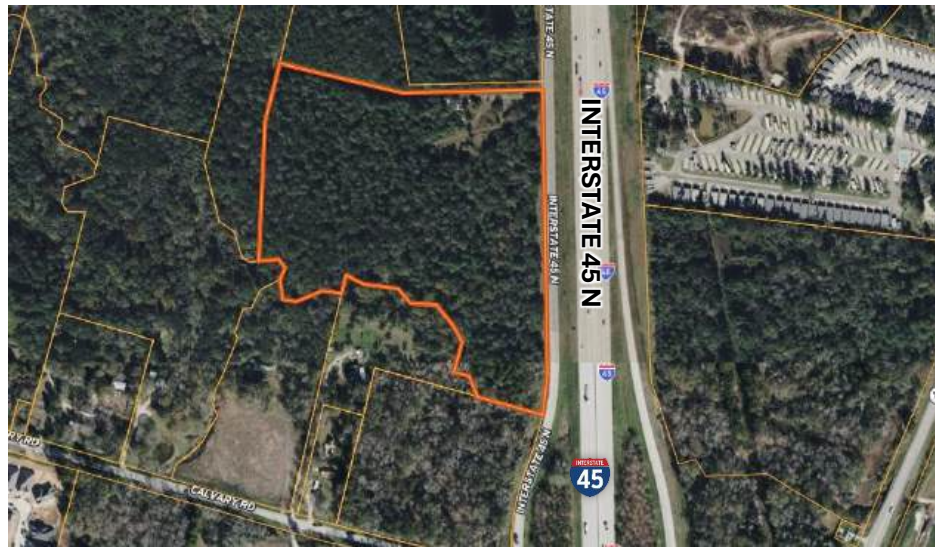
INTERSTATE 45 N

20.1 ACRES – LAND
15201 INTERSTATE 45 N, WILLIS, TX 77318



RYAN HUTSON // (936) 270-1024 // RYAN@HRPTX.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.



PROPERTY HIGHLIGHTS

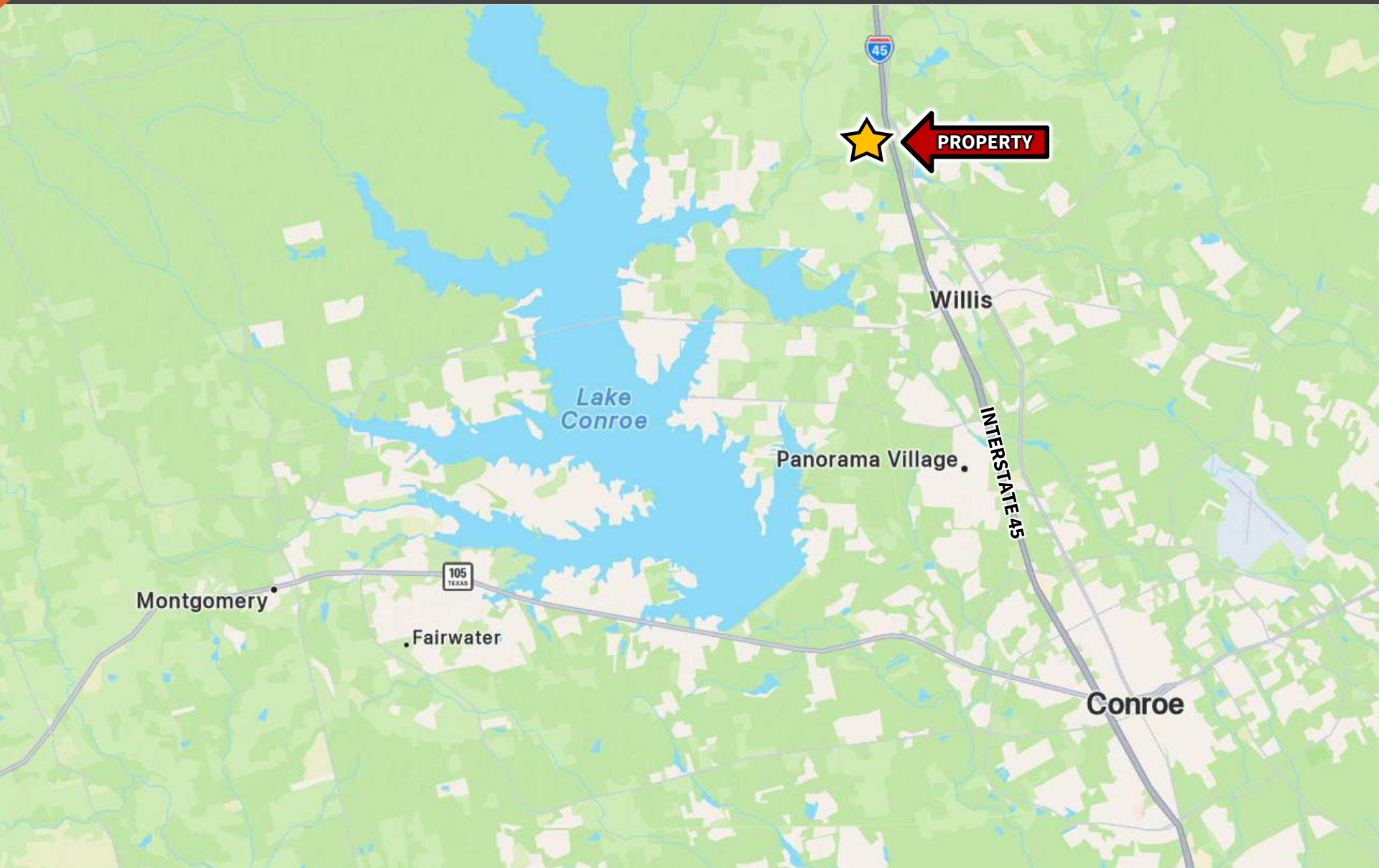
- ±20.1 unrestricted acres with over 1,200 feet of I-45 frontage in high-growth Willis, TX.
- Exceptional visibility to 74,000+ vehicles daily along Interstate 45 (TxDOT).
- Strategic location: just two exits north of The Woodlands Hills, a 2,000-acre master-planned community with 4,500 homes under development.
- Adjacent to Chambers Creek Ranch, a 900-acre 55+ senior living master-planned community.
- Surrounded by national retailers, schools, and amenities — including Kroger Marketplace, Walgreens, Tractor Supply Co., Love's, etc.

