

# OFFERING MEMORANDUM

14132 FARM TO MARKET  
1097, WILLIS, TX 77318

Exceptional leasing opportunity in Hilltop Plaza, a high-visibility location on FM 1097 in Willis, TX. This versatile space is ideal for retail, office, or service-based businesses offering great exposure and accessibility. Move-in-ready!

Suite 100

Suite 400

FM 1097

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# PROPERTY SUMMARY

**2 Prime commercial spaces available in a high-traffic area!**

[VIEW VIDEO](#)

Exceptional leasing opportunity in Hilltop Plaza, a high-visibility location on FM 1097 in Willis, TX. This versatile space is ideal for retail, office, or service-based businesses offering great exposure and accessibility. Move-in-ready!

**LEASE RATE:** \$3,200.00 per month (NNN)

**NUMBER OF UNITS:** 2

**YEAR BUILT:** 1972

**BUILDING CLASS:** A

**UNIT SIZE:** 1,600 Sq. Ft. per Unit

**BUILDING SIZE:** 1,600 SF

**PROPERTY TYPE:** Retail/Showroom/  
Office Space



# PROPERTY HIGHLIGHTS

## Prime 13,000 Sq Ft. Warehouse/Industrial 7031 SH 75 S.

Surrounded by Growth – Close to residential developments, retail centers, and dining options

Business-Friendly Environment – Ideal for retail, office, and service-based businesses

This strategic location ensures maximum visibility and convenience, making it an excellent choice for a variety of commercial uses.

- Suite 100 & 400 Available
- Modern Finishes
- HVAC Installed with metal ductwork for efficiency
- 8x10 Roll-Up Door for convenient loading and deliveries
- Ample Parking for customers and employees



# SUITE DETAILS

**14132 FM 1097 STE. 100**

[VIEW VIDEO](#)

Suite 100 (West End Cap) features a retail showroom finish with an open floor plan.

**SPACE TYPE**      Retail/Showroom/Office

**SPACE SIZE**      1,600 SF

**LEASE RATE**      \$3,200 per month

**LEASE TERM**      36 months

## FEATURES:

- Highly Desirable End Cap Space
- Space is in Excellent Condition
- Central Air Conditioning
- Fully Finished Bathrooms
- Full insulation with painted interiors.
- 8x10 roll-up door at the back provides convenient loading access/ramp
- Lease rate does not include utilities, property expenses or building services



# SUITE DETAILS

**14132 FM 1097 STE. 400**

**VIEW VIDEO**

Suite 400 is a beautifully built-out end cap space designed for functionality and comfort.

