

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

**BACK
ON
MARKET**

**NOT IN
FLOOD PLAIN**

As of 6/8/23 (FEMA Map Included)

SALE PRICE: \$1,460,000 "AS IS"

LOT SIZE: 3.24 Acres

DISTANCE TO I-45: 3 Miles

DISTANCE TO LAKE: 2 Miles

CROSS STREETS: FM 830 &
Post Oak Drive

PROPERTY FEATURES

- 425' Frontage on FM 830 on border of Willis/Conroe, Texas
- 2 miles to Bustling Lake Conroe & 3 Miles to I-45
- Conroe is One of the Fastest Growing Cities in America
- FM 830 Corridor is Mostly Commercial & Vacant Land
- Perfect Time for Commercial Development in the Area
- Scattered Mature Trees. Electric, Gas, Well & Septic Available.
- Selling "AS IS" – Seller will not make any repairs to House.

PROPERTY OVERVIEW

3 ¼ Acres located in Willis/Conroe TX with 425 Feet Frontage. Conroe is one of the fastest growing cities in America. Lightly Wooded. Electric & Gas is available. Well & Septic on site. Just 2 miles east of the Lake, this property is a great location for development of Industrial or Special Purpose facilities. The FM 830 Corridor is lined with Distributors, Repair Shops & Storage Facilities. The property offers a 5,000 SF 2-Story House which may be converted to Office Space with room for 9-12 Offices, Conference Room, Kitchen & 3 Bathrooms. House may also be torn down if needed. Great Demographics! Average Household Income within a 1-mile radius in 2023 was \$105,000. The Woodlands, just to the south, offers some of the finest Master-Planned communities in the country, Fine Dining, Premier Shopping, World Class Entertainment, and Parks & Recreation. Nearby Lake Conroe offers Recreational Boating, Water Activities & Championship Golf Courses. Downtown Houston, the 4th largest city in the country, is just 50 minutes south.

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

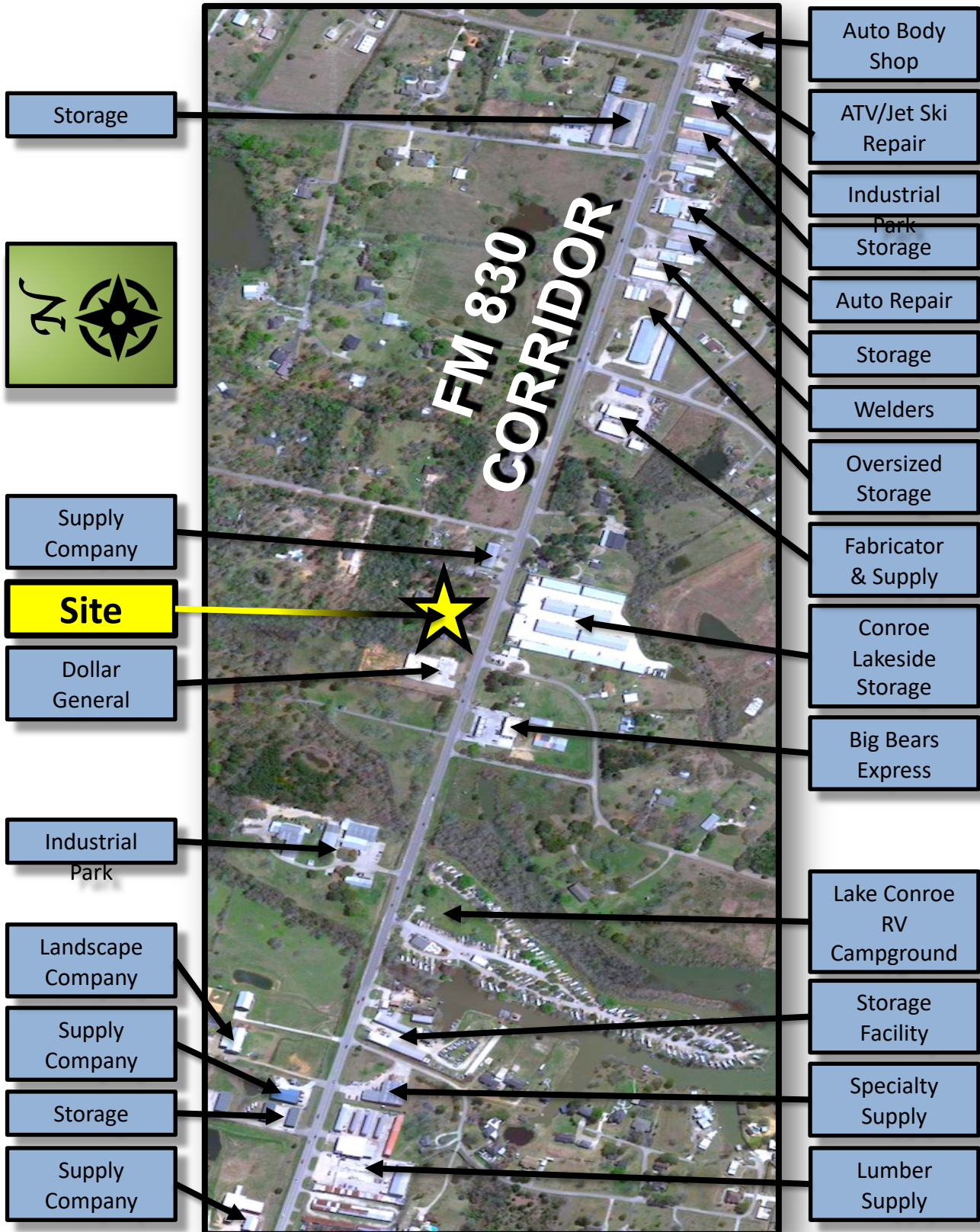
3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



