



±45 ACRES

LAND AVAILABLE FOR SALE

SWQ I-45 & Old Montgomery Rd | Willis, TX



WWW.BLUEOXGROUP.COM

PROPERTY INFORMATION:

Address: SWQ I-45 & Old Montgomery Rd
Willis, TX 77318

Size: ±45 AC

Price:

- **±35 AC Tract:** \$2.50 PSF
- **Commercial Reserve 1:** \$12.00 PSF
- **Commercial Reserve 2:** \$12.00 PSF
- **Commercial Reserve 3:** \$8.00 PSF

HIGHLIGHTS:

- Located in the southwest quadrant of Interstate 45 & Old Montgomery Rd
- On site detention and utilities provided
- Special use permit for an RV park
- Across from The Woodland Hills master planned community with ±4,500 homes planned at completion
- Close proximity to Lake Conroe, a major attraction for the Houston MSA
- Surrounded by several major retailers including Kroger Marketplace, H-E-B, Tractor Supply Co, Spec's, Walgreens, CVS and more

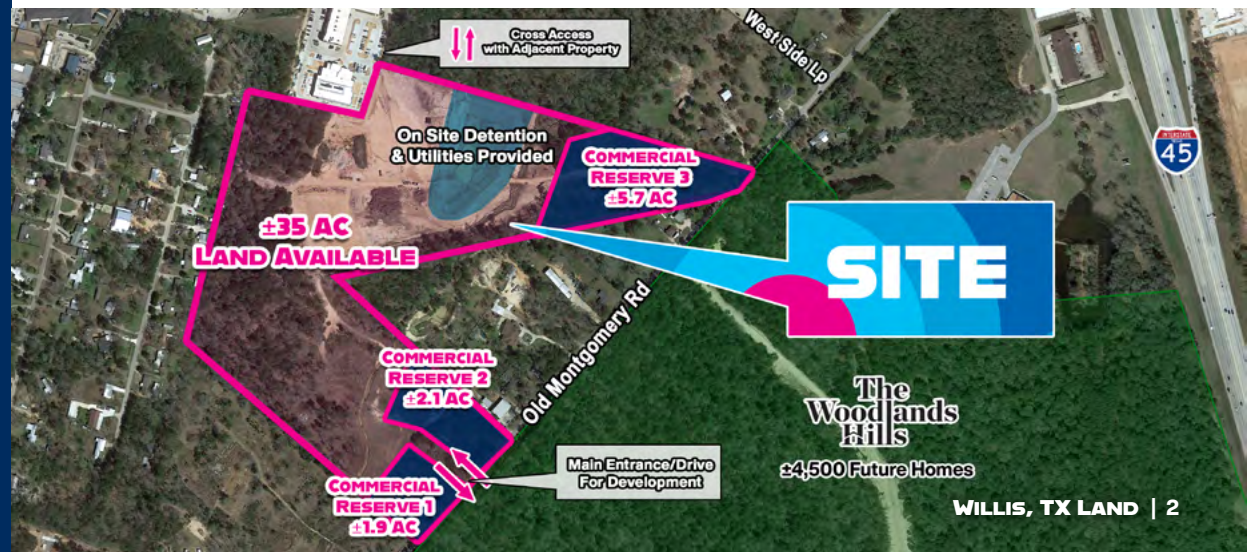
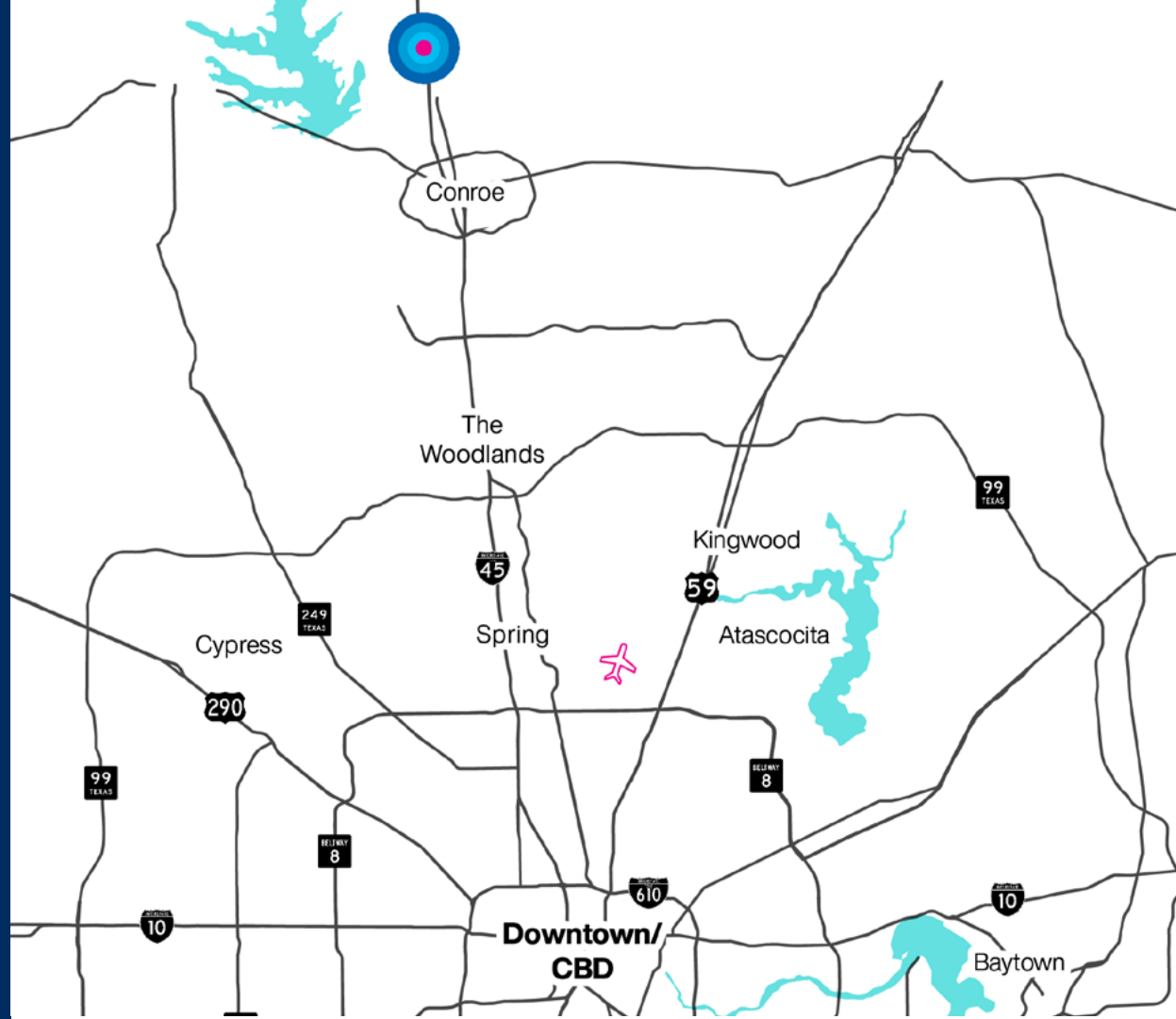
TRAFFIC COUNTS:

