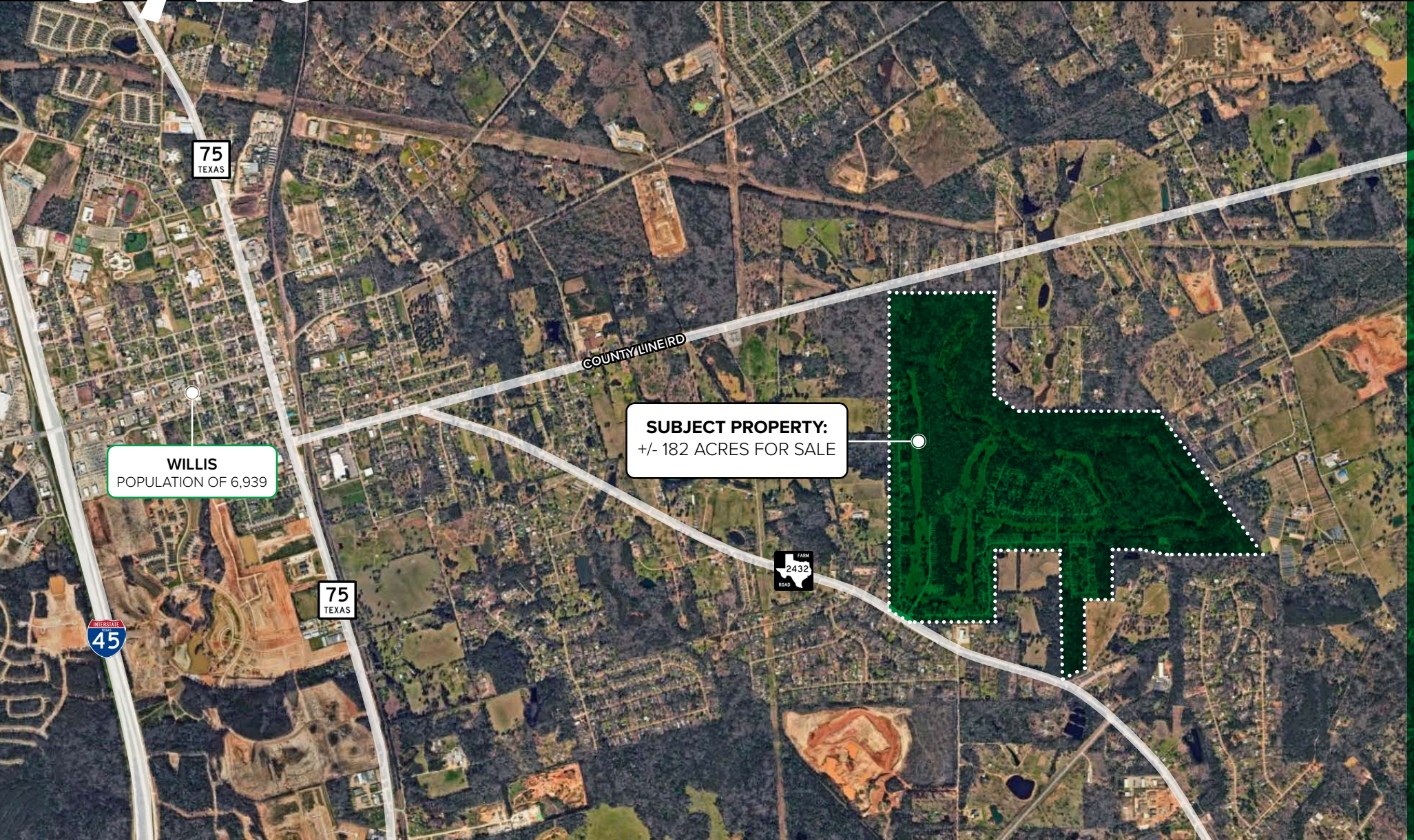


8720 CLUB HOUSE DR

IDEAL SINGLE FAMILY REDEVELOPMENT
TRACT IN WILLIS, TEXAS



Anthony Heckman | Managing Director - Brokerage
Anthony@Rockspring.com
281.974.6036