East Entrance off FM 830
Lots of Mature Trees



West Entrance off FM 830

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



Large Circular Light Gravel Driveway

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

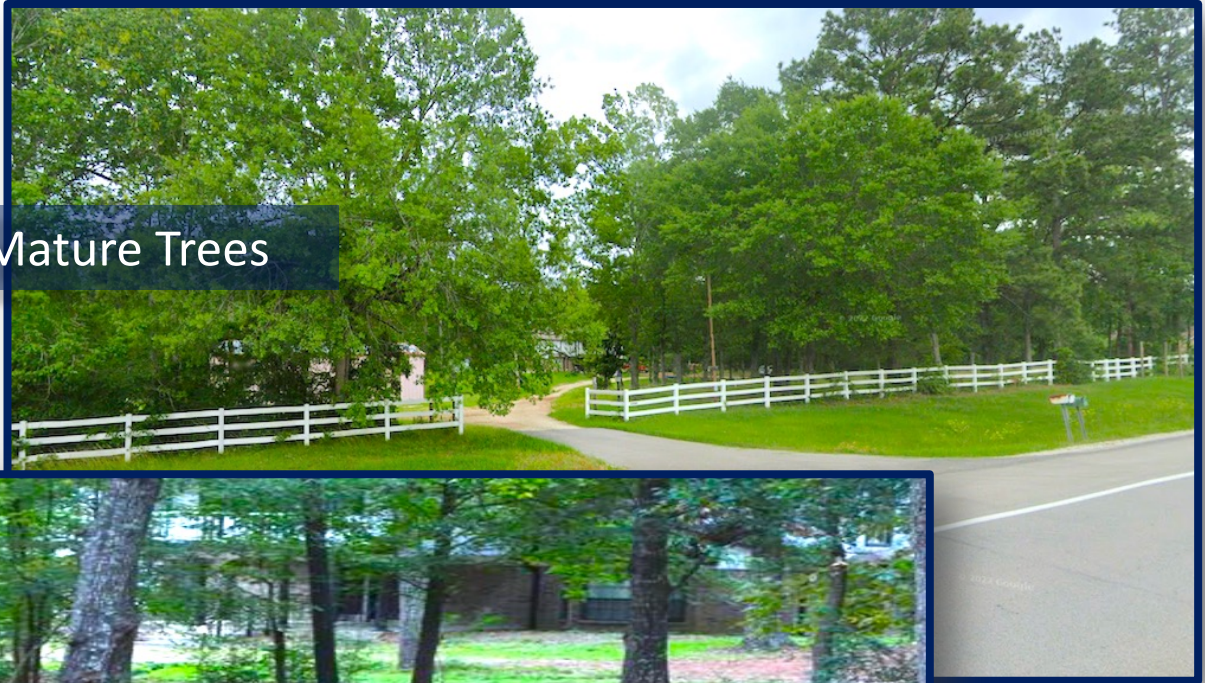
12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

Lots of Mature Trees



Large Light
Gravel Driveway



5,000 SF House
on Property



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

Real Estate Company on
East Side of Property



RV/Boat Storage
across the Street



Dollar General
to the West



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



5,00 SF with Room
for 9 – 12 Offices



Covered Deck
With Patio Beneath



Conference Area with
Wood Burning Fireplace

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

Large Kitchen
And Break Area



1 of 9 Rooms which
May be Used as Offices



Room
Dimensions

Office 1
26 x 28

Office 2
20 x 18

Office 3
17 x 16

Office 4
17 x 16

Office 5
18 x 14

Office 6
16 x 15

Office 7
15 x 14

Office 8
12 x 13

Office 9
12 x 11

Kitchen
14 x 16

Break Room
19 x 13

Utility
10 x 5

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

Interior Features

Heating
Central Gas

A/C
Central Electric

Floors
Carpet & Tile

Offices
Most Carpeted
Some Tiled
Ceiling Fans

Kitchen/Break Area
Double Oven
Electric Range
Wood Cabinets
Granite Counters
Tile Floor

Bathrooms
Three Full w/tubs
1 w/Double Sink
Granite Counters

Other
Bay Windows
Fire Smoke Alarm
Some High Ceilings
Wet Bar

Fireplace
Wood Burning

Utility Room
All Electric
W/D Connections

Exterior Features

Access
On FM 830
2 Entrances
Circular Driveway
Lightly Graveled

Lot Description
Scattered
Mature Trees

Roof
Composition

Exterior Siding
Brick & Wood

Foundation
Slab

Other
Large Covered Patio
Covered Upper Deck
Storage Shed

On-Site Utilities
Septic Tank
Well
Electricity
Gas

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

5,000 SF House

May be Torn Down or Converted to Office Space

Room 1
26 x 28

Room 5
18 x 14

Room 9
12 x 11

Room 2
20 x 18

Room 6
16 x 15

Kitchen
14 x 16

Room 3
17 x 16

Room 7
15 x 14

Break Room
19 x 13

Room 4
17 x 16

Room 8
12 x 13

Utility
10 x 5

Heating
Central Gas

A/C
Central Electric

Floors
Carpet & Tile

Rooms
Most Carpeted
Some Tiled
Ceiling Fans

Kitchen/Break Area
Double Oven
Electric Range
Wood Cabinets
Granite Counters
Tile Floor

