

# WILLIS TOWN CENTER

Second-Generation Inline Retail Available

NEC of I-45 and F.M. 1097  
Willis, Texas

NOW OPEN:



GOODWILL School  
Books & Supplies Station

TSC TRACTOR  
SUPPLY CO.

DOLLAR TREE

Zulip's  
LATIN  
AMERICAN  
KITCHEN

COMING SOON:



WILLIS KIDS  
DENTISTRY



DOLLAR TREE

NewQuest

Lara Lee LaMendola  
281.640.7699 | llamendola@newquest.com



# Project Highlights

SHADOW-ANCHORED  
BY HIGH-PERFORMING

**H-E-B**



**52%**  
POPULATION  
GROWTH  
WITHIN 5 MILES  
FROM 2020 TO 2025



**\$144K**  
AVERAGE  
HOUSEHOLD  
INCOME  
IN TRADE AREA



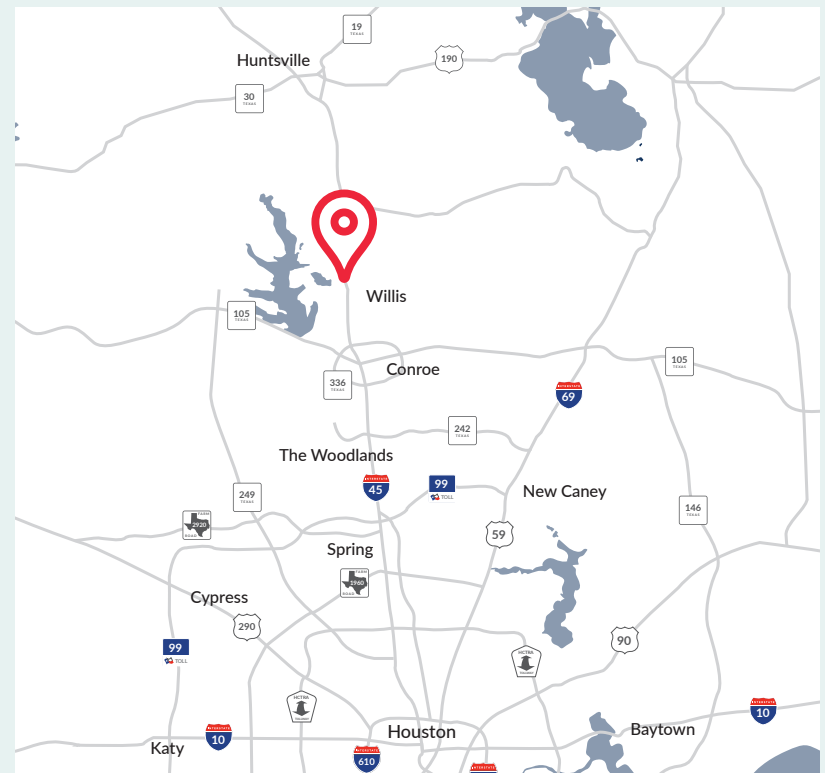
**101K**  
CURRENT  
POPULATION  
WITHIN 7 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## RAPID RESIDENTIAL GROWTH

10,572 FUTURE HOUSEHOLDS & 38,212 CURRENT HOMES  
1,368 STARTS & 1,224 CLOSINGS | ANNUAL  
\$443,302 AVERAGE HOME SALE PRICE

Regis Estimates as of Q1 2025 and Zonda Estimates as of Q4 2024 in a 5-Mile Radius





# WILLIS TOWN CENTER

EPICENTER OF TREMENDOUS GROWTH AND HIGH VOLUME WITHIN  
TRADE AREA

ACROSS FROM HIGH PERFORMING H-E-B ON FM 1097 WITH OVER  
2.6 MILLION ANNUAL VISITS

LOCATED ACROSS FROM THE 123,000-SF KROGER  
MARKETPLACE-ANCHORED POWER CENTER ON I-45



AT THE MAIN ENTRANCE TO WILLIS AND BENTWATER SUBDIVISIONS

HOWARD HUGHES CORP. DEVELOPING A 2,000-ACRE  
MASTER-PLANNED COMMUNITY ON WEST SIDE OF I-45 WITH 4,600  
PLANNED HOMES

AVAILABLE:  
2,000-SF AVAILABLE (2<sup>ND</sup>-GENERATION)