**SPACE TYPE**      Retail/Showroom/Office

**SPACE SIZE**      1,600 SF

**LEASE RATE**      \$3,200 per month

**LEASE TERM**      36 months

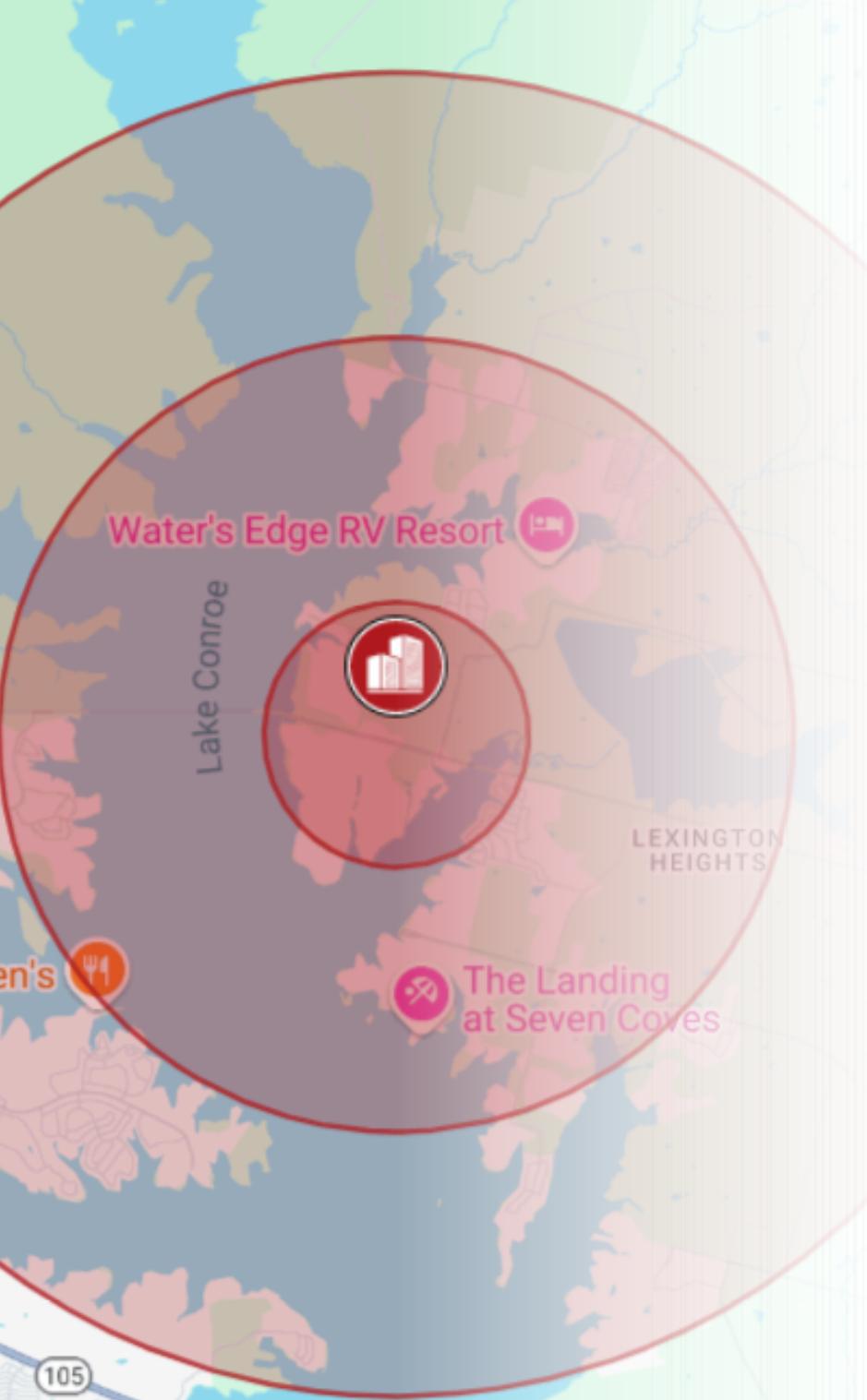
## FEATURES:

- 5 Private Offices for privacy and productivity
- Reception Area - Kitchenette
- Open Space in the Back for flexible use
- Two Storage Closets for organization
- Roll-Up/Loading Door for easy access
- Fully Built-Out Standard Office
- Central Air Conditioning
- Drop Ceilings
- Lease Rate Excludes Utilities, Property Expenses, and Building Services



