

# EXECUTIVE SUMMARY

10766 FARM TO MARKET 1097



## PROPERTY OVERVIEW

Why rent when you can own it? This prime commercial property on FM 1097 near Lake Conroe offers an unbeatable location for your office or small business. Featuring a converted office space with plenty of storage and parking, this property is perfect for a growing business. Its unrestricted status and proximity to I-45, Willis, and Montgomery make it an excellent investment opportunity. Don't miss your chance to establish your business in this highly visible, sought-after area.



**KW COMMERCIAL | THE WOODLANDS**  
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# PROPERTY DESCRIPTION

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## 10766 FM 1097 | 1,821 sq ft

Willis, Texas, is a charming small town located in Montgomery County, about 50 miles north of Houston. It offers a perfect blend of small-town charm and easy access to big-city amenities. Known for its friendly community, Willis is surrounded by natural beauty, with close proximity to Lake Conroe, making it an excellent spot for boating, fishing, and outdoor activities. The town has experienced growth in recent years, with a mix of historic homes, newer subdivisions, and local businesses that contribute to its unique character. Its location near major highways, like I-45, offers convenient access to nearby cities, including Conroe, The Woodlands, and Houston, making it an attractive choice for families and professionals seeking a quieter lifestyle with easy commuting options. Overall, Willis is a welcoming community with a relaxed vibe, great schools, and a growing business environment, making it a great place to live or invest in.