Interstate 45: 130,239 CPD '24

FM 1097: 22,020 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	2,432	22,866	57,483
Daytime Pop.	1,004	10,588	23,748
Avg HH Income	\$91,015	\$105,562	\$117,712



School District:	Willis ISD	
Utilities:	City of Willis	
Tax Rates:	City of Willis	0.5683
	Emergency Service District #1	0.1
	Montgomery County	0.4083
	Montgomery County Hospital	0.0567
	Lone Star College	0.1078
	Willis ISD	1.172
	TOTAL TAX RATE	2.4131



SITE

SITE

1097

KID'S WORLD
A WORLD OF LEARNING



1097

22,020 CPD '24

SPEC'S
WINES • SPIRITS • FINER FOODS



West Side LP

±35 AC
LAND AVAILABLE

On Site Detention
& Utilities Provided

↕↕
Cross Access
with Adjacent Property

COMMERCIAL
RESERVE 1
±1.9 AC

COMMERCIAL
RESERVE 2
±2.1 AC

COMMERCIAL
RESERVE 3
±5.7 AC

Old Montgomery Rd 3,178 CPD '21

Main Entrance/Drive
For Development

The Woodlands
Hills

±4,500 Future Homes

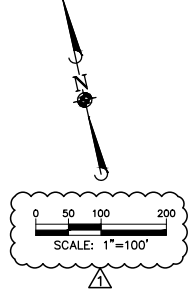
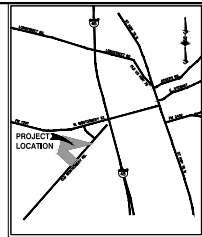
SURVEY

