



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

## **I-45 N LAND FOR SALE**

TBD INTERSTATE 45 N | WILLIS, TX 77318



## OFFERING SUMMARY

SALE PRICE

SUBJECT TO OFFER

PROPERTY TYPE

LAND

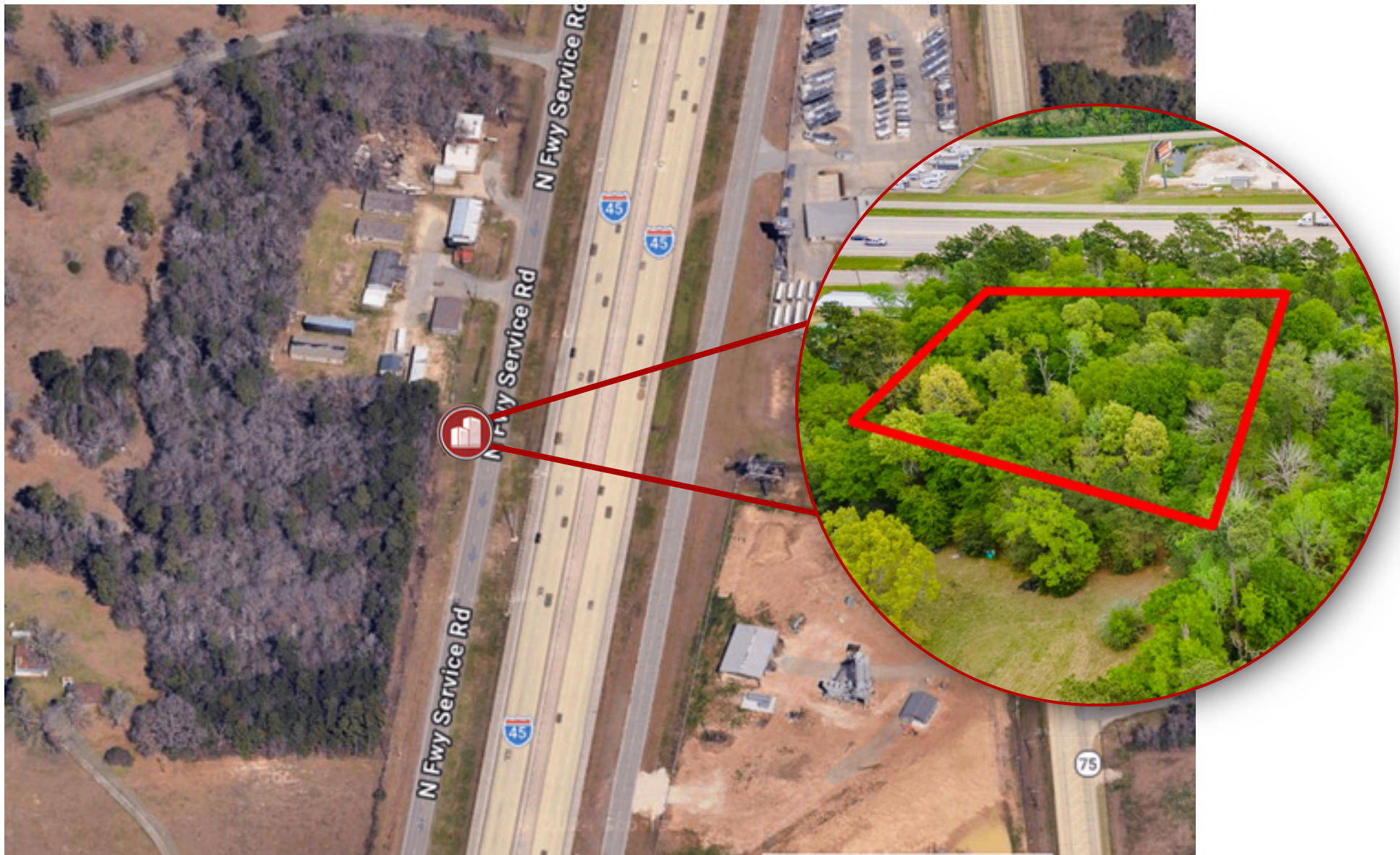
LOT SIZE

96,268 SF

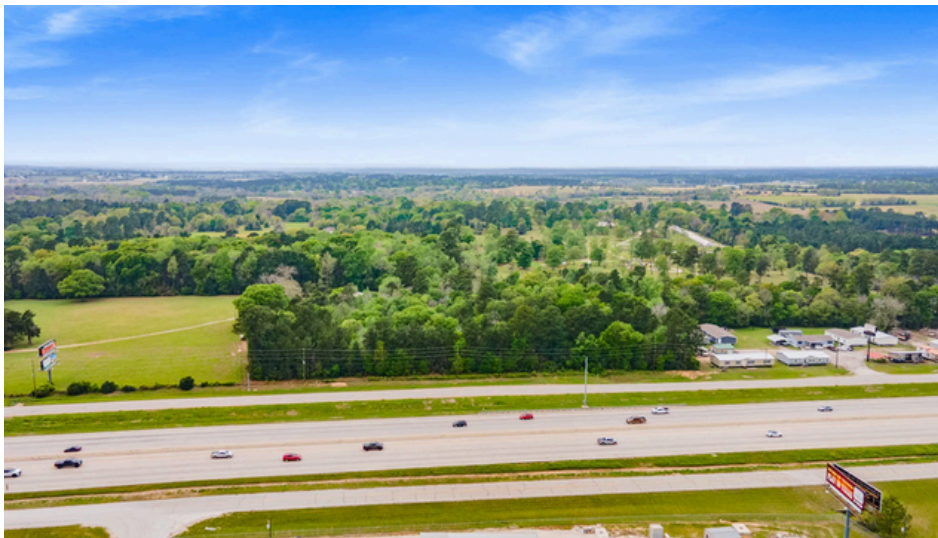
## PROPERTY HIGHLIGHTS

- High traffic exposure along I-45 with strong visibility and frontage road access.
- ±74,090 VPD
- Electric nearby
- Located less than 20 minutes away from The Woodlands Hills master-planned community
- Surrounded by on-going commercial development with notable major retailers (HEB, Kroger, Five Below, Chuy's, fast food chains)