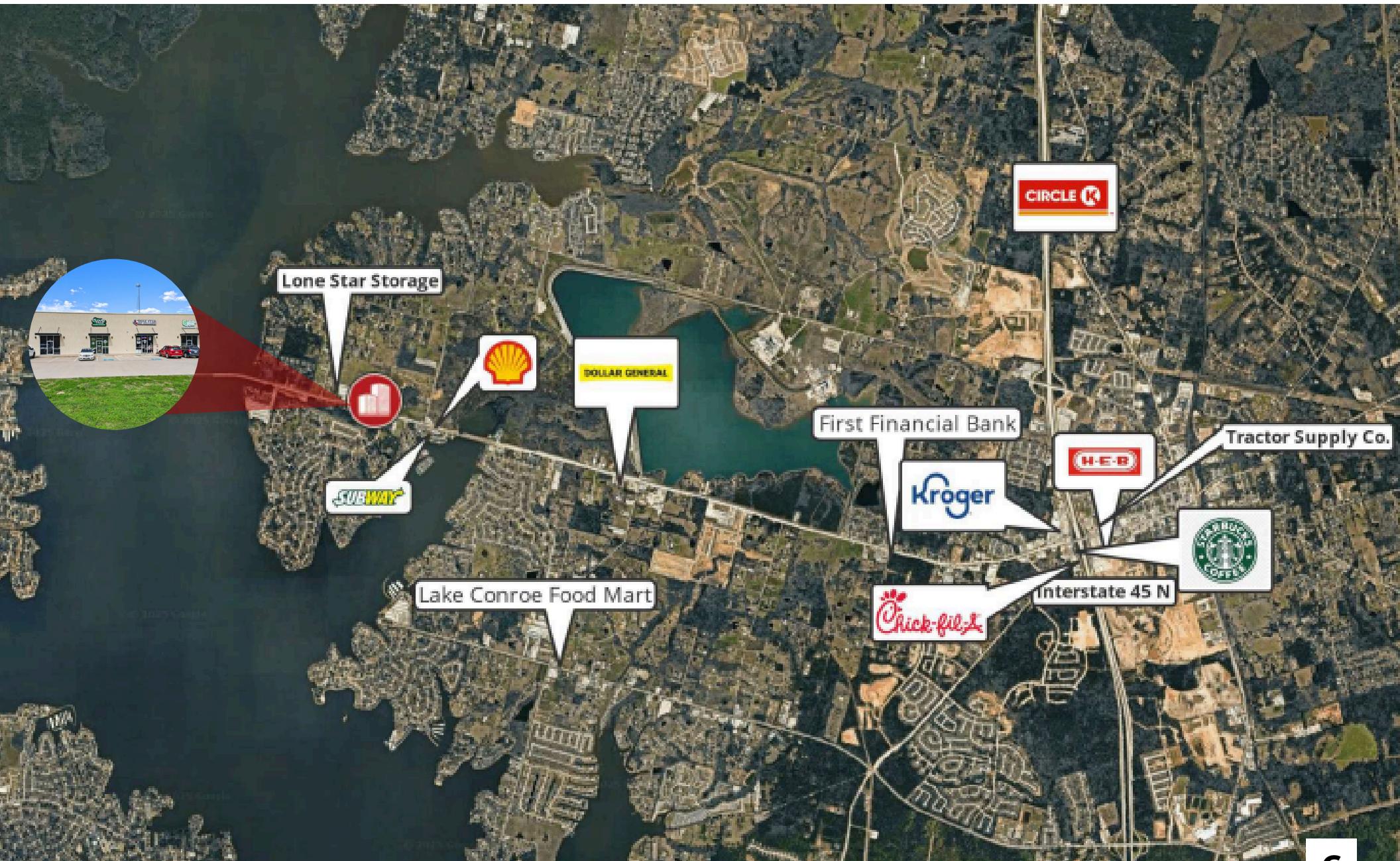
# AREA OVERVIEW

Located in the rapidly growing Willis, TX, this property offers high visibility and easy accessibility along FM 1097, a major commercial corridor. Positioned near I-45, it provides convenient access to The Woodlands, Conroe, and the Greater Houston area. High-Traffic Area – 11,280 daily vehicle count - Excellent exposure for businesses



	0.3 Miles	0.5 Miles	1 Miles
Total households	1,325	6,489	15,632
Total population	3,211	15,939	39,070
Persons per household	2.4	2.5	2.5
Average household income	189,749	\$140,130	\$131,047
Average house value	\$503,892	\$436,122	\$453,531
Average age	47	46	45
Average age male	46	46	45
Average age female	48	47	46

# RETAILER MAP





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