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PROPERTY **SUMMARY**

12595 FM 1097, Willis, TX 77378

SALE PRICE: Subject To Offer

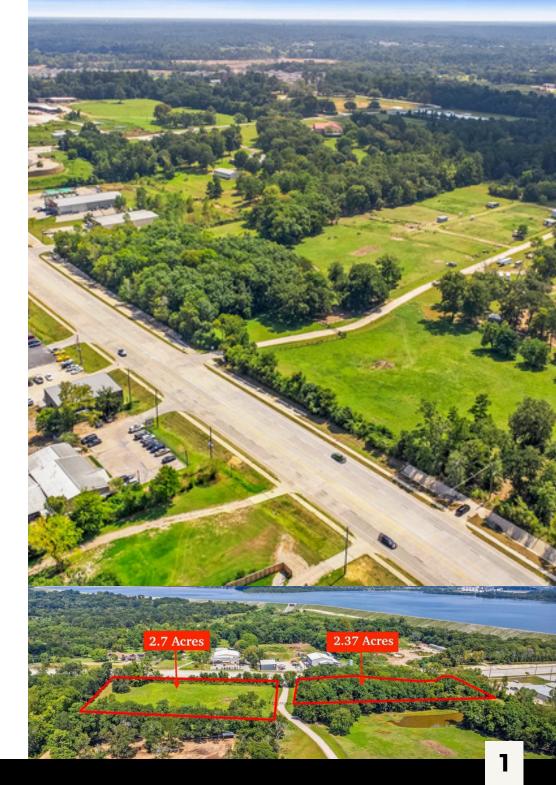
PROPERTY TYPE: Land

LOT SIZE: 2.7 Acres

This 5.07 acre tract on FM 1097 presents a prime opportunity in one of the most rapidly developing areas of Montgomery County. With direct frontage on FM 1097, the property offers high visibility, easy access, and strong positioning along a key corridor connecting Lake Conroe to Interstate 45.

The site directly adjoins a future 42.6 acres residential development, which will bring additional rooftops and activity to the immediate area, creating demand for supporting retail and services.

Approximately one mile east, the Signorelli Company is developing Ravella Sound, a 150-acre master-planned residential community featuring ± 300 single-family homes, multi-family residences, waterfront lots, a resort-style pool and recreation center, boat slips, walking trails, and community parks. At the entrance to Ravella Sound, a 12-acre waterfront retail center is planned, including $\pm 32,000$ SF of retail shop space, multiple pad site opportunities, and a $\pm 2,000$ SF boardwalk-front restaurant overlooking Lake Conroe.



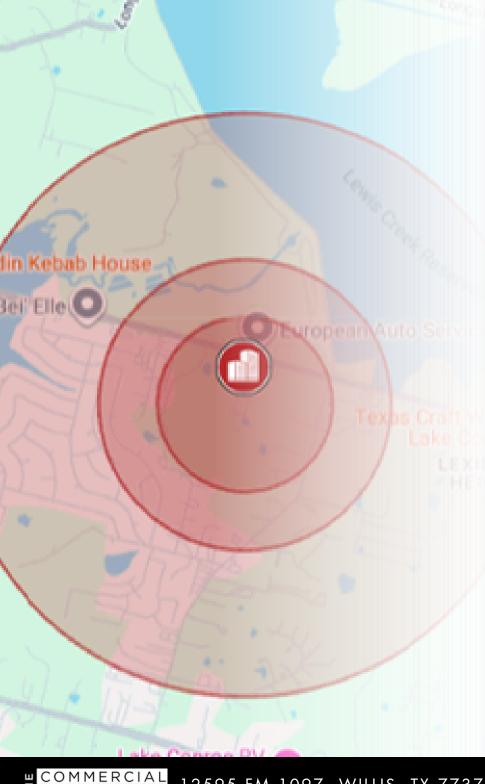
PROPERTY HIGHLIGHTS

High-Visibility 5.07 Acres on FM 1097 – Prime Commercial Opportunity Near I-45, Willis TX

Across from Ravella Sound, Willis ISD owns a 50-acre tract for future development, located alongside an active townhome community, further reinforcing the area's explosive residential growth.

- 5.07 Acres with direct FM 1097 frontage
- Adjoins 42.6 acres future residential development
- Just 1 mile from Ravella Sound, a 150-acre masterplanned residential and retail project
- Across from Ravella Sound: 50-acre Willis ISD site and an active townhome community
- Rapidly growing population
- +20,497 VPD Excellent Visibility
- Ideal for retail, commercial, or mixed-use development
- Minutes to Lake Conroe, Willis, and Conroe





AREA **OVERVIEW**

Positioned along the highly traveled FM 1097 corridor, this property delivers unmatched visibility and accessibility within the rapidly expanding Willis/Conroe market. Just west of Interstate 45, the site offers direct connectivity to Conroe, The Woodlands, and Huntsville, placing it at the center of regional growth.

	0.3 Miles	0.5 Miles	1 Miles
Total households	63	157	847
Total population	169	425	2,287
Persons per household	2.7	2.7	2.7
Average household income	\$130,164	\$128,906	\$129,086
Average house value	\$320,049	\$326,810	\$327,346
Average age	39	39	39
Average age male	38	38	38
Average age female	40	40	40

RETAILER MAP