## MAJOR AREA EMPLOYERS BY SALES VOLUME:



\$100,122,000



\$27,009,000



\$21,843,000



\$21,776,000



\$18,172,000



\$12,270,000

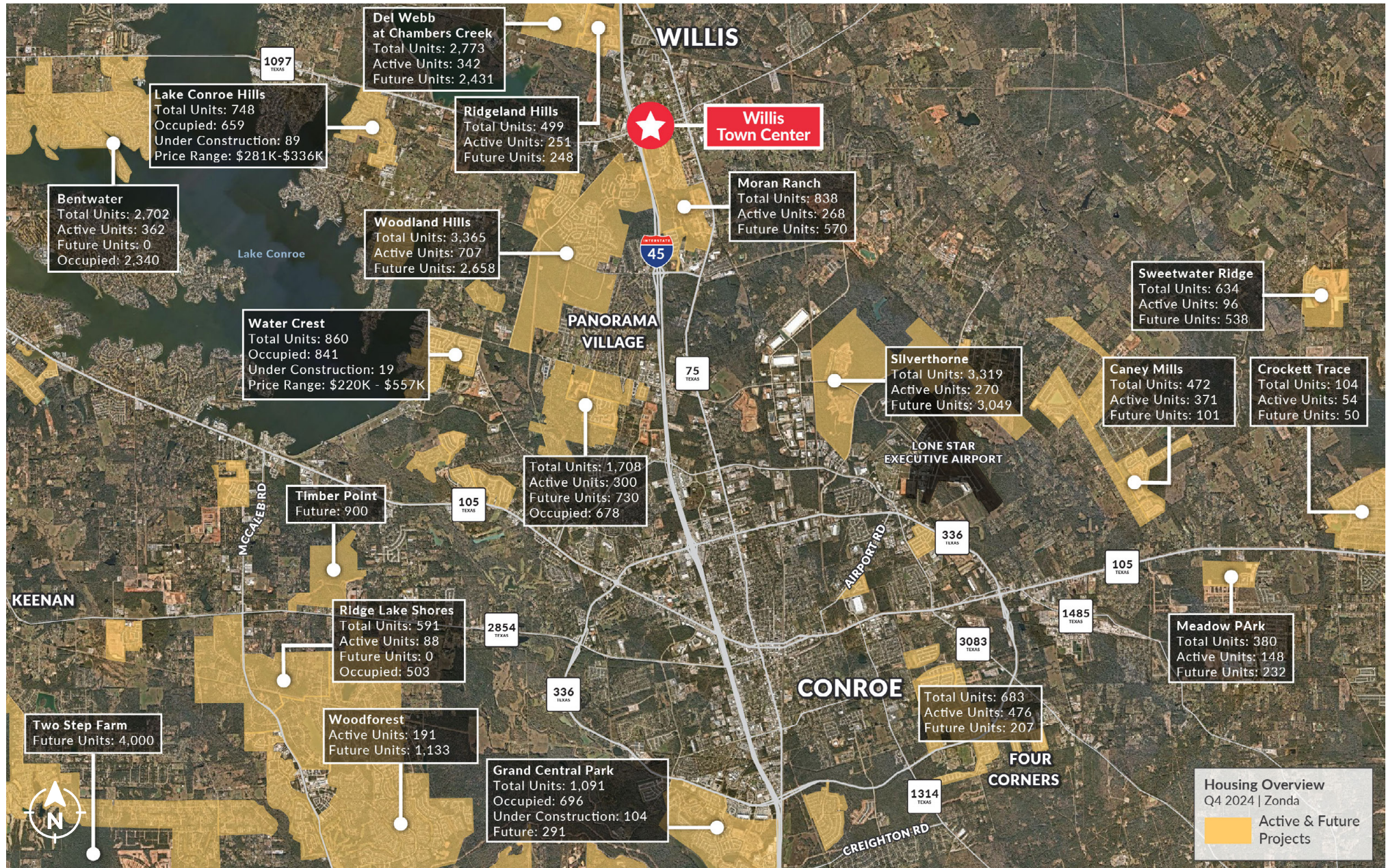


\$11,848,000





# Residential Aerial



07.25 | 01.25









10.25 | 10.25










Available 2,000-SF  
2<sup>nd</sup>-Gen Dental Clinic

Coming Soon



Now Open



Coming Soon  
Willis Kids Dentistry



# Site Plan

KEY	BUSINESS	LEASE AREAS
1	Goodwill	22,117 SF
2	Tractor Supply Co.	27,749 SF
3	Dollar Tree	10,984 SF
4	Zully's Latin American Kitchen	3,220 SF
5	Available For Lease 2 <sup>nd</sup> -Generation Dental Clinic	2,000 SF
6	Metro by T-Mobile	1,200 SF
7	La Michoacana Ice Cream	1,920 SF
8	Jackson Hewitt	1,400 SF
9	Daniel's Barbershop	1,000 SF
10	Time Cleaners	2,000 SF
11	Dutch Bros. Coffee	950 SF
12	Willis Kids Dentistry	3,300 SF
13	AT&T	1,500 SF



