



THE COMMERCIAL
PROFESSIONALS

GABE RODARTE

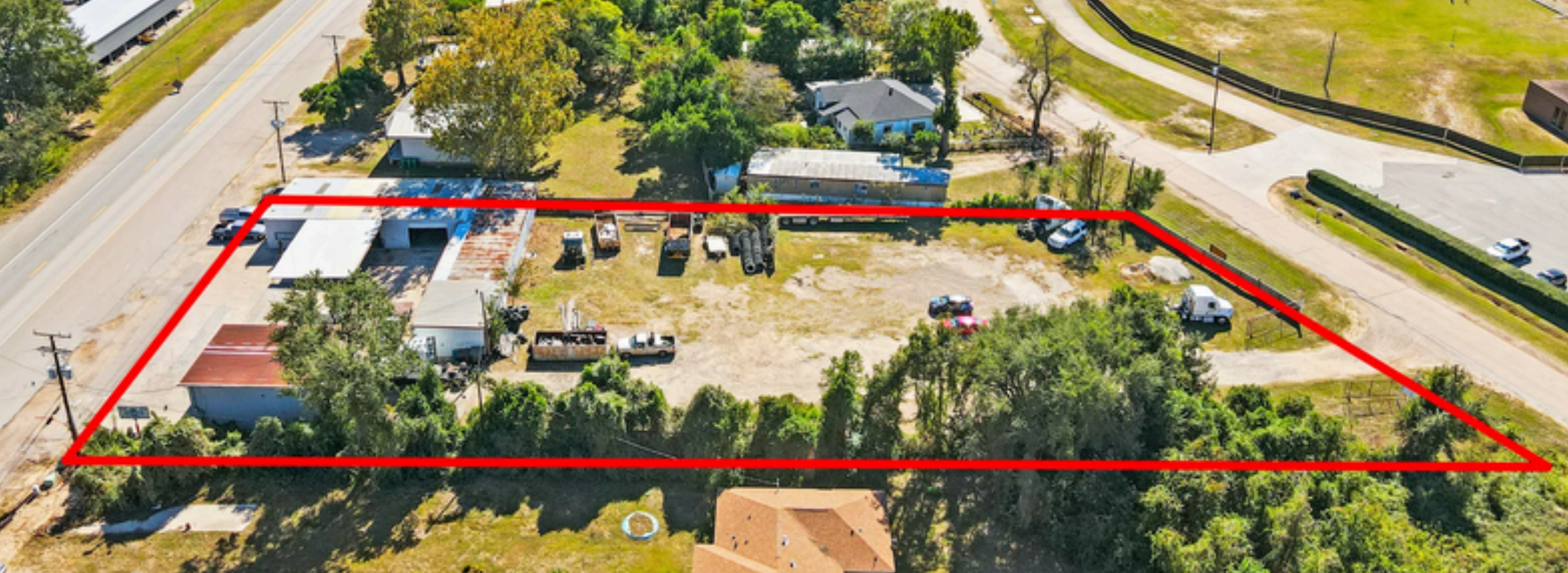
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