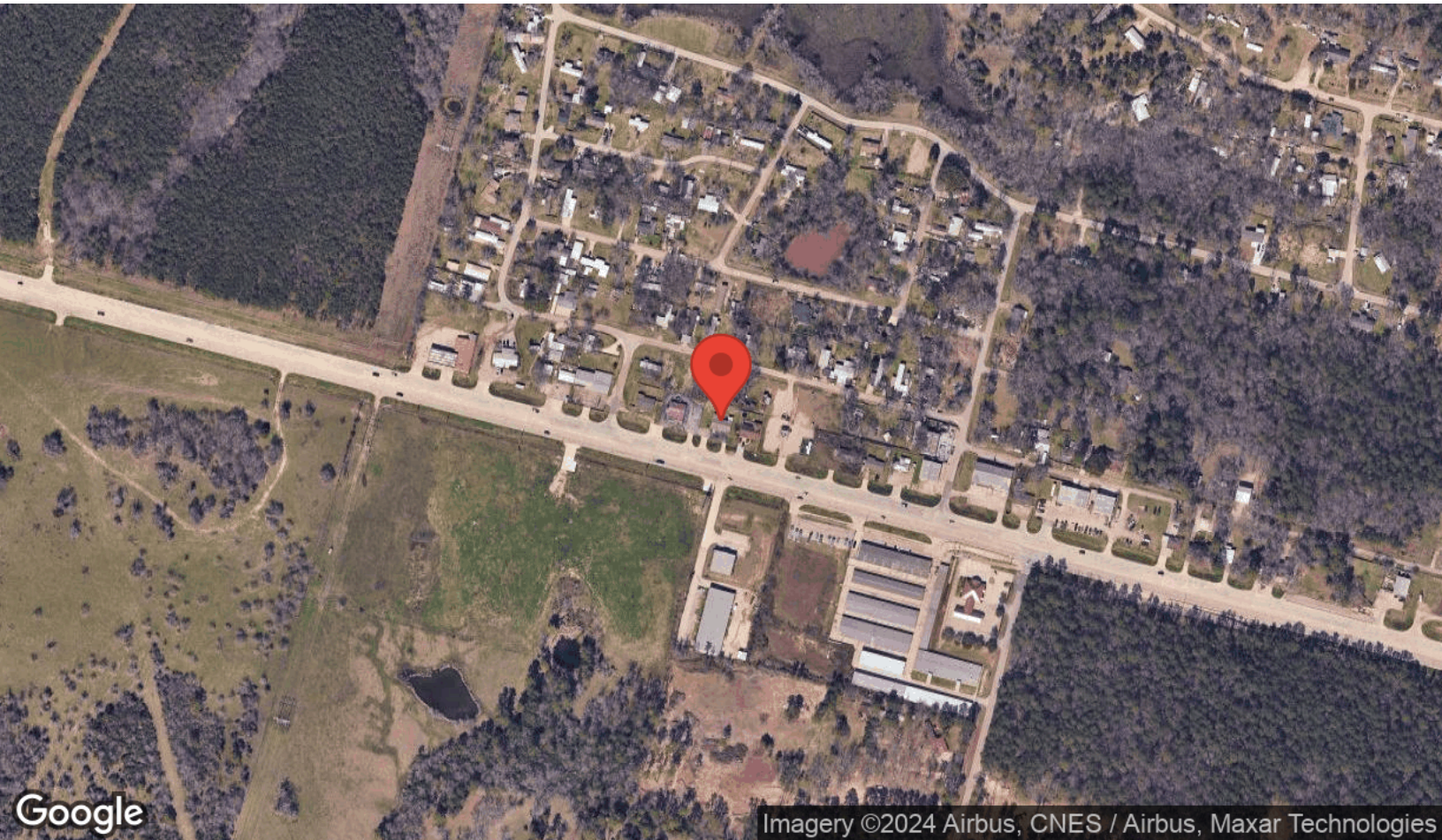
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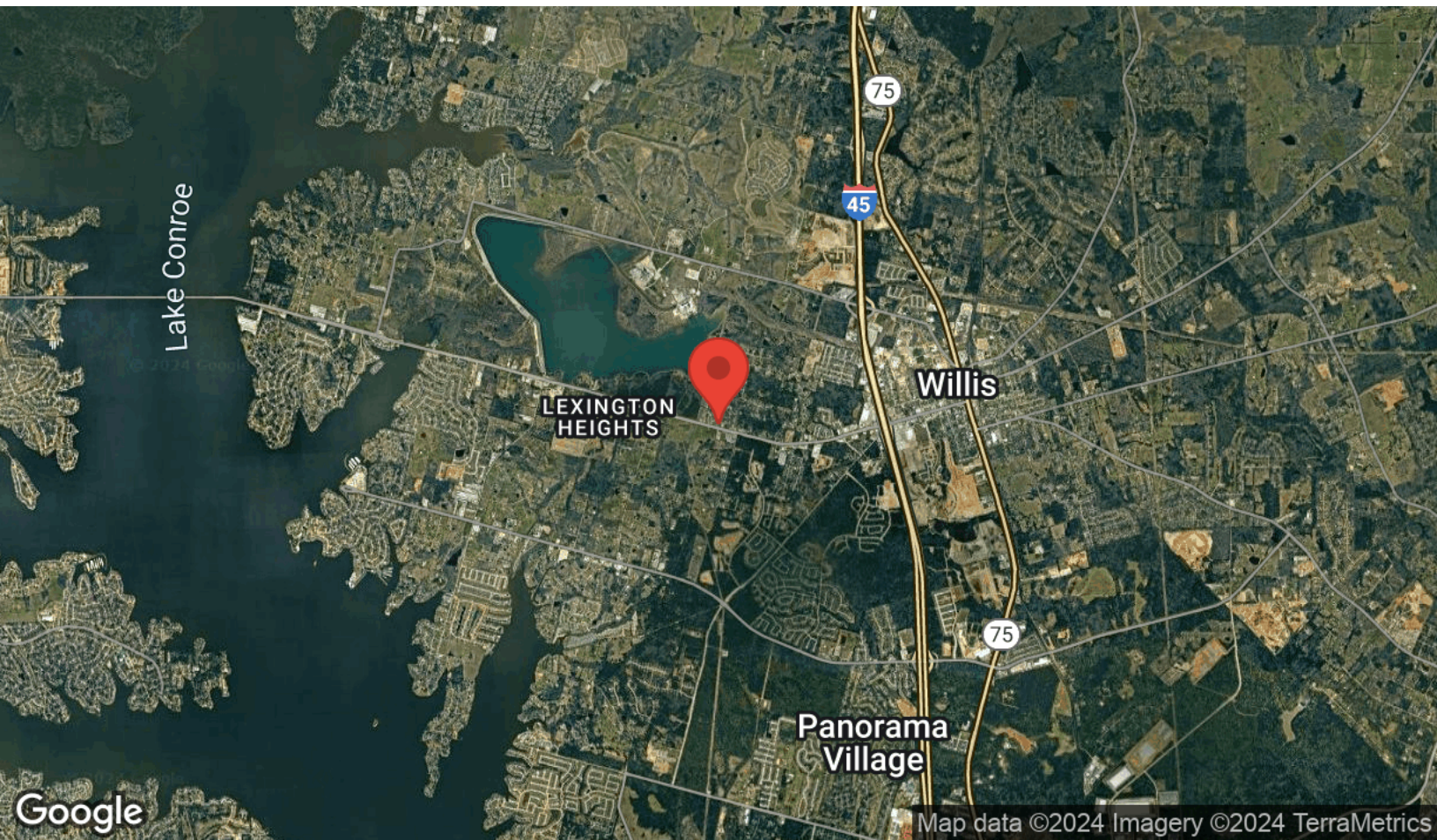
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# LOCATION MAPS