LEGEND

2.0-W	RIGHT-OF-WAY
1.0-L	BUILDING LINE
U.C.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
S.E.	SEWERAGE EASEMENT
P.A.E.	PRIVATE ACCESS EASEMENT
P.U.E.	PRIVATE UTILITY EASEMENT
FND.	FOUND
LR	IRON ROD
FNC.	FIND
MC	WOOD
C.F.	CHAIN LINK FENCE
CONC.	CONCRETE
1/8"	SEWER
1/4"	SEWER
3/4"	SEWER
1"	SEWER
1 1/2"	SEWER
2"	SEWER
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DETENTION

ELEVATION
land solutions
TPEI REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200



BENCHMARKS:
SOURCE BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS OF NATIONAL GEODETIC SURVEY (NGS) BENCHMARKS:
NOS #BL1266
LOCATED ABOUT 2.2 KM (1.35 MI) SOUTHERLY ALONG THE MISSOURI PACIFIC RAILROAD FROM ITS JUNCTION WITH STEWART STREET IN WILLS, BEING A DISK SET ON TOP OF A 4-FOOT LENGTH OF 5/8-INCH COPPER COATED STEEL ROD, AND PROTECTED BY A 6-INCH METAL PIPE WHICH PROJECTS 0.2 FOOT.
ELEVATION=332.00'
NOS #BL1269
LOCATED 0.6 KM (0.35 MI) SOUTH ALONG THE MISSOURI PACIFIC RAILROAD FROM ITS JUNCTION WITH STEWART STREET IN WILLS, BEING A DISK SET ON TOP OF A 5/8-INCH COPPER COATED STEEL ROD, AND PROTECTED BY A 6-INCH METAL PIPE WHICH PROJECTS 1/2-FOOT. THE ROD WAS DRIVEN TO A DEPTH OF 96 FEET.
ELEVATION=332.14'
NOS #BL1274
LOCATED 0.4 KM (0.25 MI) NORTH ALONG THE MISSOURI PACIFIC RAILROAD FROM ITS JUNCTION WITH STEWART STREET IN WILLS, 76.9 FEET SOUTHWEST OF A POWER POLE, BEING A DISK SET ON TOP OF A 5/8-INCH COPPER COATED STEEL ROD, AND PROTECTED BY A 6-INCH CONCRETE PIPE WHICH PROJECTS 1/2-FOOT. THE ROD WAS DRIVEN TO A DEPTH OF 28 1/2 FEET.
ELEVATION=368.29'

FLOODPLAIN INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP NOS: 48390C0260 & 48390C0400, MAPS REVISED DATE OF AUGUST 18, 2014 INDICATES THAT TRACT LIES WITHIN AREA ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. IN ADDITION THIS MAP STATES "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. CERTAIN AREAS NOT IN SPECIAL FLOOD HAZARD AREAS MAY BE PROTECTED BY FLOOD CONTROL STRUCTURES". THE APPROXIMATE LIMITS OF SAD ZONES AS DETERMINED HEREON ARE SCALD FROM SAD MAP. THIS INFORMATION IS NOT INTENDED TO IDENTIFY SPECIFIC FLOOD CONDITIONS.

DATE	REVISION	APP.
08/26/2021	CITY OF WILLS COMMENT REVISIONS	
12/27/2021	CITY OF WILLS COMMENT REVISIONS	
04/27/2022	BASIN & MITIGATION REVISIONS	DR

STORM WATER POLLUTION PREVENTION PLAN

ENGINEER'S SEAL
RYAN WADE
2445 TECHNOLOGY FOREST
BLVD, SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Ryan Wade
TPEI NO. F-22671 11/3/2021



IF THESE PLANS HAVE BEEN REVISED FOR COMPLIANCE WITH THE CITY OF WILLS ADOPTED CODES AND ORDINANCES, ANY CHANGES OR REVISIONS IN THE PLAN REVIEW PROCESS SHALL NOT RELEASE THE PERMIT HOLDERS RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND CONSTRUCTION STANDARDS.
11/19/2021

SHEET 9 OF 10

STABILIZED CONSTRUCTION ACCESS TO BE PROVIDED AT THE NORTH EAST DRIVEWAY OFF OF OLD MONTGOMERY ROAD WITHIN THE SUBJECT TRACT.
DRIVEWAY IS APPROX. ~ 190' SOUTH WEST OF THE OLD MONTGOMERY RD AND THE INTERSTATE 45 SERVICE ROAD INTERSECTION.