TIRE & AUTO SERVICE FACILITY FOR LEASE

611 TEXAS 75 | WILLIS, TX 77378



OFFERING SUMMARY

LEASE RATE

**\$7,500.00 PER MONTH
(GROSS)**

YEAR BUILT

1980

PROPERTY TYPE

RETAIL

BUILDING SIZE

6,565 SF

LEASE TERM

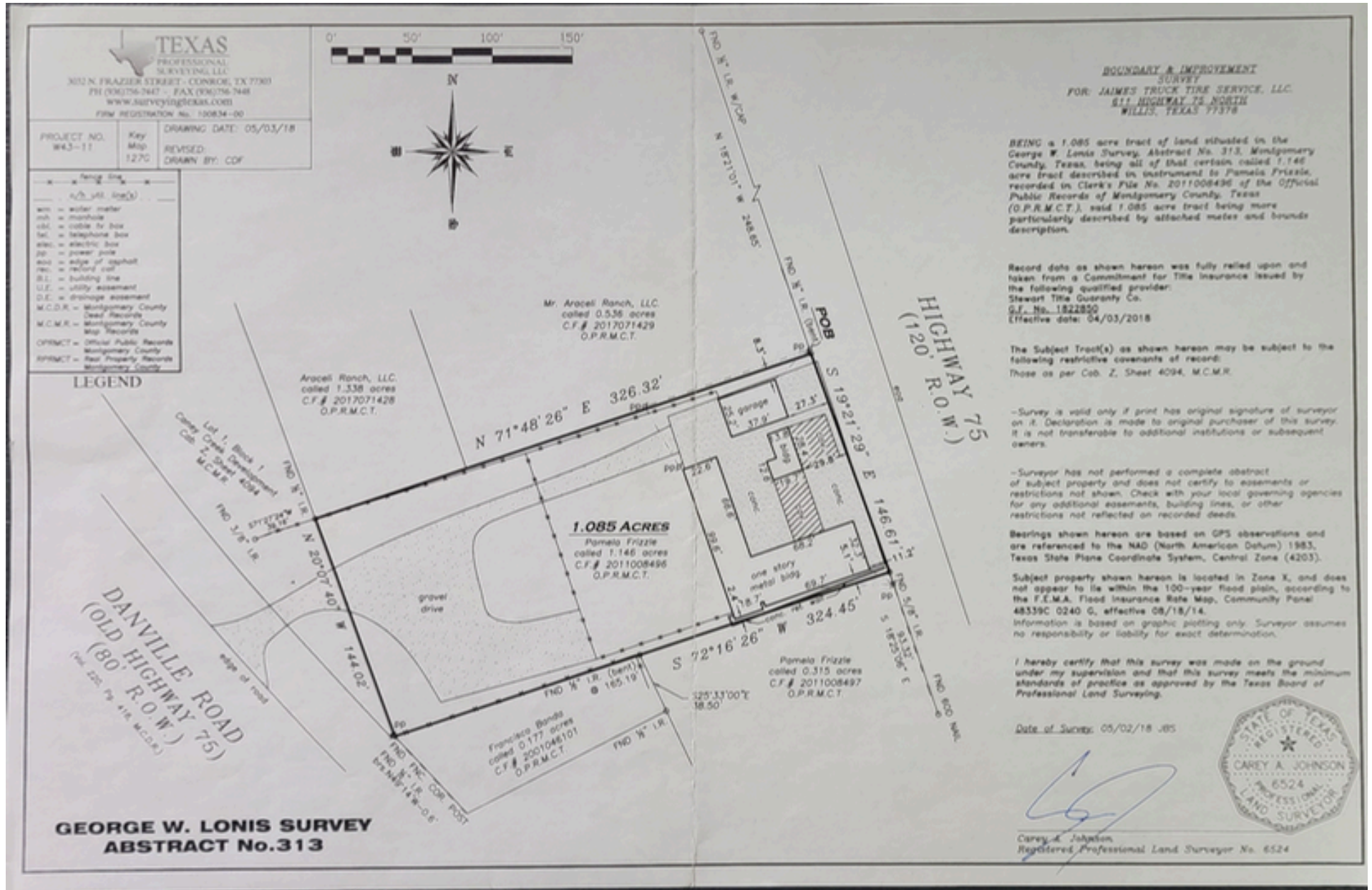
12 MONTHS

PROPERTY HIGHLIGHTS

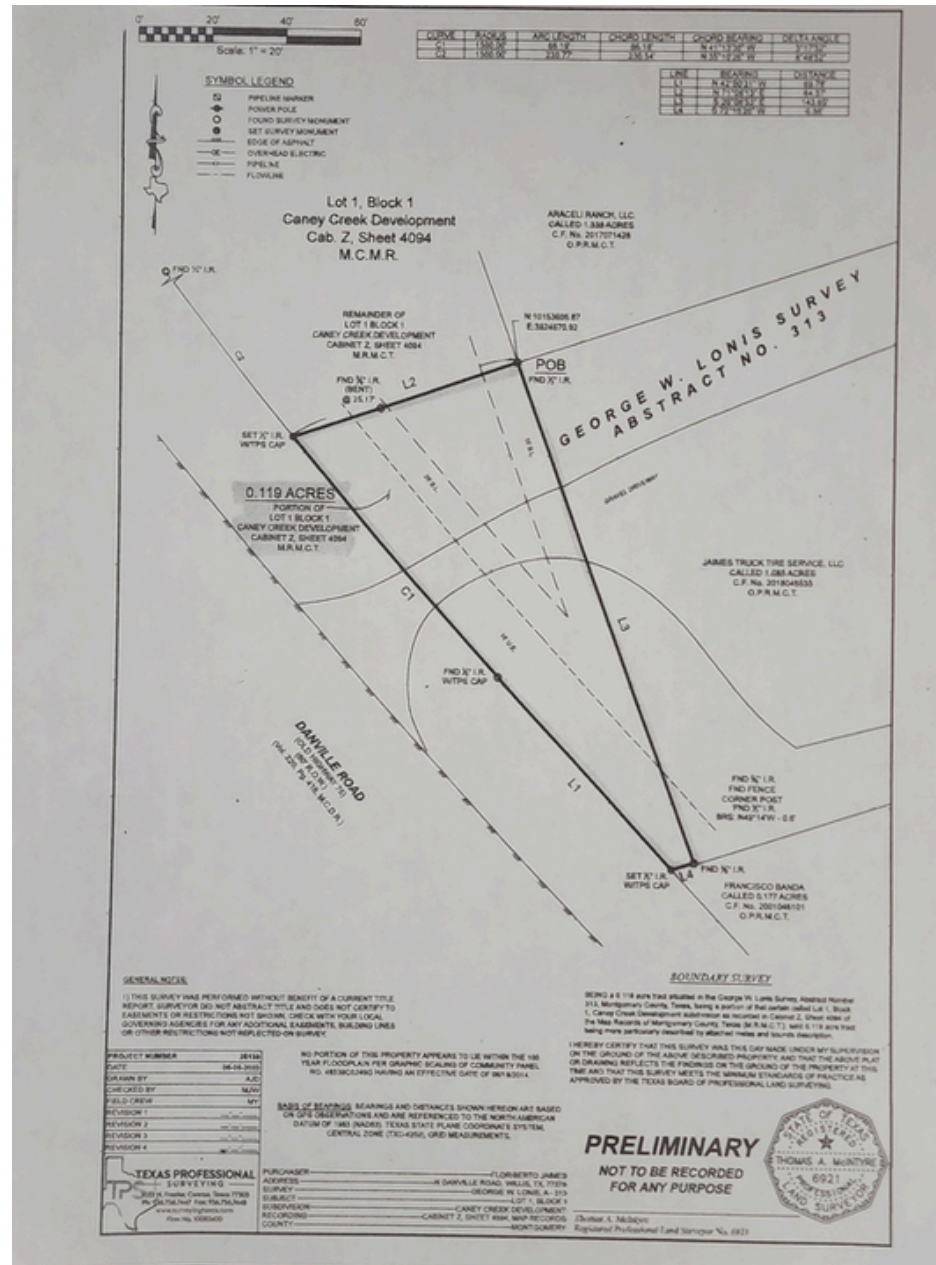
Located at 611 TX-75 in Willis, Texas, this fully operational truck tire and service facility offers outstanding visibility, accessibility, and exposure along one of the area's most traveled commercial corridors. The property sits just minutes from Interstate 45, providing convenient north-south access for commercial vehicles, delivery fleets, and long-haul trucks serving the growing Montgomery County region.

The site is perfectly suited for a truck tire operation, featuring a metal building with multiple service bays, overhead doors, and an office or customer reception area. Its design allows for efficient workflow, easy truck maneuvering, and on-site storage or staging.