PROPERTY INFORMATION

Price:	\$2,495,334.00 (\$2.85/SQ.FT.)
Property Size:	+/- 20.1 Acres
Restrictions:	None (No Restrictions; No Zoning)
Road Frontage:	~2,100 linear feet
Driveway(s):	One (1)
Utilities:	Well and Septic
Traffic Counts:	74,090 vehicles per day (TxDOT)

FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

FOR SALE 20.1 ACRES / 15201 INTERSTATE 45



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

FOR SALE 20.1 ACRES / 15201 INTERSTATE 45

LAKE CONROE

LEWIS CREEK RESERVOIR



CHAMBERS
CREEK
A CALDWELL COMMUNITY

6,796+ VPD

CALVARY RD

74,090+ VPD



INTERSTATE 45 S



MAJESTIC PINES
RV RESORT



P.O. BOX 1505, CONROE, TX 77305

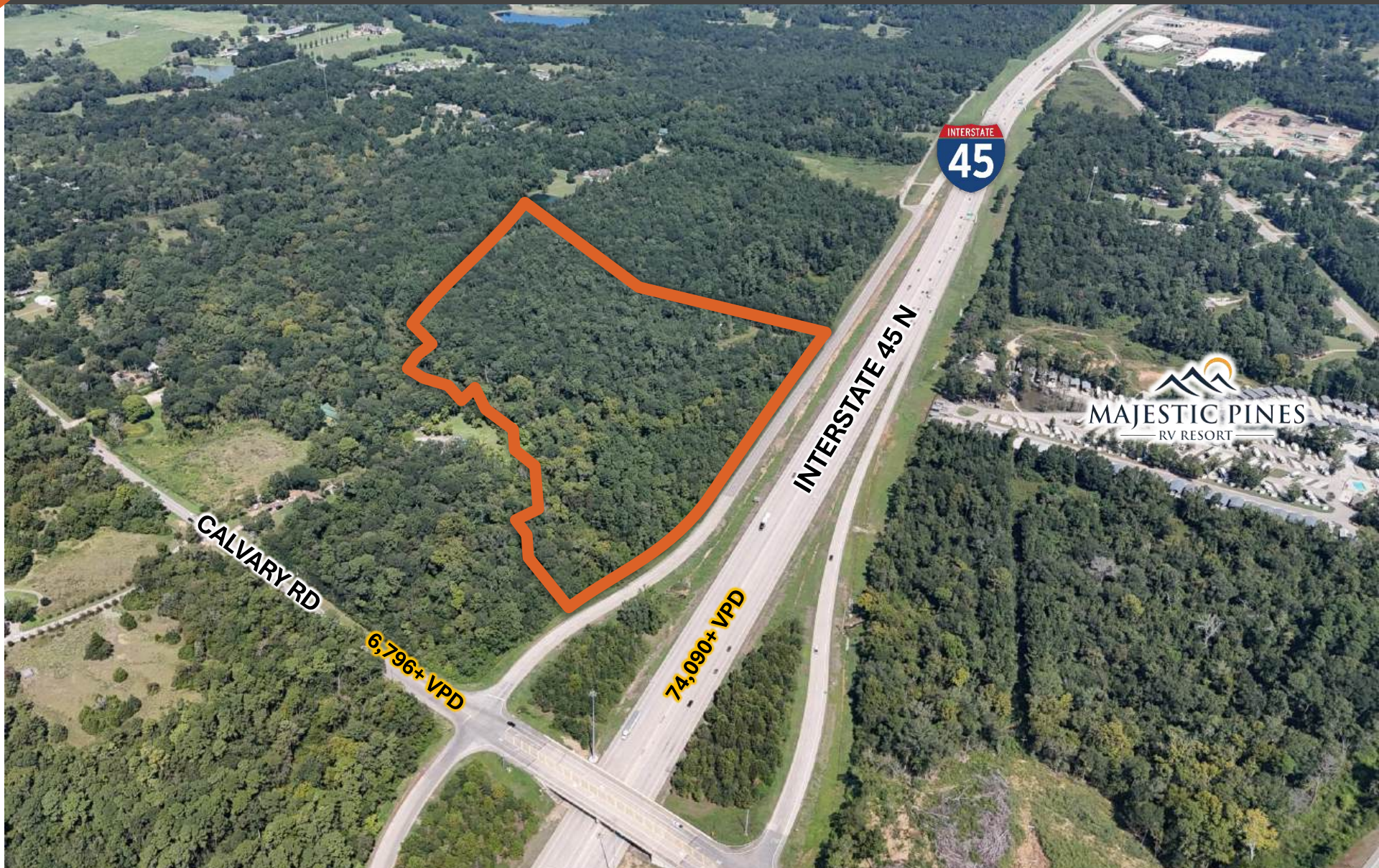
(936) 270-1024

HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

FOR SALE 20.1 ACRES / 15201 INTERSTATE 45



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

FOR SALE 20.1 ACRES / 15201 INTERSTATE 45

LAKE CONROE

LEWIS CREEK RESERVOIR



CHAMBERS
CREEK
A CALDWELL COMMUNITY

CALVARY RD
6,796+ VPD
74,090+ VPD
INTERSTATE 45
INTERSTATE 45 S

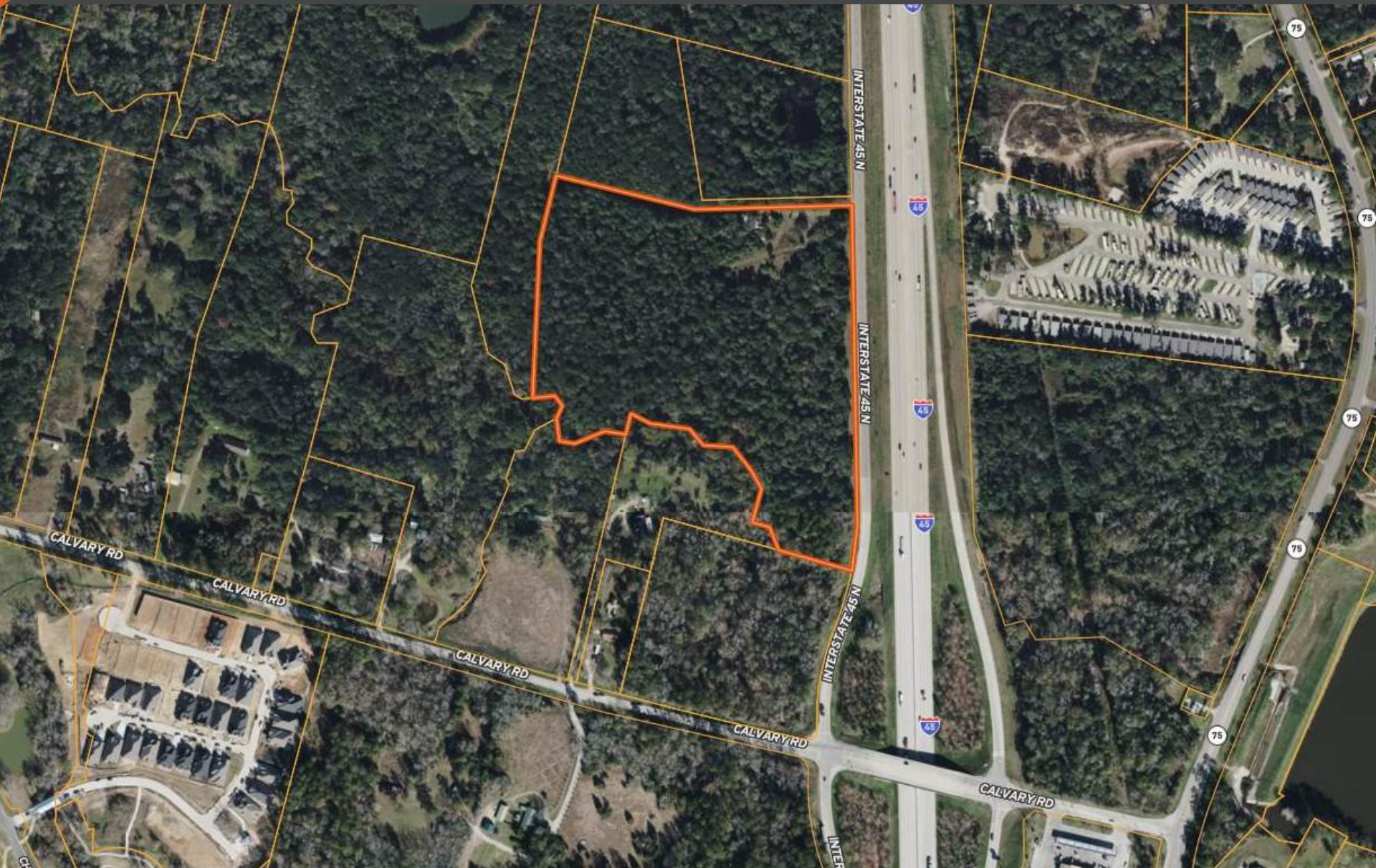


P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.

FOR MORE INFORMATION CONTACT:
RYAN HUTSON, CCIM

FOR SALE 20.1 ACRES / 15201 INTERSTATE 45



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.



WILLIS MARKET OVERVIEW

Fast-Growing Commercial Hub

Willis, TX is quickly emerging as one of Montgomery County's most promising markets for commercial investment. Located just north of Conroe and near Lake Conroe, Willis combines strategic location, expanding infrastructure, and accelerating population growth—making it a prime area for business and development.

Montgomery County has seen a 37% population surge over the past decade, far exceeding state and national averages. Willis plays a key role in that growth, with new residential developments and an increasing demand for retail, healthcare, and service-based businesses. The area's median household income surpasses \$89K, and nearby master-planned communities continue to draw in affluent residents.

Thousands of new homes are planned or under construction near Willis, with continued expansion along the I-45 corridor. Proximity to Lake Conroe, which welcomes over 2 million annual visitors, offers businesses added exposure and a consistent flow of potential customers.

With the county's population expected to grow another 25% in the next decade, Willis is well-positioned to support long-term demand for retail, office, and professional services—making it an exceptional opportunity for commercial investors.





Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | HUTSONREALTYPARTNERS.COM

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hutson Realty Partners or by any agent, independent associate, subsidiary or employee of Hutson Realty Partners. This information is subject to change.