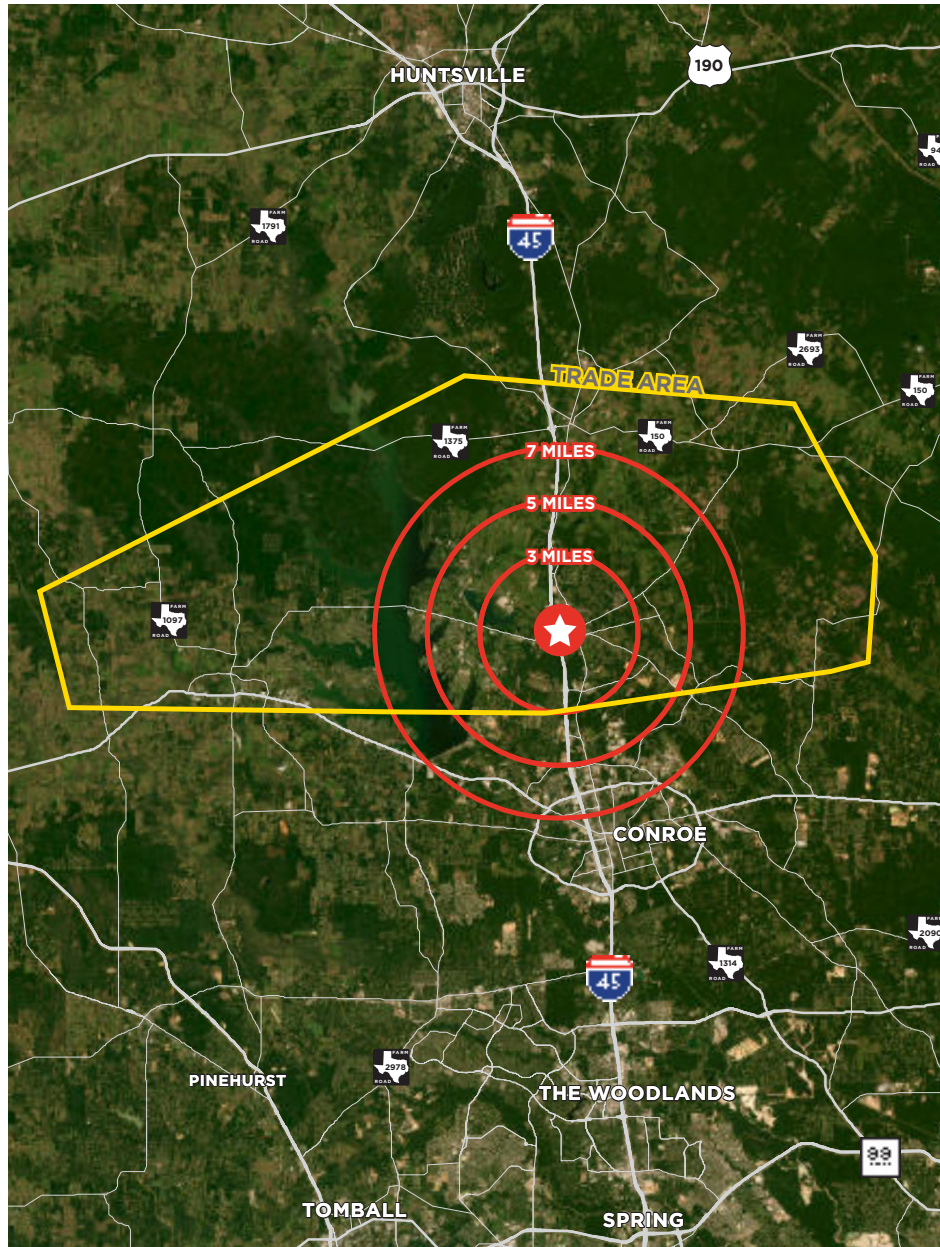






# Demographics

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25



POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Current Households	7,702	21,339	38,212	36,546
Current Population	22,758	59,661	100,603	97,928
2020 Census Population	17,549	39,370	72,608	68,414
Population Growth 2020 to 2025	29.68%	51.54%	38.56%	43.14%
2025 Median Age	34.8	37.9	37.2	41.7

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$103,443	\$114,926	\$110,547	\$143,780
Median Household Income	\$77,099	\$90,784	\$86,250	\$100,653
Per Capita Income	\$35,230	\$41,370	\$40,565	\$54,819

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	62.62%	68.57%	67.05%	73.86%
Black or African American	10.36%	8.06%	9.05%	6.81%
Asian or Pacific Islander	1.55%	1.86%	2.43%	1.50%
Other Races	24.71%	20.70%	20.72%	17.15%
Hispanic	30.34%	26.57%	26.83%	22.59%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Households	14.45%	20.31%	24.56%	25.53%
2 Person Households	34.46%	33.43%	32.86%	32.49%
3+ Person Households	51.09%	46.25%	42.58%	41.97%
Owner-Occupied Housing Units	68.69%	75.61%	66.43%	76.93%
Renter-Occupied Housing Units	31.31%	24.39%	33.57%	23.07%



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	<b>-</b>	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Lara Lee LaMendola</b>	<b>766215</b>	<b>llamendola@newquest.com</b>	<b>281.640.7699</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

MS25-1022\_JM\_10.31.25