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PROPERTY **SUMMARY**

11242 Longstreet Rd, Willis, TX 77318

SALE PRICE: \$1,250,000

YEAR BUILT: 2021

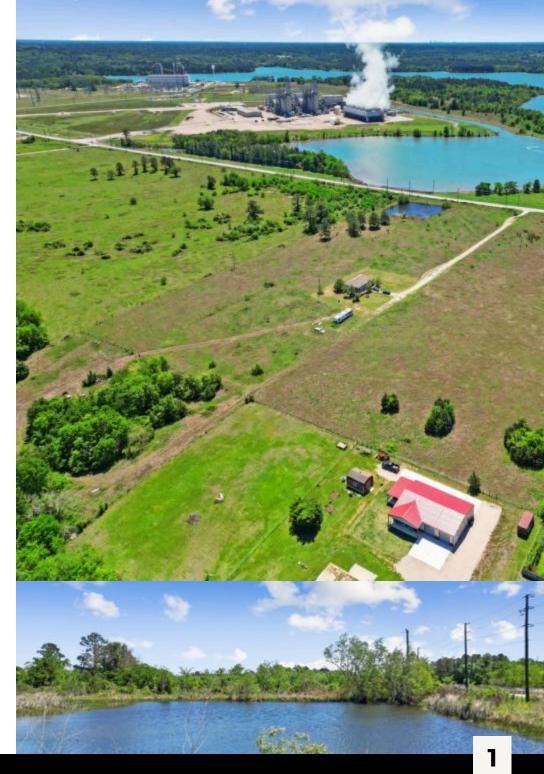
PROPERTY TYPE: Land

LOT SIZE: 9.4 Acres

Prime opportunity to own a property perfectly positioned in the path of growth! This unique tract is surrounded by Caldwell Development's Chambers Creek, the largest 55+ community in the Houston MSA, placing it right in the heart of Montgomery

County's rapid expansion.

Public water and sewer are available (sewer not currently connected), offering convenience and flexibility for future development. The property includes approximately 1,000 feet of gravel road, providing easy access and infrastructure readiness.



PROPERTY HIGHLIGHTS

Strategic Development Site in Booming Willis Market – Ideal for Residential or Mixed-Use

Located on the same road as the Ridgeland Development and newly constructed townhomes, this site benefits from outstanding proximity to FM 1097 and I-45, allowing for quick access to Willis, Conroe, and The Woodlands.

- 1,230 SF building
- Built in 1992
- Public Utilities Available
- 1000 ft. gravel rd.
- · Spacious layout
- Versatile for office use
- · Well-maintained property
- · Ample parking space





AREA **OVERVIEW**

Located along Longstreet Rd with convenient access to FM 830 and 1-45, this property offers a prime location just minutes from Lake Conroe and the rapidly developing Willis area. Surrounded by residential growth and close to major thoroughfares, this site is ideal for commercial or mixed-use development in a high-demand corridor.

	0.3 Miles	0.5 Miles	1 Miles
Total households	28	33	91
Total population	71	82	229
Persons per household	2.5	2.5	2.5
Average household income	\$125,803	\$125,803	\$105,403
Average house value	\$513,763	\$513,763	\$406,210
Average age	43	43	42
Average age male	42	42	42
Average age female	43	43	42

RETAILER MAP

