



ADAM OLSEN

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

STRATEGIC LONGSTREET RD DEVELOPMENT OPPORTUNITY SURROUNDED BY MAJOR RESIDENTIAL GROWTH

11242 LONGSTREET RD., WILLIS, TX 77318



OFFERING SUMMARY

SALE PRICE

\$1,100,000

PROPERTY TYPE

LAND

LOT SIZE

9.4 ACRES

PROPERTY HIGHLIGHTS

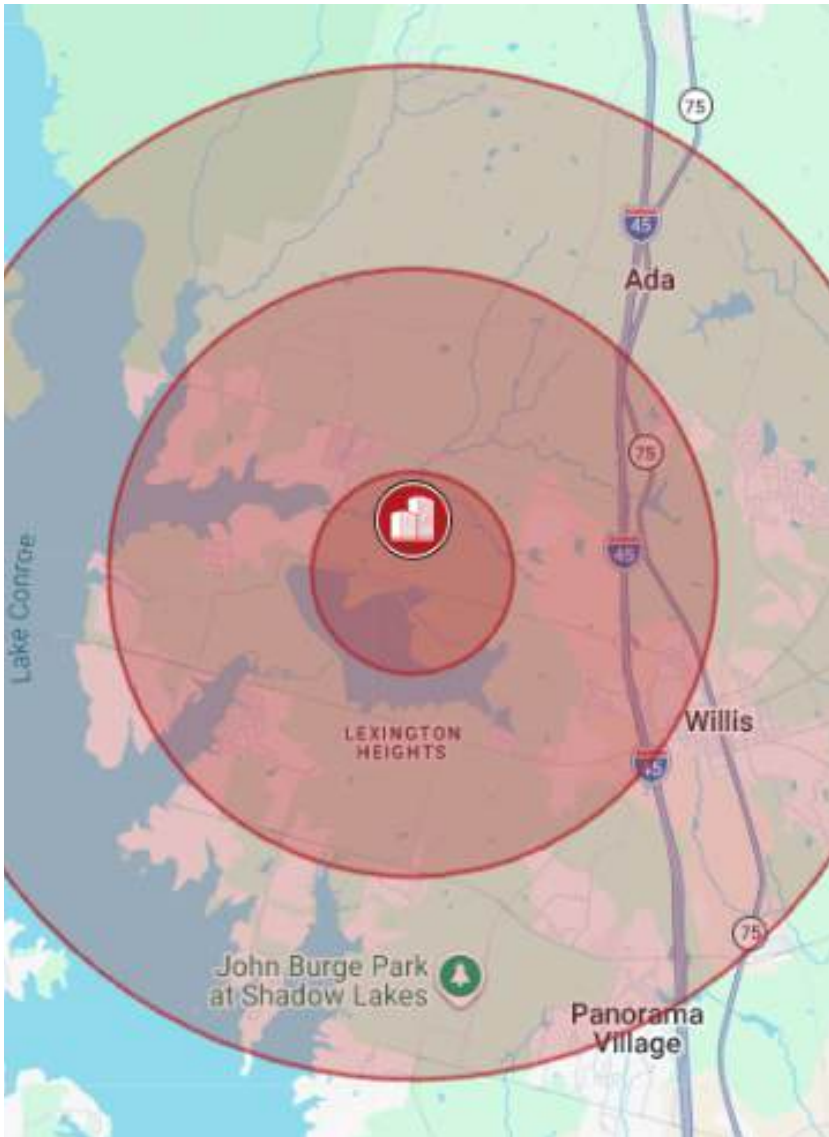
- Seller Financing and Joint Venture options available
- 1,230 SF building
- Built in 1992
- Public Utilities Available
- 1000 ft. gravel rd.
- Spacious layout
- Versatile for office use
- Well-maintained property
- Ample parking space



Property Photos



Demographics



Located along Longstreet Rd with convenient access to FM 830 and I-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.

	1 Miles	3 Miles	5 Miles
Total population	1,231	13,805	36,343
Persons per household	2.6	2.7	2.6
Total household	467	5,108	13,844
Average household income	\$86,490	\$102,069	\$114,610
Average age	42.7	42.1	43.8
Average age male	38.9	41.4	42.9
Average age female	44.1	41.5	43.5

Demographics data derived from AlphaMap

Market Overview

The Willis market continues to benefit from strong residential expansion and ongoing development activity throughout Montgomery County. This property is positioned within an active growth corridor, surrounded by significant residential projects including Caldwell Development's Chambers Creek, a major 55+ community, as well as Ridgeland Development and newly constructed townhomes.

Its location along Longstreet Rd provides convenient access to FM 830, FM 1097, and I-45, creating connectivity to Willis, Conroe, The Woodlands, and the Lake Conroe area. The availability of public water and sewer, combined with existing gravel road access, adds flexibility for future development.

With continued residential growth surrounding the site and proximity to major transportation routes, the area presents potential for residential, commercial, mixed-use, investment, or long-term hold opportunities.



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