MAINTENANCE

- EROSION AND SEDIMENT CONTROL MEASURES THAT HAVE BEEN IMPROPERLY INSTALLED OR HAVE BEEN DISABLED, RUN-OVER, REMOVED OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY.
- MAINTENANCE AND REPAIRS WILL BE CONDUCTED WITHIN 24 HOURS OF INSPECTION REPORT.

LEGEND

- STABILIZED CONSTRUCTION ACCESS
- INLET PROTECTION BARRIER
- FILTER FABRIC FENCE
- ROCK FILTER DAM

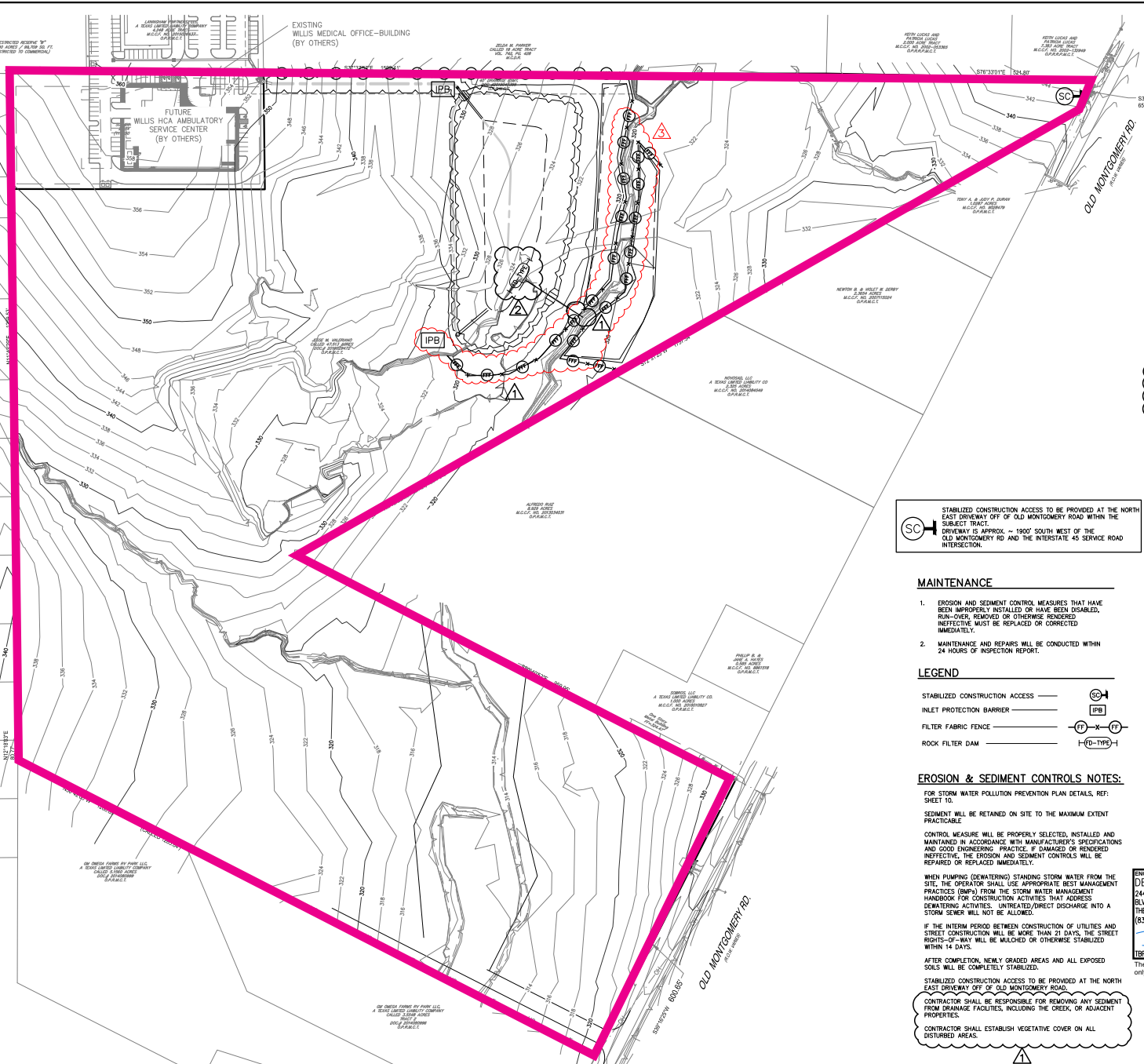
EROSION & SEDIMENT CONTROLS NOTES:

FOR STORM WATER POLLUTION PREVENTION PLAN DETAILS, REF: SHEET 10.
SEDIMENT WILL BE RETAINED ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.
CONTROL MEASURE WILL BE PROPERLY SELECTED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICE. IF DAMAGED OR RENDERED INEFFECTIVE, THE EROSION AND SEDIMENT CONTROLS WILL BE REPAIRED OR REPLACED IMMEDIATELY.
WHEN PUMPING (DEWATERING) STANDING STORM WATER FROM THE SITE, THE OPERATOR SHALL USE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FROM THE STORM WATER MANAGEMENT HANDBOOK FOR CONSTRUCTION ACTIVITIES THAT ADDRESS DEWATERING ACTIVITIES. UNTREATED/DIRECT DISCHARGE INTO A STORM SEWER WILL NOT BE ALLOWED.
IF THE INTERIM PERIOD BETWEEN CONSTRUCTION OF UTILITIES AND STREET CONSTRUCTION WILL BE MORE THAN 21 DAYS, THE STREET RIGHTS-OF-WAY WILL BE MULCHED OR OTHERWISE STABILIZED WITHIN 14 DAYS.
AFTER COMPLETION, NEWLY GRADED AREAS AND ALL EXPOSED SOILS WILL BE COMPLETELY STABILIZED.
STABILIZED CONSTRUCTION ACCESS TO BE PROVIDED AT THE NORTH EAST DRIVEWAY OFF OF OLD MONTGOMERY ROAD.
CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT FROM DRAINAGE FACILITIES, INCLUDING THE CREEK, OR ADJACENT PROPERTIES.
CONTRACTOR SHALL ESTABLISH VEGETATIVE COVER ON ALL DISTURBED AREAS.