Survey



Survey II



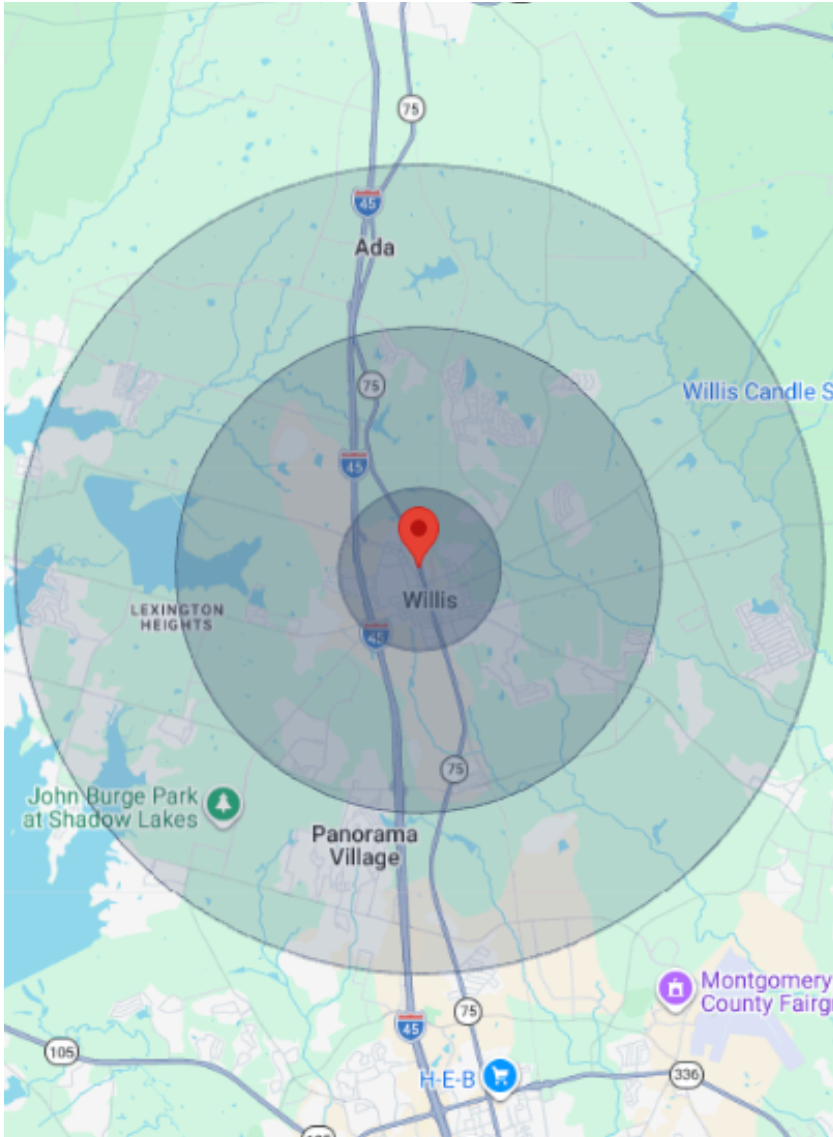
Aerial Map



Property Photos



Demographics



Located along Highway 75 in Willis, Texas, this property offers exceptional visibility and convenient access in a rapidly expanding commercial corridor. Just minutes from Interstate 45, double access on N Danville & 75 and its near a Willis ISD Campus, downtown Willis, and minutes from the new HEB, the site attracts consistent traffic from both local residents and regional commuters, making it ideal for automotive, service, or retail use.

As the Willis-FM 1097 area continues to experience significant growth and redevelopment, this Highway 75 location offers strong long-term potential for both owner-users and investors seeking a high-visibility commercial site.

	1 Mile	3 Miles	5 Miles
Total population	2,614	16,055	36,103
Workday Population	1,328	7,504	17,173
Total household	1,159	6,036	13,816
Average household income	\$83,234	\$91,514	\$96,756
Average age	48.5	41.1	41.5
Male Population	1,192	8,150	18,215
Female Population	1,427	7,914	17,897

Demographics data derived from AlphaMap

Market Overview

Willis, Texas is a rapidly growing community located in northern Montgomery County along the Interstate 45 corridor, just north of Conroe and within the expanding North Houston metropolitan area. Its strategic location provides convenient access to The Woodlands, Conroe, and Downtown Houston, while maintaining a more affordable, small-town environment that continues to attract both residents and businesses seeking growth opportunities.

The Willis area has experienced strong residential development in recent years, driven by expanding master-planned communities and its proximity to Lake Conroe. This sustained population growth has increased demand for retail, medical, hospitality, and service-oriented commercial properties. Ongoing development along Interstate 45 and surrounding corridors reflects rising consumer activity and growing investor confidence in the submarket.

Willis benefits from a diverse regional economy supported by healthcare, retail, construction, logistics, education, and professional services. Many residents commute to nearby employment centers in Conroe and The Woodlands, contributing to stable household incomes and consistent consumer demand. Continued infrastructure improvements and regional expansion further support long-term economic momentum.

From a real estate perspective, Willis offers strong growth potential supported by increasing rooftops, relatively limited commercial supply, and continued suburban expansion. Its location along a major growth corridor, combined with proximity to Lake Conroe and key employment hubs, positions the market for sustained demand and long-term value appreciation within the North Houston region.



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