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Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies



Map data ©2024 Imagery ©2024 TerraMetrics

# PROPERTY PHOTOS

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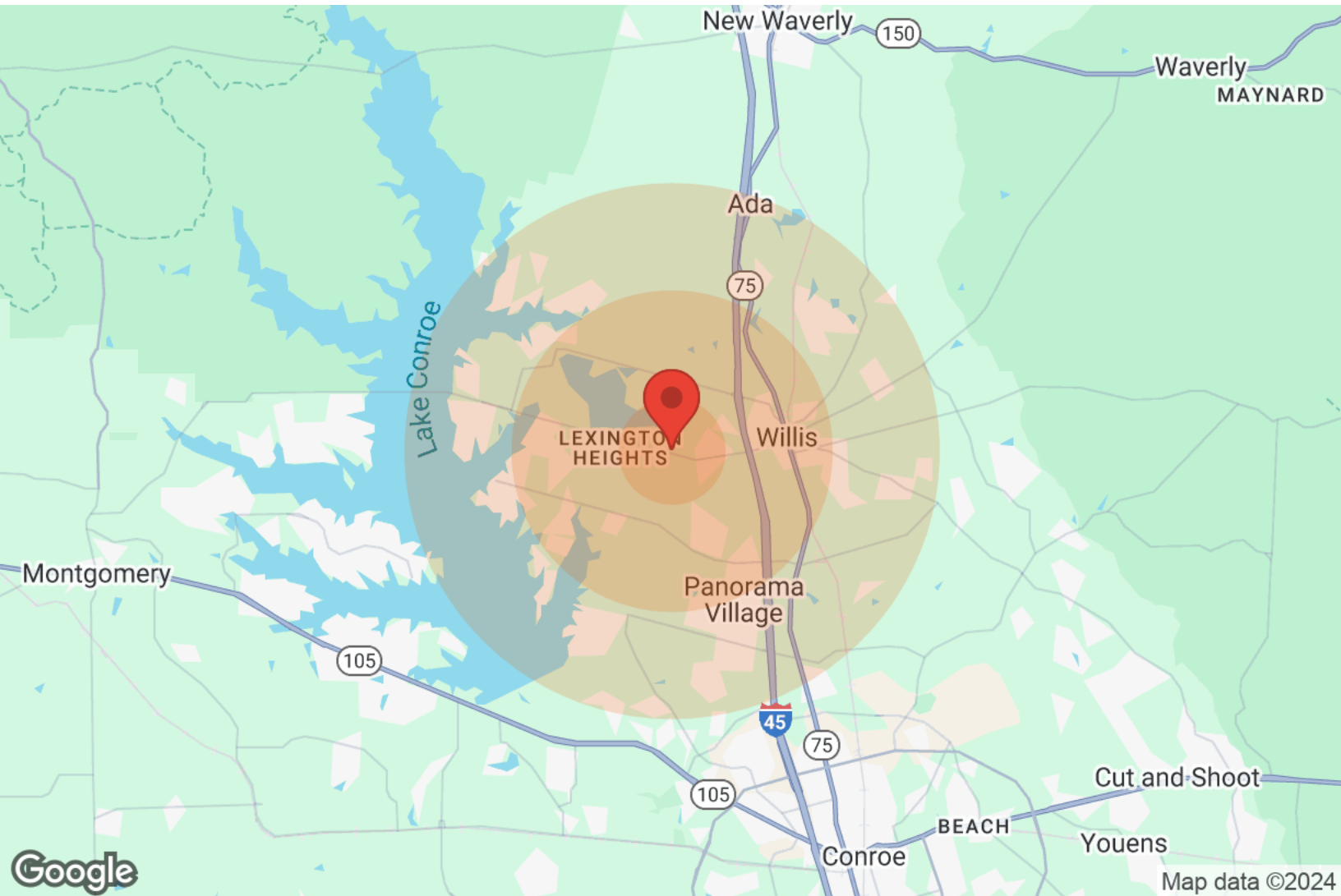
# PROPERTY PHOTOS

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,162	16,807
Female	N/A	4,139	17,065
Total Population	N/A	8,301	33,872

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,853	6,972
Ages 15-24	N/A	1,246	4,660
Ages 25-54	N/A	2,876	12,206
Ages 55-64	N/A	909	4,073
Ages 65+	N/A	1,417	5,961

Race	1 Mile	3 Miles	5 Miles
White	N/A	6,486	28,175
Black	N/A	890	2,084
Am In/AK Nat	N/A	4	77
Hawaiian	N/A	3	7
Hispanic	N/A	1,853	6,436
Multi-Racial	N/A	1,832	6,588

