



OFFERING MEMORANDUM

21.25 ACRES - 14217 FM 1097 WEST ROAD

Willis, Texas 77318

Marcus & Millichap
THE FLORENCE GROUP

INVESTMENT OVERVIEW AND HIGHLIGHTS

14217 FM 1097 WEST ROAD

Will subdivide this +/- 21.25 acre development site located on 14217 FM 1097 West Road that is situated within the rapidly growing Willis market in Montgomery County. Bordering Point Aquarius, this tract offers great visibility, three points of access along FM 1097, and one point of access on Point Aquarius Boulevard in a high-traffic area. With dual frontage on FM 1097 West Road of +/- 635 feet and +/- 534 feet, this site presents a prime opportunity to enter this strategic location with immediate ingress and egress into Willis, Montgomery, Conroe, and Interstate 45 which is further enhanced by the widening of FM 1097 West Road. The Eastern position of this site has access to available utilities by Point Aquarius MUD, supporting a wide range of development opportunities including residential, commercial, or mixed-use projects. While lying roughly 1/4-mile East of Lake Conroe, the site is free of any floodplain or floodway and is unencumbered by any zoning restrictions. With detention to be determined, the property offers tremendous flexibility in site planning.

The site is ideally placed to capitalize on the explosive growth of Montgomery County and surrounding communities that have spurred a host of new developments, like the future Willis ISD High School Complex, providing a rare opportunity to secure a significant land position along one of the area's major thoroughfares.

PROPERTY SIZE	+/- 21.25 Acres - Will Subdivide
PRICE	Call Broker for Pricing
SCHOOL	Willis Independent School District
FLOODPLAIN	None
UTILITIES	Point Aquarius MUD
FRONTAGE	+/- 635 feet on FM 1097 West Road +/- 534 feet on FM 1097 West Road
DETENTION	To Be Determined
EASEMENTS	Overhead Power along FM 1097 West Road Telecommunications Tower on the Western Property
ZONING	None

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MARKET OVERVIEW AND DEMOGRAPHICS

14217 FM 1097 WEST ROAD

CONROE-WILLIS, TEXAS

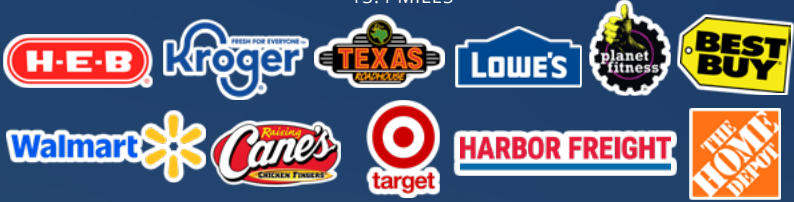
Located in Montgomery County just north of Houston, the Conroe–Willis area is one of the most rapidly expanding regions in Southeast Texas. Anchored by the Conroe, which has a population surpassing 100,000, and the budding city of Willis, the region benefits from strategic placement along the Interstate 45 corridor, offering direct access to Houston just 40 minutes south and Dallas (180 miles north). The area is also supported by Conroe–North Houston Regional Airport, which provides key logistics and aviation services for both corporate and general aviation users. With its excellent connectivity, lower cost of living, and abundant land, Conroe has emerged as a major center for business relocation and expansion. Consistently ranking among the fastest-growing cities in the U.S. Recent economic development is fueled by the region's diverse economy, with core industries including advanced manufacturing, distribution, construction, energy services, retail, and healthcare. As a result of the Conroe Park North Industrial Park and Grand Central Park developments, companies such as Crown Cork & Seal, McKesson, and Five Below have opened locations in the area.

The city of Willis, located just north of Conroe, is experiencing a similar economic and population boom. Driven by suburban spillover from Montgomery County, Willis is welcoming multiple master-planned communities, such as Moran Ranch, Chambers Creek, and The Estates of Texas Grand Ranch. Quickly transforming into a regional hub in its own right, Willis’ residential development is complemented by new retail and commercial projects, school expansions, and infrastructure improvements. Quality of life is a major draw for both cities, with Lake Conroe offering 21,000 acres of water for boating, fishing, and lakeside living. The surrounding Sam Houston National Forest provides hiking, camping, and nature experiences, while Downtown Conroe boasts a growing arts and cultural district, complete with galleries, live music venues, and boutique shopping.