Interior Features

Bathrooms
Three Full w/tubs
1 w/Double Sink
Granite Counters

Other
Bay Windows
Fire Smoke Alarm
Some High Ceilings
Wet Bar

Fireplace
Wood Burning

Utility Room
All Electric
W/D Connections

Access
On FM 830
2 Entrances
Circular Driveway
Lightly Graveled

Lot Description
Scattered
Mature Trees

Roof
Composition

Exterior Features

Exterior Siding
Brick & Wood

Foundation
Slab

Other
Large Covered Patio
Covered Upper Deck
Storage Shed

On-Site Utilities
Septic Tank
Well
Electricity
Gas

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

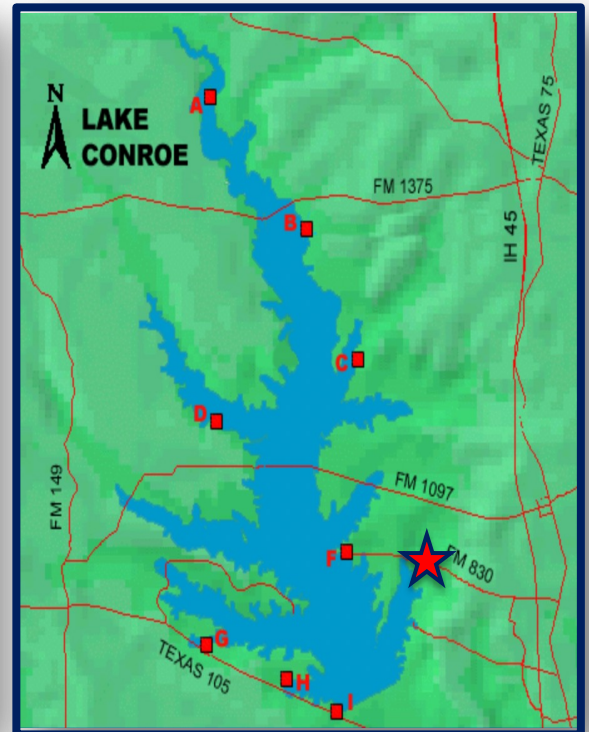
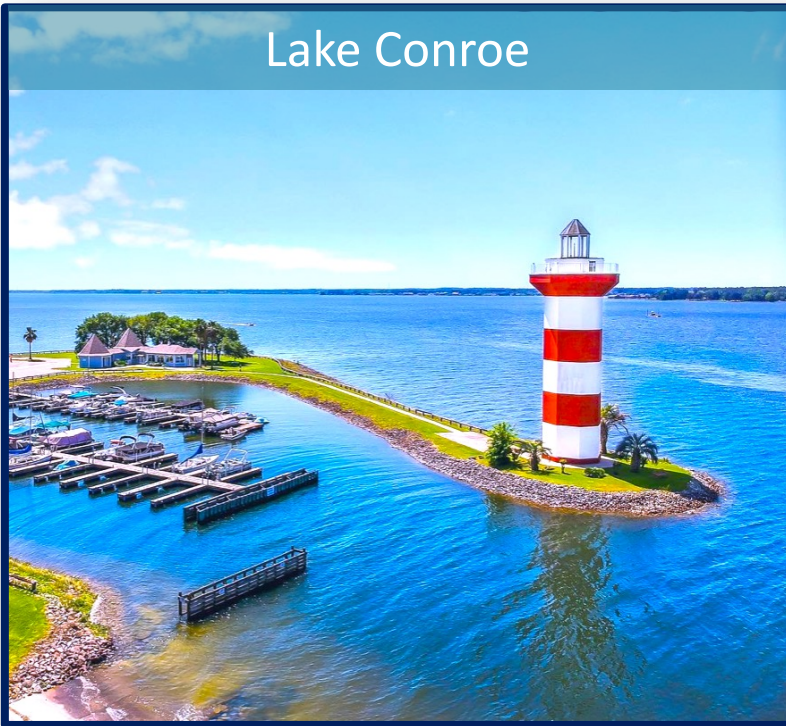
12088 FM 830, Willis TX 77318