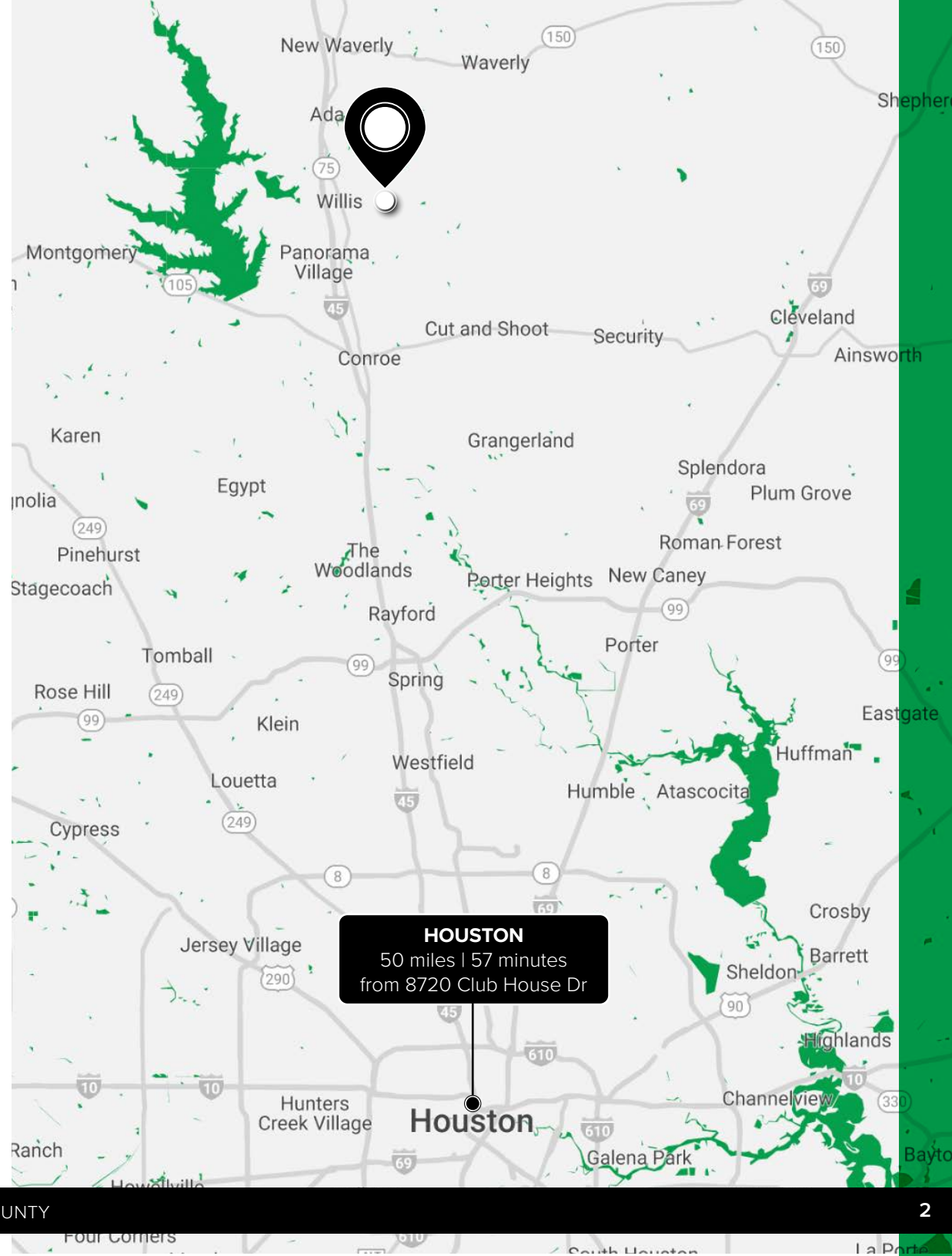
8720

EXECUTIVE SUMMARY

Rockspring Properties is pleased to present 8720 Club House Dr, a 182-acre redevelopment tract in Willis, TX.

This former golf course tract, located in Montgomery County less than an hour from Houston, is poised for redevelopment into a single-family residential community. Situated just minutes away from the city centers of Willis and Conroe, this property is ideally positioned within the existing Texas National Municipal Utility District and features a newly constructed wastewater treatment plant. The area boasts homes ranging from \$250k to \$450k, reflecting a strong market for new housing.

The site encompasses 223 lots and falls within the Willis School District. It offers convenient access with two entrances, one off County Line Road and another off FM 2432. The average household income within a five-mile radius is an impressive \$102,300, highlighting the area's affluent demographic. This redevelopment opportunity provides significant potential in a growing region with easy access to local amenities and services.