DEMOGRAPHICS	2	5	10
Residential Count	9,036	42,450	138,495
Avg HH Income	\$137,787	\$134,184	\$120,966
2024-2029 Projected Growth	7.99%	9.47%	10.46%

CONROE, TEXAS
13.4 MILES



LAKEVIEW MANOR

SEVEN COVES

LAKE CONROE

PALMS
MARINA

POINT AQUARIUS

SITE

MIKE'S
MARINE

SITE

LONE STAR STORAGE

FM 1097 11,280 VPD

THE BOAT LIFT
DOCK AND
BULKHEAD
COMPANY



MARGARITAVILLE
LAKE RESORT

WALDEN
ON LAKE CONROE

LAKE CONROE

MONTGOMERY, TEXAS
9.9 MILES

ANYTIME FITNESS
Walmart
GREASE MONKEY
Oil Changes & More
BEST BUY
TSC TRACTOR SUPPLY CO.
AUSTIN BANK
BROOKSHIRE BROTHERS
THE HOME DEPOT
target
Chick-fil-A
SALTGRASS
STEAK & HOUSE

MONTGOMERY BEND
BY PULTE/CENTEX

FIRESONG
BY TAYLOR MORRISON
+/- 1,000

BENTWATER
YACHT & COUNTRY CLUB

BENTWATER YACHT CLUB
ON LAKE CONROE

POINT AQUARIUS

SUNSET
SHORES
ON LAKE
CONROE



SITE

MIKE'S MARINE

SITE

LONE STAR STORAGE

THE CACTUS
LOUNGE

FM 1097 11,280 VPD

THE BOAT LIFT
DOCK AND
BULKHEAD
COMPANY

CORINTHIAN POINT

ROCKROSE RANCH

+/- 700 HOMES

WALNUT COVE

DEL WEBB AT
CHAMBERS CREEK

+/- 3,000 HOMES

RIDGELAND HILLS

BY LEGEND HOMES

45 INTERSTATE 45
4.9 MILES

LEWIS CREEK RESERVOIR

WILLIS ISD
FUTURE HIGH SCHOOL &
SPORTS COMPLEX

LONGSTREET
MULTI-FAMILY - 60 UNITS

SIGNORELLI
FUTURE DEVELOPMENT SITE

THE BOAT LIFT
DOCK AND
BULKHEAD
COMPANY

THE CACTUS
LOUNGE



LONE STAR STORAGE

MIKE'S
MARINE

SITE

SITE

FM 1097 11,280 VPD

POINT AQUARIUS



WILLIS, TEXAS
5.8 MILES

Chick-fil-A CHASE kroger
H-E-B FIRST WATCH MARCO'S PIZZA WHATABURGER

45 INTERSTATE 45
4.9 MILES

THE WOODLAND HILLS
BY HOWARD HUGHES

LAKE CONROE HILLS

LAKEVIEW MANOR

SUMMERWOOD TRAILS
BY STYLECRAFT

SEVEN COVES

RIDGELAND HILLS
BY LEGEND HOMES

WILLIS ISD
FUTURE HIGH SCHOOL &
SPORTS COMPLEX

LEWIS CREEK RESERVOIR

SIGNORELLI
FUTURE DEVELOPMENT SITE

LEXINGTON HEIGHTS

LAKE CONROE

LONGSTREET ROAD

THE BOAT LIFT
DOCK AND
BULKHEAD
COMPANY

LONE STAR STORAGE



SUBWAY



THE CACTUS
LOUNGE

MIKE'S MARINE

SITE

SITE

🚗 FM 1097 11,280 VPD



POINT AQUARIUS

LAKEWOOD OAKS
ON LAKE CONROE
HOUSING COMPLEX

LAKE CONROE



LONE STAR STORAGE

MIKE'S
MARINE

FM 1097 11,280 VPD

THE BOAT LIFT
DOCK AND
BULKHEAD
COMPANY

SITE

SITE

POINT AQUARIUS

THE
CACTUS
LOUNGE

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers.

All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

Activity ID ZAG0040467

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
THE FLORENCE GROUP

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Information About Brokerage Services

2-10-2025

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

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 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.

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