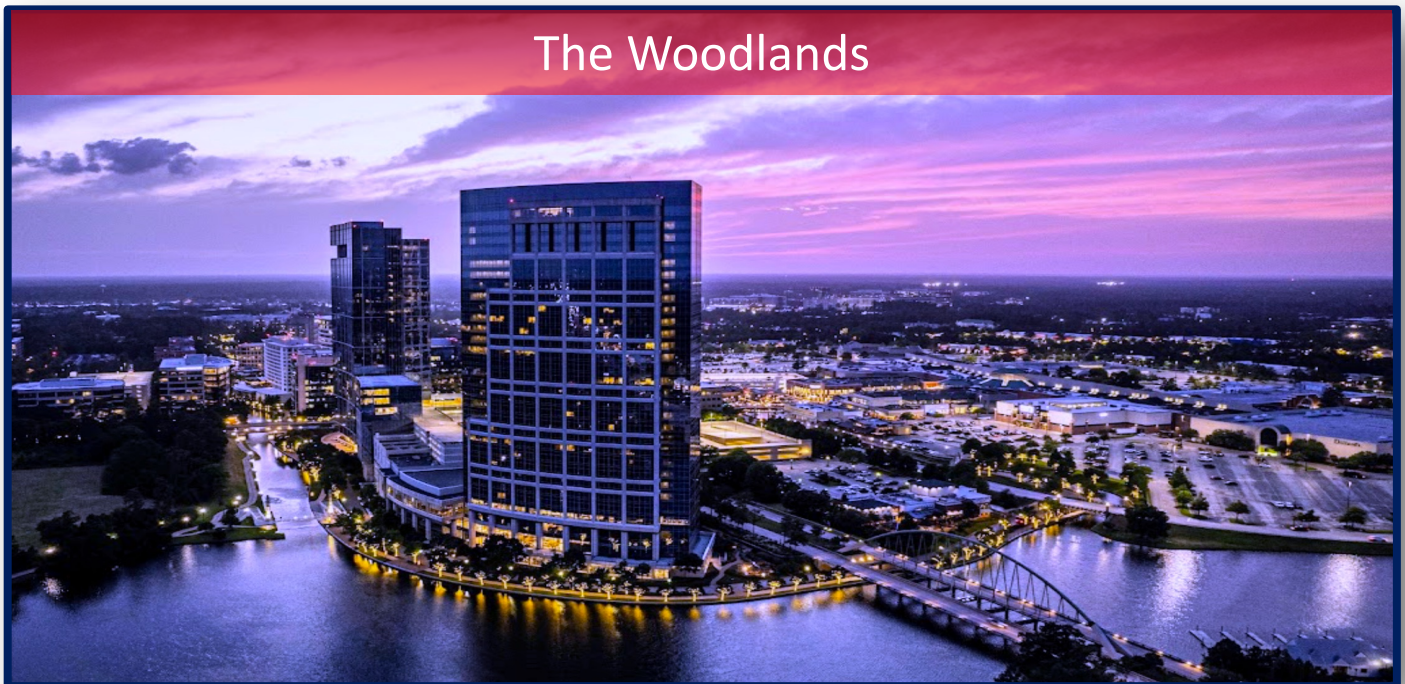
**COLDWELL
BANKER
COMMERCIAL**

REALTY

Lake Conroe



The Woodlands



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

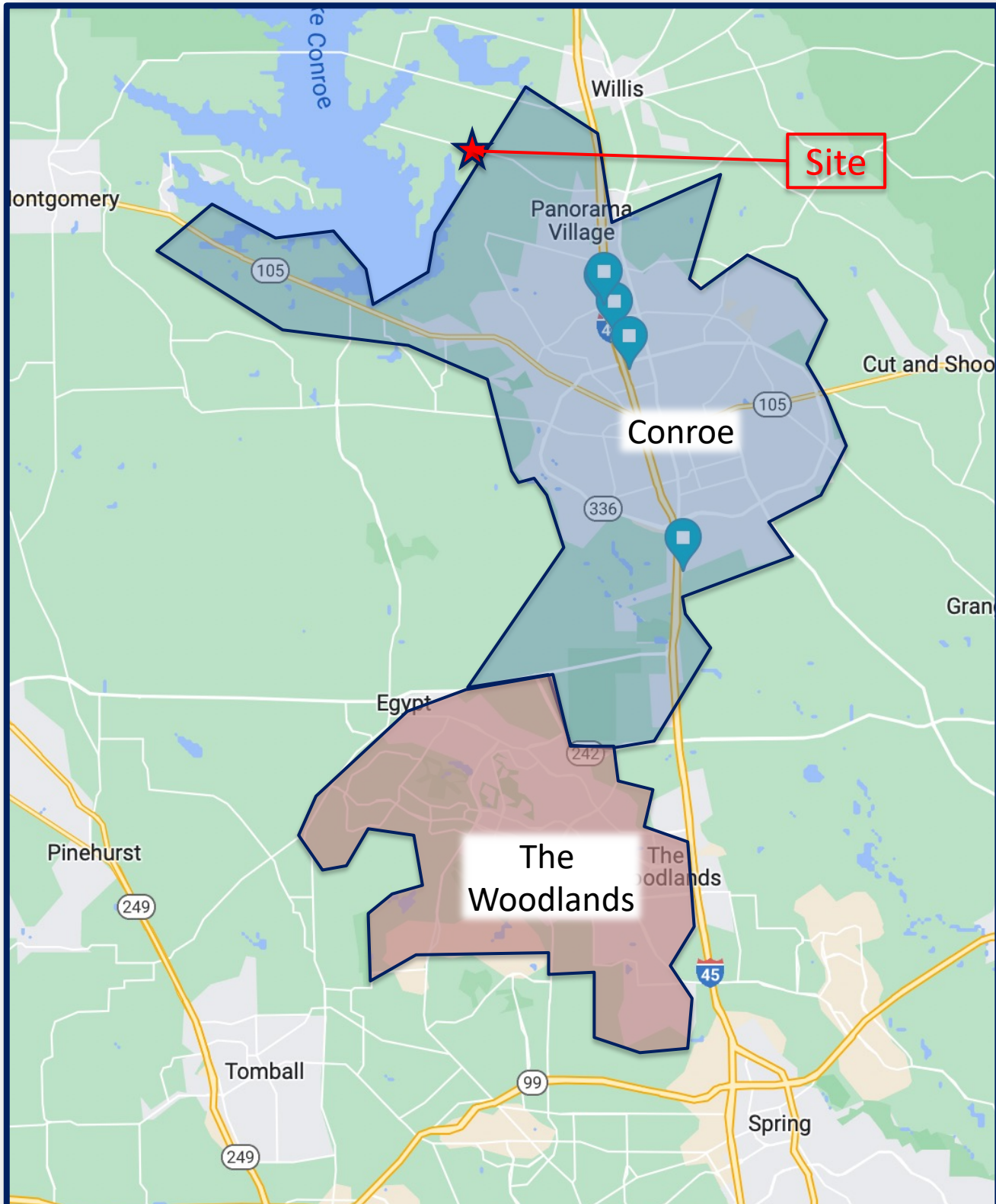
3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