SALE TYPE:
REDEVELOPMENT SITE



PRICE:
CALL BROKER
FOR PRICING



ENTRANCES:
COUNTY LINE RD &
FM 2432



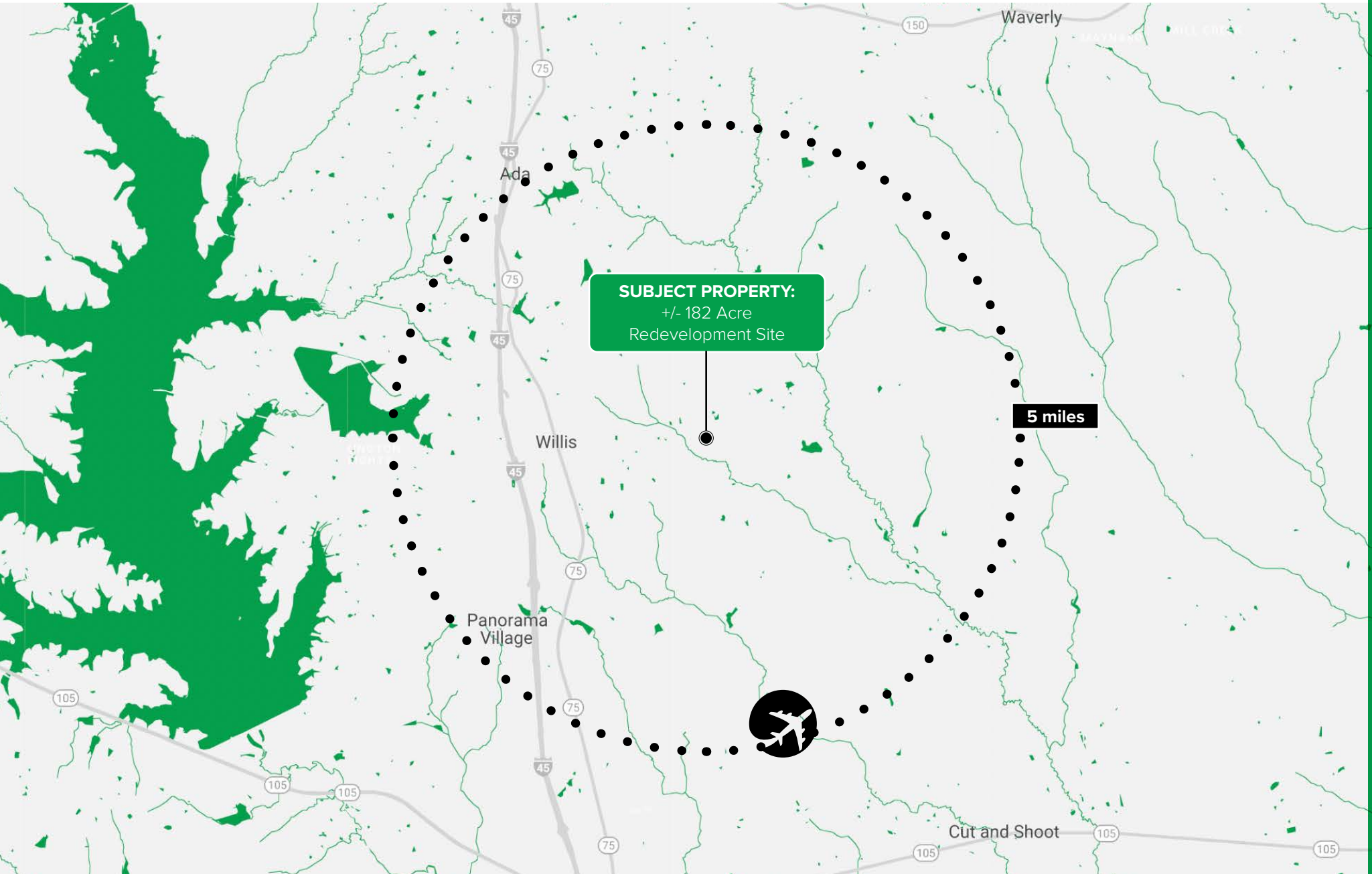
SIZE:
+/- 182.26 AC
223 LOTS



HIGHWAYS:
5 MINUTES TO TX 75
9 MINUTES TO I-45

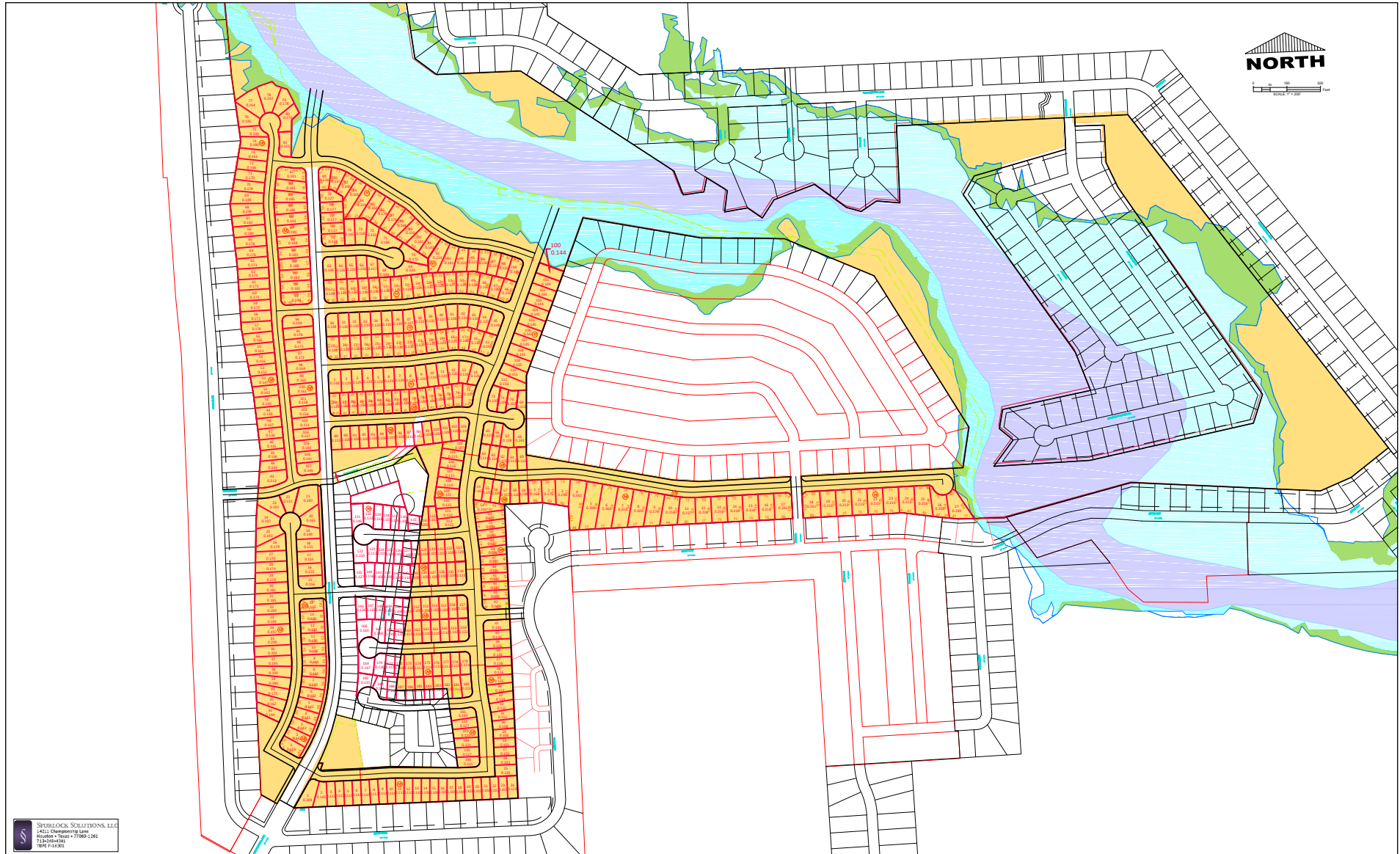


8720



8720

CONCEPTUAL PLAN



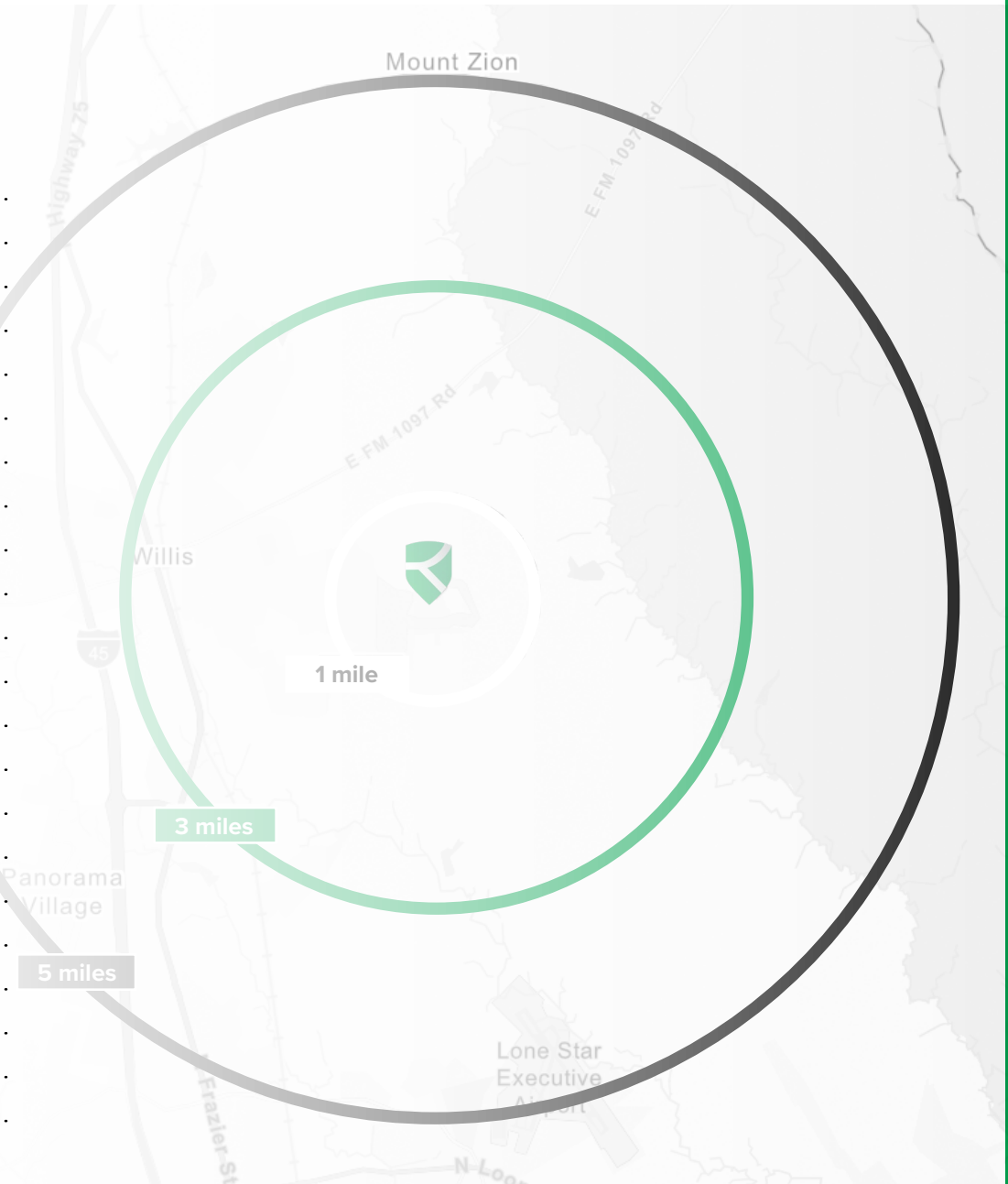
\$102,300 average household income within 5 miles

Employees within 10 miles total **44,951**

DEMOGRAPHIC DATA

2024 Summary	1 Mile	3 Miles	5 Miles
Population	1,440	13,831	34,191
Households	472	4,630	11,985
Families	364	3,464	8,978
Average Household Size	3.02	2.96	2.83
Owner Occupied Housing Units	387	3,464	9,085
Renter Occupied Housing Units	85	1,166	2,900
Median Age	39.4	35.0	37.3
Median Household Income	\$62,978	\$65,521	\$69,146
Average Household Income	\$95,326	\$97,028	\$102,300

2029 Summary	1 Mile	3 Miles	5 Miles
Population	1,436	16,878	44,238
Households	480	5,696	15,920
Families	367	4,203	11,719
Average Household Size	2.96	2.94	2.76
Owner Occupied Housing Units	400	4,448	12,446
Renter Occupied Housing Units	80	1,248	3,475
Median Age	39.3	36.1	39.2
Median Household Income	\$69,083	\$73,147	\$82,440
Average Household Income	\$110,920	\$112,560	\$123,053



PRESENTED BY

Anthony Heckman

Managing Director - Brokerage

Anthony@Rockspring.com

281.974.6036



3200 Southwest Fwy, Suite 3000

Houston, TX

www.rockspring.com

