Ground Lease Offering Summary
120 Corporate Drive | Willis, Texas

Property Overview
- **Location:** 120 Corporate Drive, Willis, TX (adjacent to I-45 & new H-E-B)
- **Size:** ± ___ acres (to be confirmed)
- **Zoning:** Commercial – City of Willis
- **Utilities:** City water, sewer, and electric available
- **Target Use:** Hotel development (City of Willis priority)

Lease Economics
- **Ground Lease Rate (Asking):** $1.50 PSF / Year NNN
- **Negotiable Range:** $1.25 – $1.75 PSF / Year NNN
- **Annual Rent per Acre (at $1.50 PSF):** ~$65,340
- **Escalations:** 2–3% annually or CPI (2% floor / 4% cap)
- **Lease Term:** 50–65 years (initial term + options)
- **Structure:** NNN – Tenant responsible for taxes, insurance, maintenance
- **Construction Period:** Reduced rent during 12–18 month buildout (negotiable)

Market Highlights
- **High Visibility:** Immediate I-45 access and exposure to ±85,000 VPD
- **Growing Market:** Willis is one of the fastest-growing submarkets in Montgomery County
- **Hospitality Drivers:** Lake Conroe, regional growth along I-45, proximity to The Woodlands & Conroe
- **Supportive Municipality:** City of Willis seeks hotel development; incentives (Chapter 380 agreements, infrastructure cost-share) may be available

Comparable Land Sales
- **Conroe (I-45 Frontage Pad Sites):** $15–$25 PSF fee-simple
- **Willis (20+ Acre Tracts, Bulk):** $2.85–$8.00 PSF fee-simple
- **Implied Ground Rent:** $1.00–$2.00 PSF/year, supporting the offered range

Offering Summary
This ground lease opportunity provides a hotel developer with a premier, pad-ready site in a high-growth corridor. With I-45 visibility, proximity to Lake Conroe, and strong municipal support, 120 Corporate Drive is positioned to capture long-term value for a branded flag or independent hospitality operator.

Contact Information

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