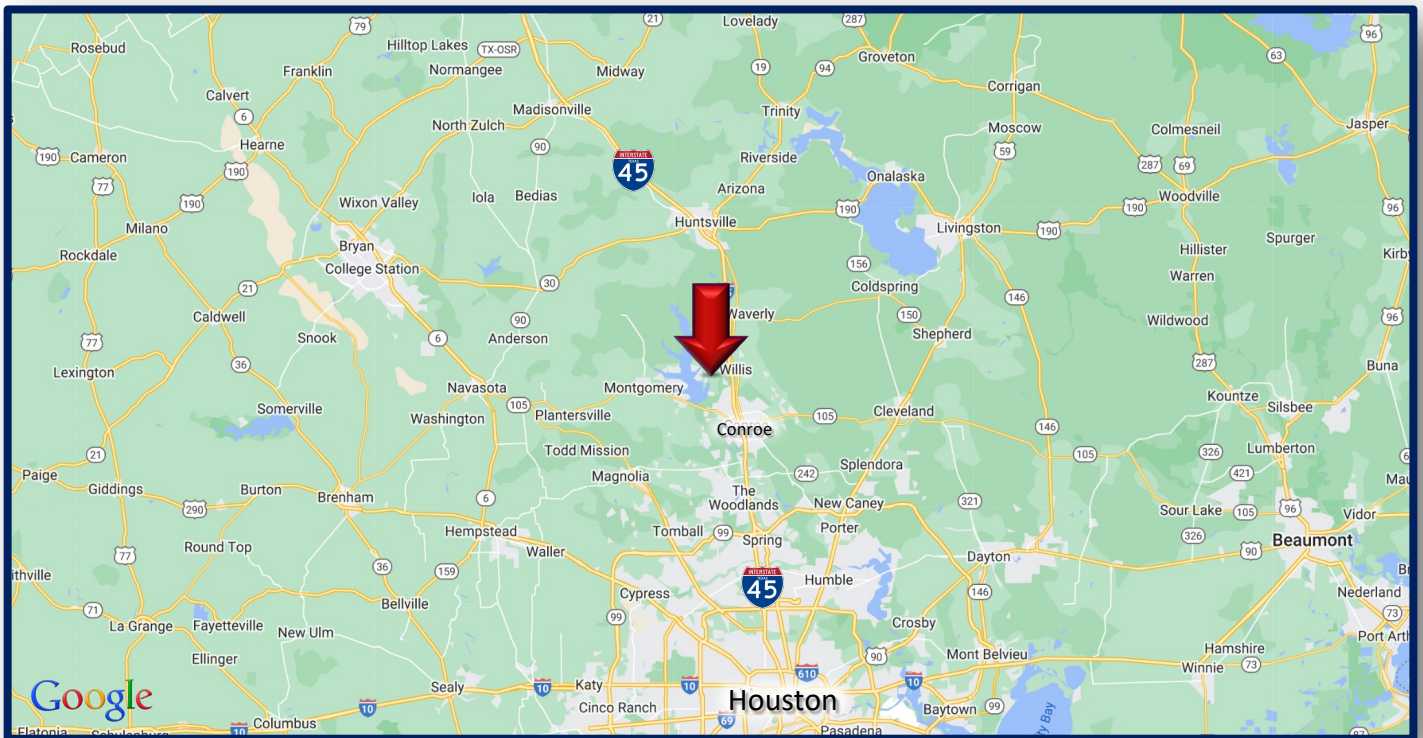
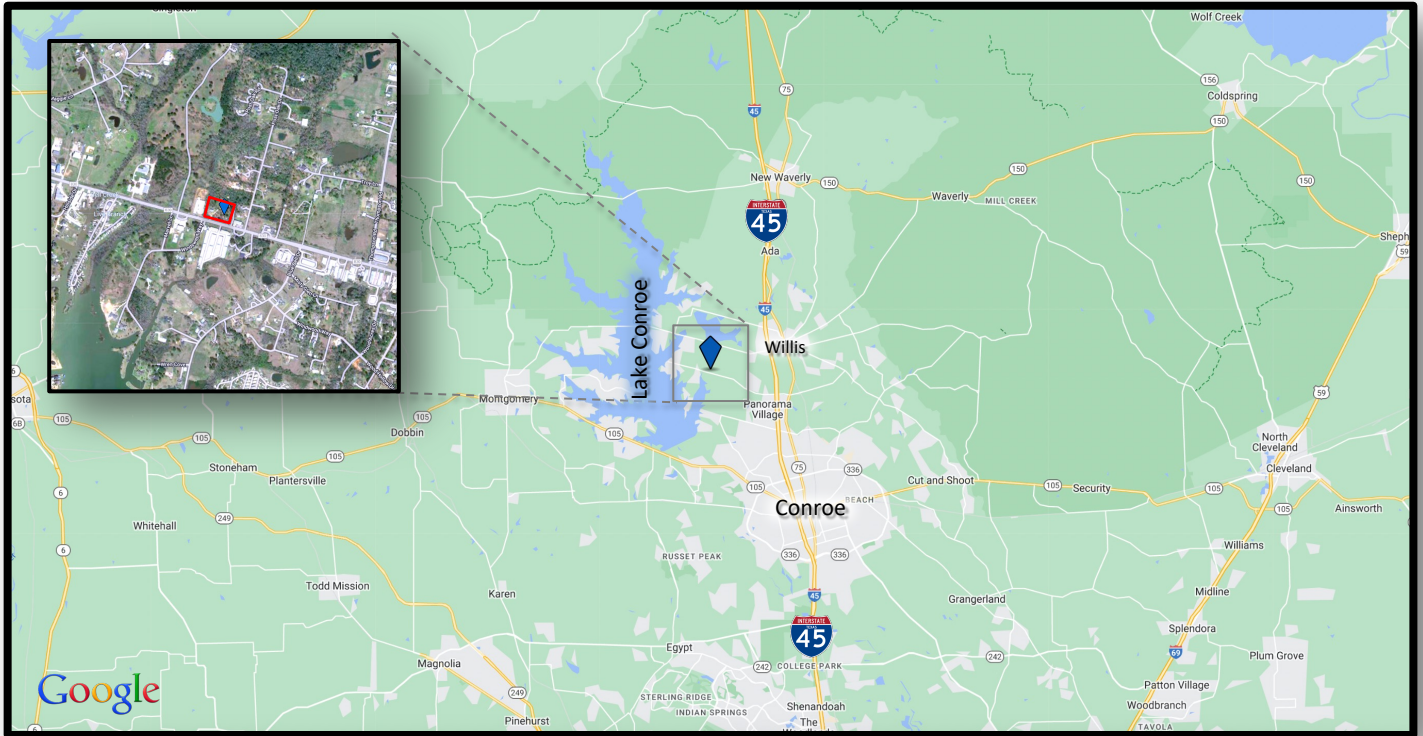
3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY

FEMA MAP

As of June 8, 2023

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)



Esri, HERE, Garmin, INCREMENT P, NGA, USGS



PIN	Approximate location based on user input and does not represent an authoritative property location	SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AH9 With BFE or Depth Regulatory Floodway Zone AE, AO, AH, VE, AR	OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes, Zone X Area with Flood Risk due to Levee Zone D	OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance 17.5 Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature
MAP PANELS	Selected FloodMap Boundary Digital Data Available No Digital Data Available Unmapped	OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D Otherwise Protected Area Coastal Barrier Resource System Area	GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall		