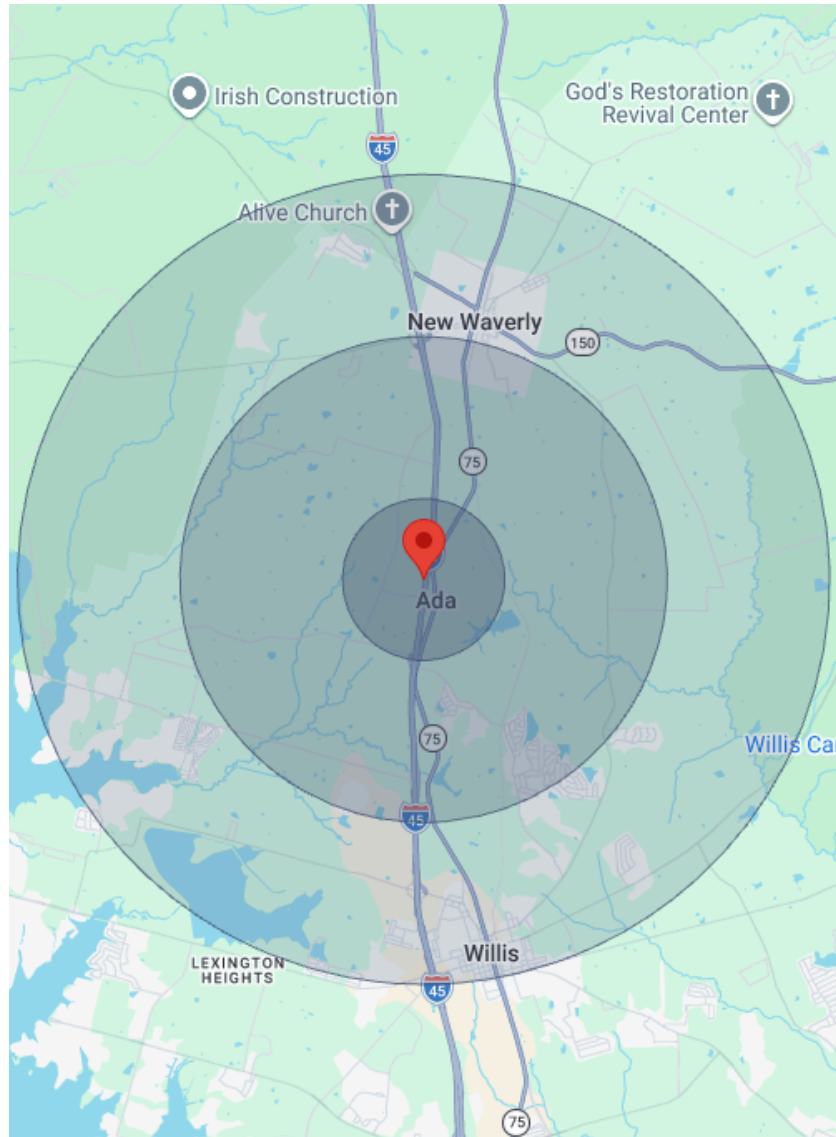
# Aerial Map



# Property Photos



# Demographics



Positioned along the highly traveled I-45 North corridor in Willis, this property offers outstanding frontage, strong visibility, direct interstate exposure, and convenient access to Conroe, The Woodlands, Huntsville, and the greater Houston area.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	213	5,525	18,996
<b>Workday Population</b>	95	2,308	8,720
<b>Total household</b>	75	1,789	6,773
<b>Average household income</b>	\$122,447	\$107,002	\$95,046
<b>Average age</b>	48	35	38.2
<b>Male Population</b>	108	2,796	9,481
<b>Female Population</b>	107	2,735	9,521

Demographics data derived from AlphaMap

# Market Overview

---

Willis, Texas is a rapidly growing community located in northern Montgomery County along the Interstate 45 corridor, just north of Conroe and within the expanding North Houston metropolitan area. Its strategic location provides convenient access to The Woodlands, Conroe, and Downtown Houston, while maintaining a more affordable, small-town environment that continues to attract both residents and businesses seeking growth opportunities.

The Willis area has experienced strong residential development in recent years, driven by expanding master-planned communities and its proximity to Lake Conroe. This sustained population growth has increased demand for retail, medical, hospitality, and service-oriented commercial properties. Ongoing development along Interstate 45 and surrounding corridors reflects rising consumer activity and growing investor confidence in the submarket.

Willis benefits from a diverse regional economy supported by healthcare, retail, construction, logistics, education, and professional services. Many residents commute to nearby employment centers in Conroe and The Woodlands, contributing to stable household incomes and consistent consumer demand. Continued infrastructure improvements and regional expansion further support long-term economic momentum.

From a real estate perspective, Willis offers strong growth potential supported by increasing rooftops, relatively limited commercial supply, and continued suburban expansion. Its location along a major growth corridor, combined with proximity to Lake Conroe and key employment hubs, positions the market for sustained demand and long-term value appreciation within the North Houston region.



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**I-45 N LAND FOR SALE**

TBD INTERSTATE 45 N | WILLIS, TX 77318