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$36,251	\$56,971
< \$15,000	N/A	411	980
\$15,000-\$24,999	N/A	420	1,291
\$25,000-\$34,999	N/A	479	1,628
\$35,000-\$49,999	N/A	262	1,925
\$50,000-\$74,999	N/A	549	2,198
\$75,000-\$99,999	N/A	251	1,942
\$100,000-\$149,999	N/A	459	1,872
\$150,000-\$199,999	N/A	60	544
> \$200,000	N/A	52	414

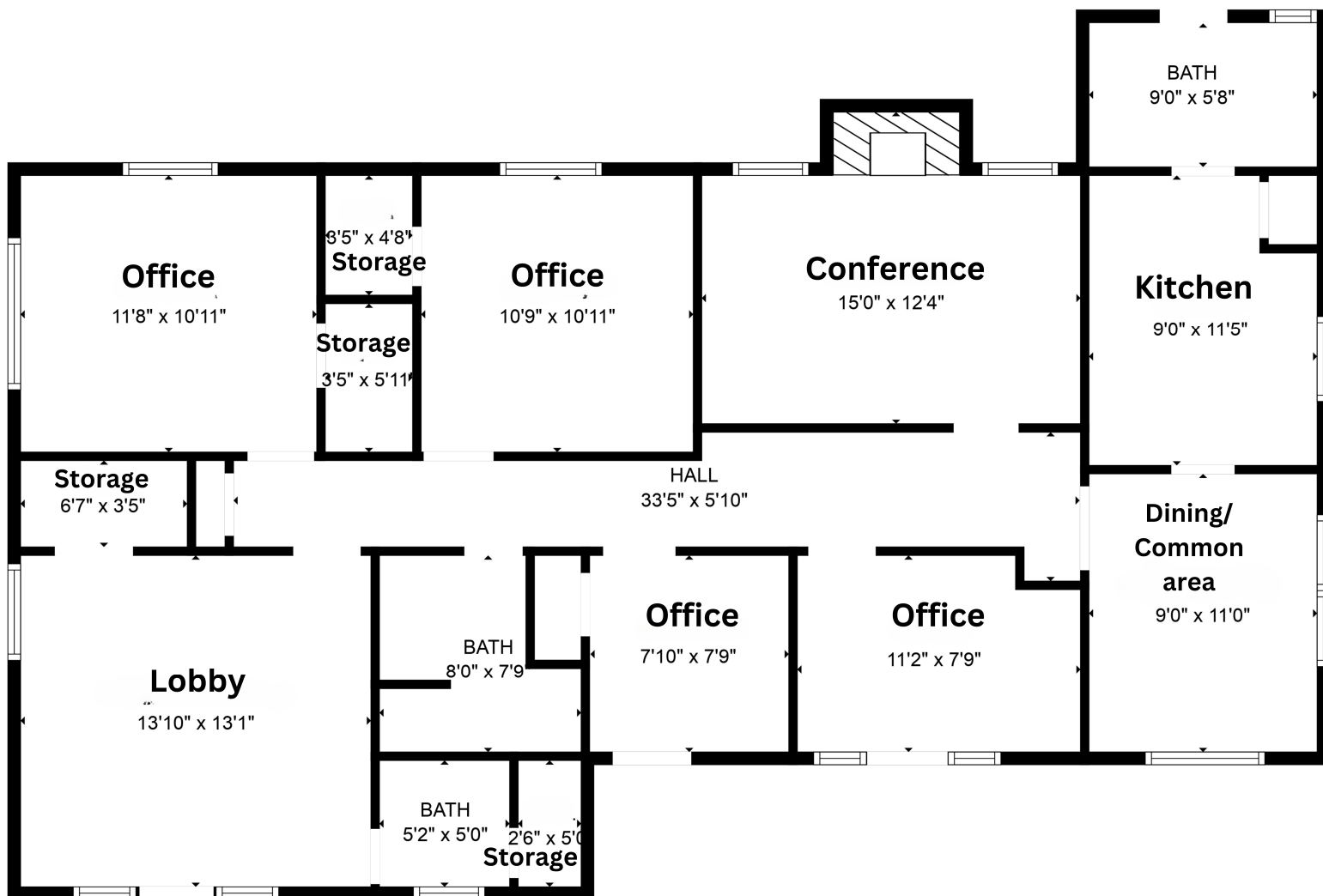
Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,593	14,676
Occupied	N/A	3,029	12,686
Owner Occupied	N/A	2,120	9,071
Renter Occupied	N/A	909	3,615
Vacant	N/A	564	1,990

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# FLOORPLAN

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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## PRESENTED BY:

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