Courtesy of: <https://msc.fema.gov/portal/home>

RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318



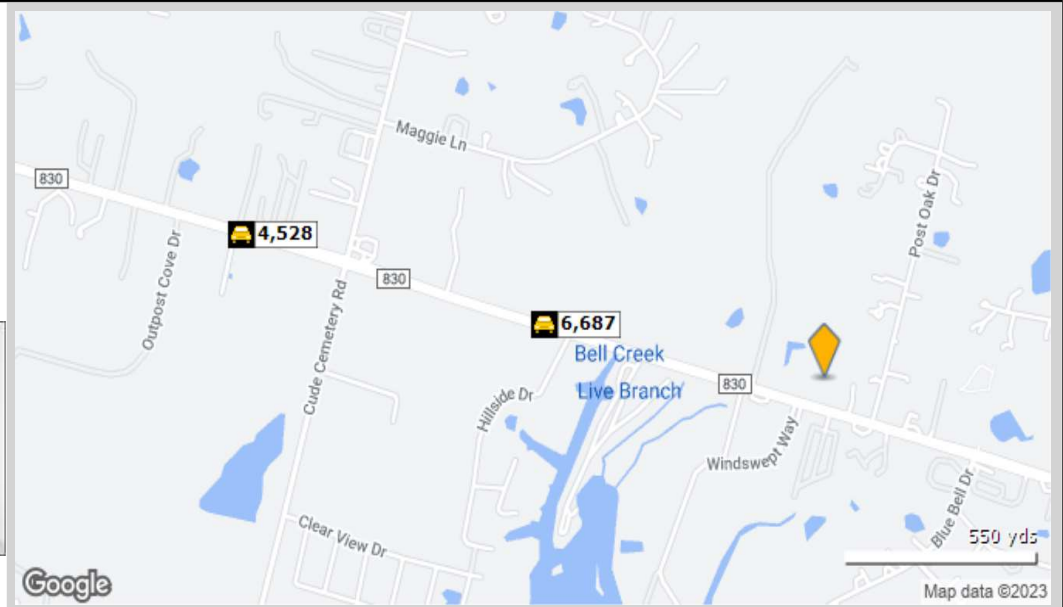
**COLDWELL
BANKER
COMMERCIAL**

REALTY

TRAFFIC COUNT REPORT

12088 FM 830 Rd, Willis, TX 77318

Building Type: **Flex**
 RBA: **4,977 SF**
 Typical Floor: **2,488 SF**
 Total Available: **0 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 FM 830	Hillside Dr	0.05 E	2018	6,687	MPSI	.47
2 I 20-N Business	Outpost Cove Dr	0.11 W	2020	5,810	AADT	.99
3 FM 830	Outpost Cove Dr	0.11 W	2022	4,488	MPSI	.99
4 FM 830	Outpost Cove Dr	0.11 W	2021	4,528	MPSI	.99

