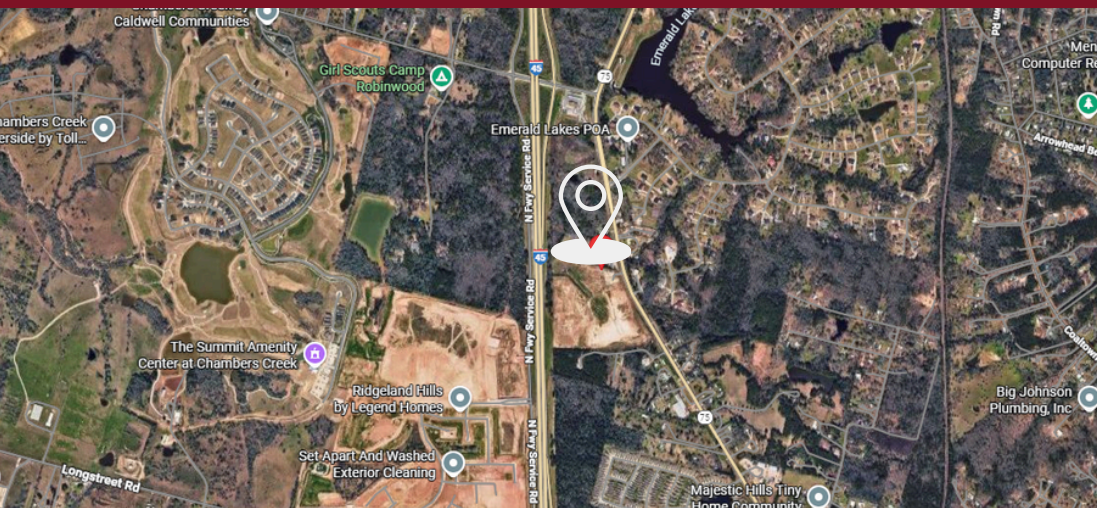


14350 HWY 75
WILLIS, TX



CENTRAL LUMBERTON | HIGH TRAFFIC



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PROPERTY HIGHLIGHTS

- I45 & Hwy 75 Frontage
- High-Growth Area
- Commercial/Industrial Zoned[®]
- 2,250+ Ft Frontage
- Turn Lane Access
- Utilities in Place
- Fully Cleared Site
- Detention in Place



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GROWING AREA



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This 31.78-acre commercial-industrial tract is strategically located at the high-visibility intersection of I-45 and Hwy 75 in Willis, Texas. The property offers over 2,250 feet of combined highway frontage, dual zoning allowing both commercial and industrial uses, and existing infrastructure, including detention and drainage improvements.

The site is fully cleared, rough graded, and features a dedicated turning lane for direct access from Hwy 75. Positioned within a fast-growing Montgomery County corridor, the property is well-suited for retail, hospitality, distribution, manufacturing, or large-scale mixed-use development, with additional long-term upside through potential residential rezoning.





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