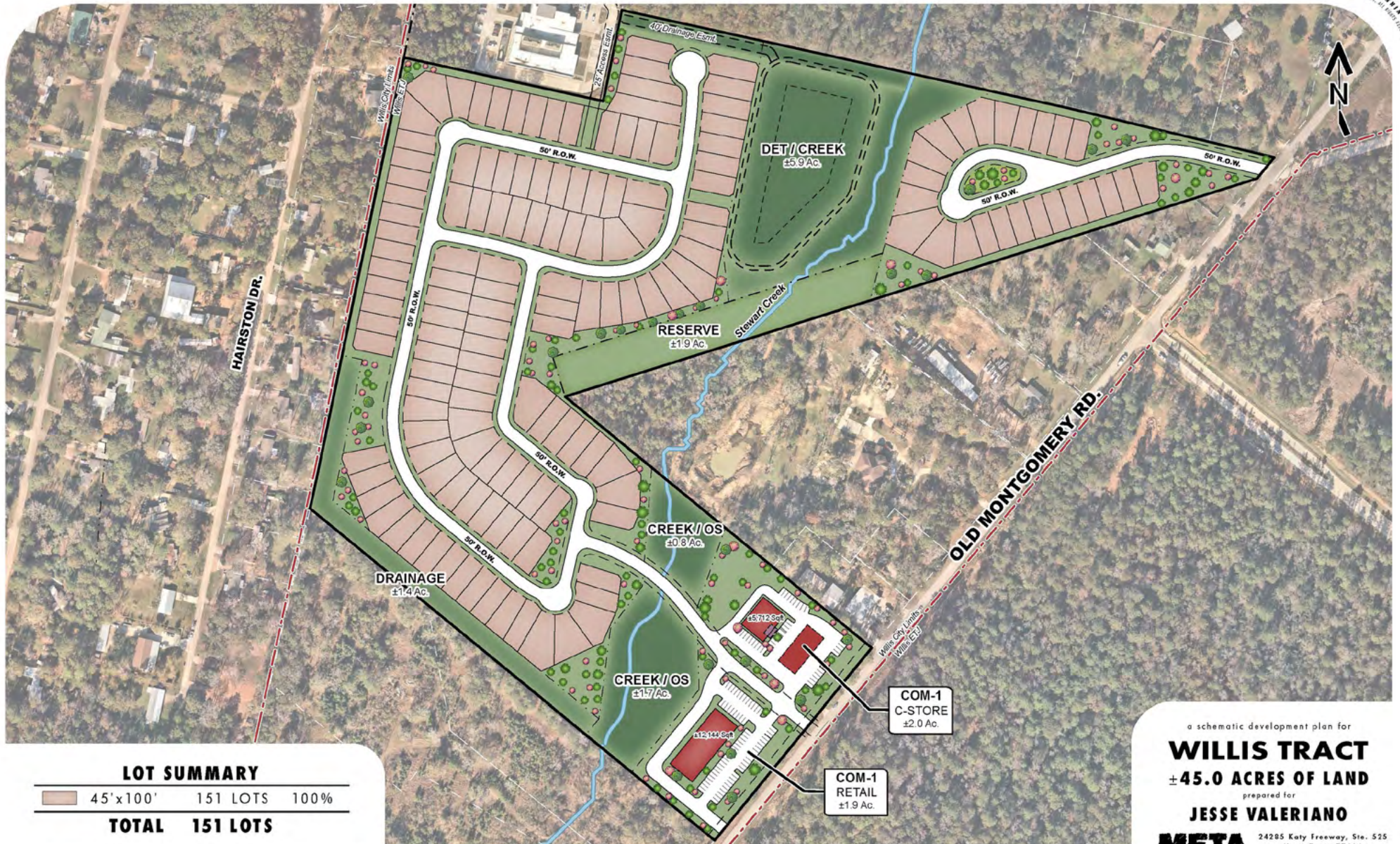
ENGINEER'S SEAL
DEAN RASMUSON
2445 TECHNOLOGY FOREST
BLVD, SUITE 200
THE WOODLANDS, TX 77381
(832) 823-2200
Dean Rasmuson
TPEI NO. F-22671 6/8/2022



The Engineer's Seal, signed and dated above, is for revision #3 & #4 only.



CONCEPTUAL SITE PLAN



LOT SUMMARY

 45'x100'	151 LOTS	100%
TOTAL		151 LOTS

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTIES IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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a schematic development plan for
WILLIS TRACT
 ±45.0 ACRES OF LAND
 prepared for
JESSE VALERIANO

META 24285 Katy Freeway, Ste. 525
 KATY, TEXAS 77494
 Tel: 281-810-1422

SCALE
 0 50 100 200

MTA-1-468
 JANUARY 27, 2025



Information About Brokerage Services

Texas law requires all real estate license holders 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.

Blue Ox Brokerage, LLC	9009549	jj@blueoxgroup.com	713.804.7777
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Jacobs	448255	jj@blueoxgroup.com	713.230.8882
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Claire Salazar	764131	cs@blueoxgroup.com	713.574.6281
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

SITE

45

130,239 CPD '24

Kroger Marketplace

TSC TRACTOR SUPPLY CO
DUTCH BROS
garden of Eatin'
Jack in the Box

H-E-B
AutoZone
SONIC
DOLLAR GENERAL
TACO BELL
MOD

Cross Access with Adjacent Property

22,020 CPD '24

CVS

Jordan Marsh SUPERCUTS
SHERWIN WILLIAMS

Starbucks
McDonald's

Chick-fil-A
Sally's Beauty

HOTWORX
Red Roof

1097

On Site Detention & Utilities Provided

COMMERCIAL RESERVE 3
±5.7 AC

±35 AC
LAND AVAILABLE

The Woodlands Hills
±4,500 Future Homes

±45 ACRES LAND AVAILABLE FOR SALE

SWQ I-45 & Old Montgomery Rd | Willis, TX

Main Entrance/Drive

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