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

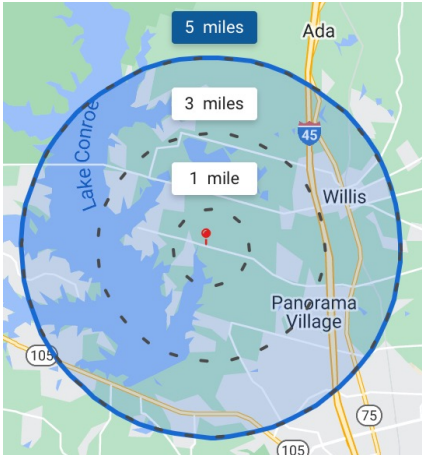
12088 FM 830, Willis TX 77318



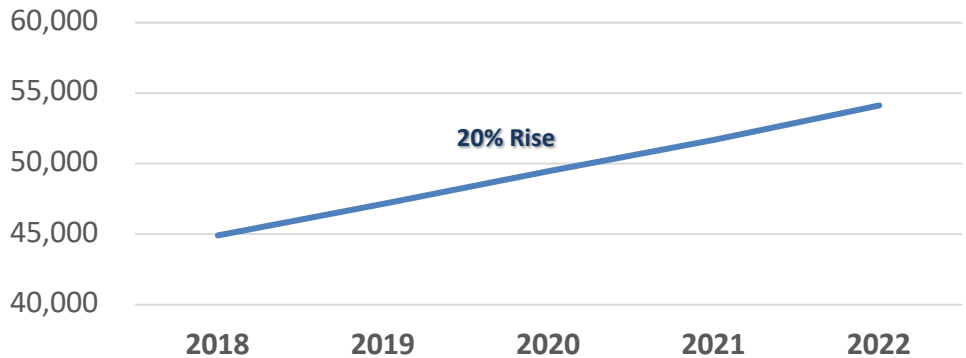
**COLDWELL
BANKER
COMMERCIAL**

REALTY

Demographics – 5 Mile Radius



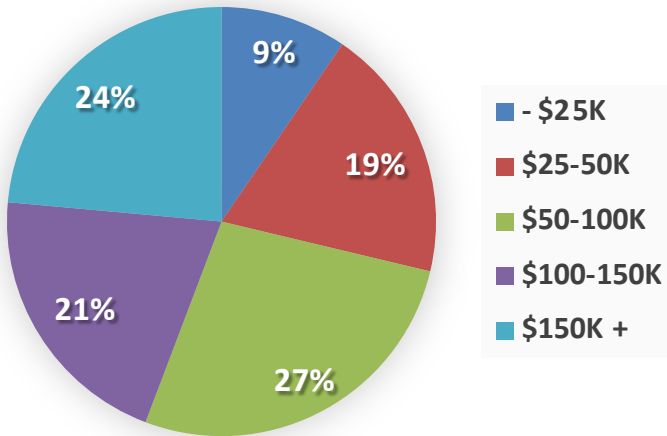
Population: 54,129



Household Income

Median: \$84.9K

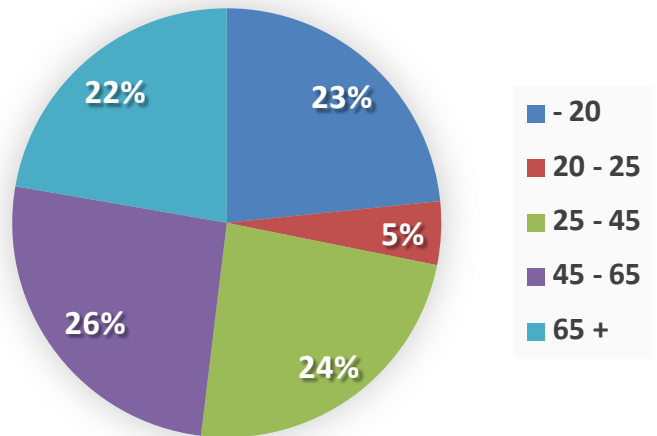
2026 Est: \$101K



Age Demographics

Median Age: 43

2026 Est: 44



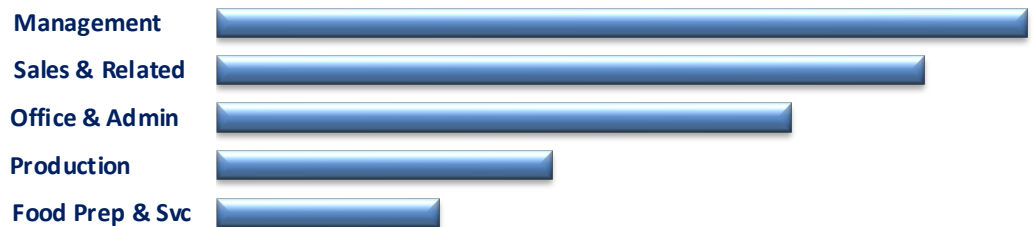
Housing Occupancy Ratio 8:1



Owner to Renter Ratio 3:1



Top 5 Employment Categories (13,800 Employees)



RICK STALLINGS

713.503.0808 | Rick@bhcrehouston.com

1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

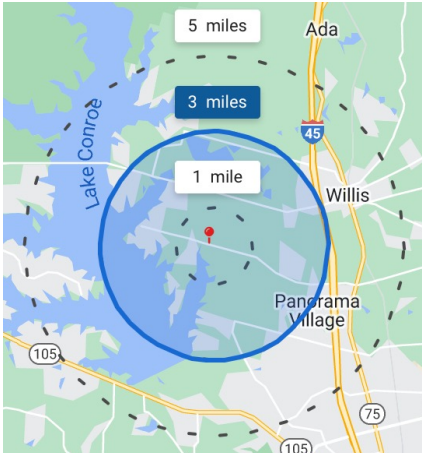
3.24 ACRES – WILLIS TX

12088 FM 830, Willis TX 77318

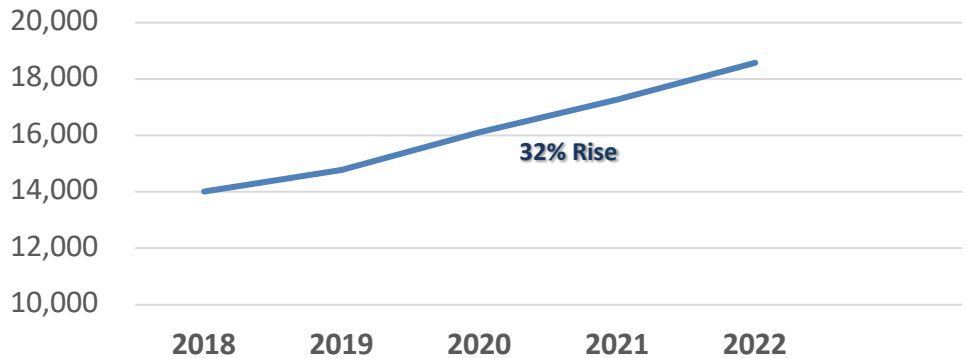


**COLDWELL
BANKER
COMMERCIAL
REALTY**

Demographics – 3 Mile Radius



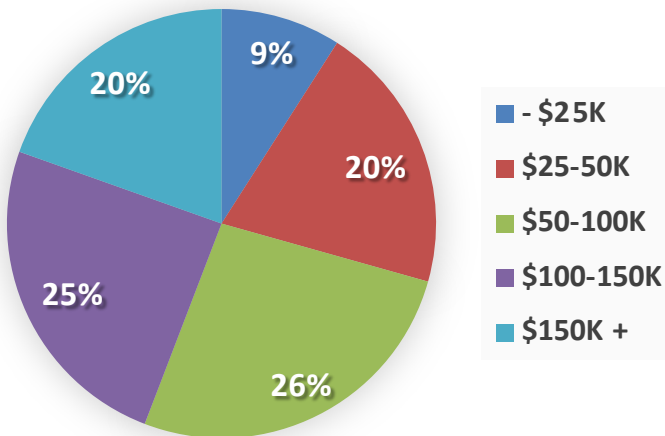
Population: 18,577



Household Income

Median: \$86K

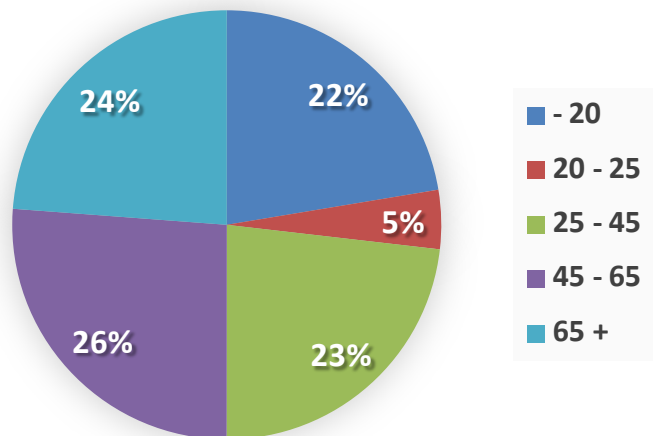
2026 Est: \$101K



Age Demographics

Median Age: 45

2026 Est: 46



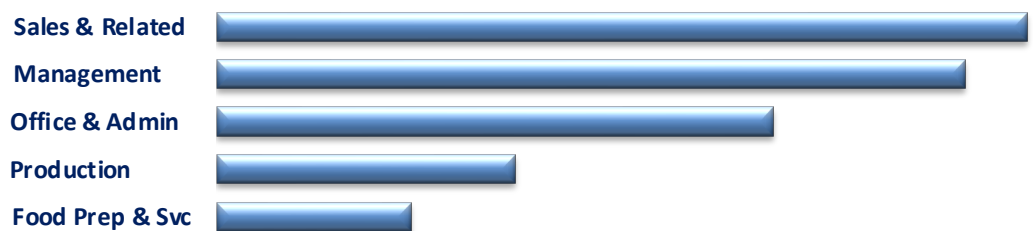
Housing Occupancy Ratio 10:1



Owner to Renter Ratio 5:1



Top 5 Employment Categories (3,007 Employees)



RICK STALLINGS
713.503.0808 | Rick@bhcrehouston.com
1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act

LAND FOR SALE/LEASE

3.24 ACRES – WILLIS TX

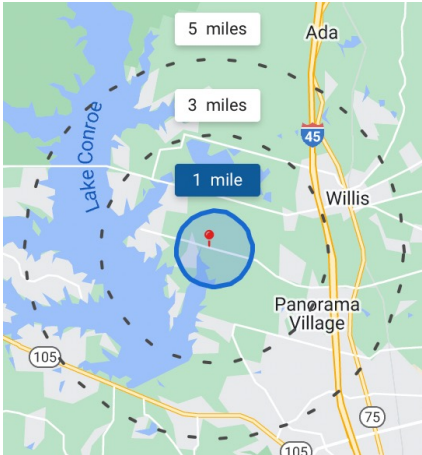
12088 FM 830, Willis TX 77318



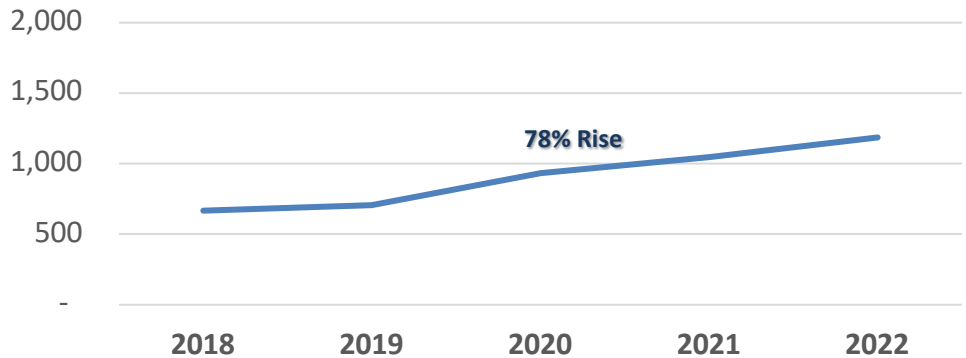
**COLDWELL
BANKER
COMMERCIAL**

REALTY

Demographics – 1 Mile Radius



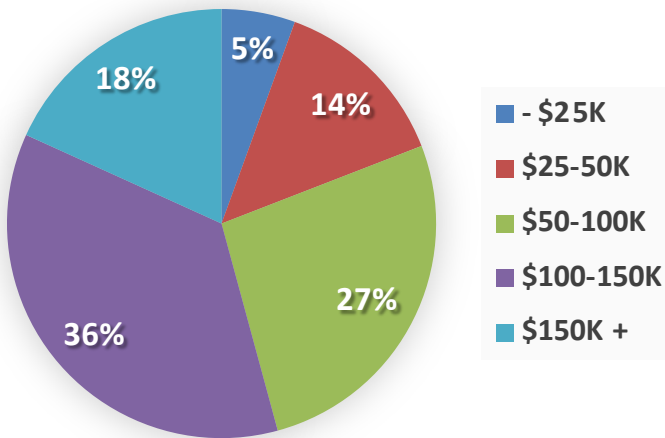
Population: 1,186



Household Income

Median: \$103K

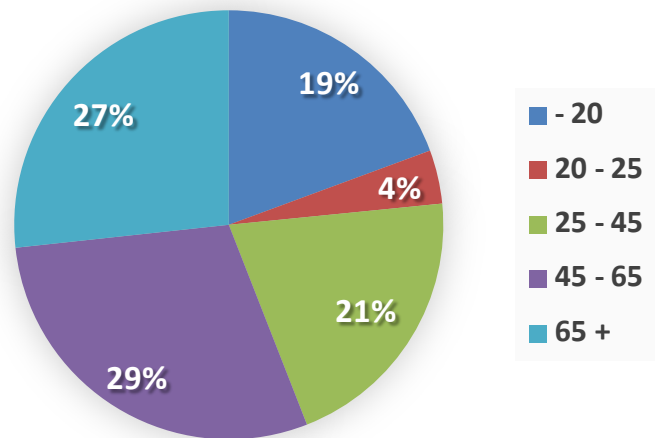
2026 Est: \$108K



Age Demographics

Median Age: 50

2026 Est: 51



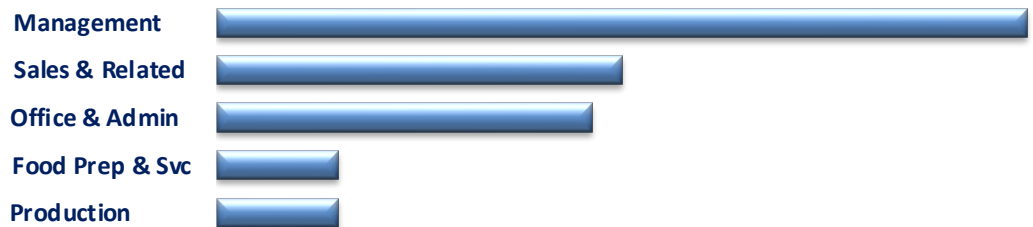
Housing Occupancy Ratio 20:1



Owner to Renter Ratio 20:1



Top 5 Employment Categories (595 Employees)



RICK STALLINGS
713.503.0808 | Rick@bhcrehouston.com
1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act



2023 Coldwell Banker
Top Commercial Producer ~ Houston Region
2nd Top Commercial Producer ~ Texas



RICK STALLINGS, MBA
713.503.0808
Rick@BHCREhouston.com

EXPERTISE

OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

GLOBAL PRESENCE. LOCAL POWER.

With locations in over 40 countries, the Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

OUR LOCATIONS

WHAT WE DO BEST

Discover the difference.



Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	(936)906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	159793	joanne.justice@cbdfw.com	(936)906-7786
Designated Broker of Firm	License No.	Email	Phone
Pamela Jill Jarvis	573646	jill.jarvis@cbunited.com	(713)628-0542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard A Stallings	620753	rick@bhcrehouston.com	(713)503-0808
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date