



WILLIS BUSINESS PARK

PROPOSED PHASE 1 CONSTRUCTION RETAIL & INDUSTRIAL SPACE FOR LEASE!

1,500 – 12,000 SF RETAIL SPACE (RESERVE D) – 110 CORPORATE DRIVE

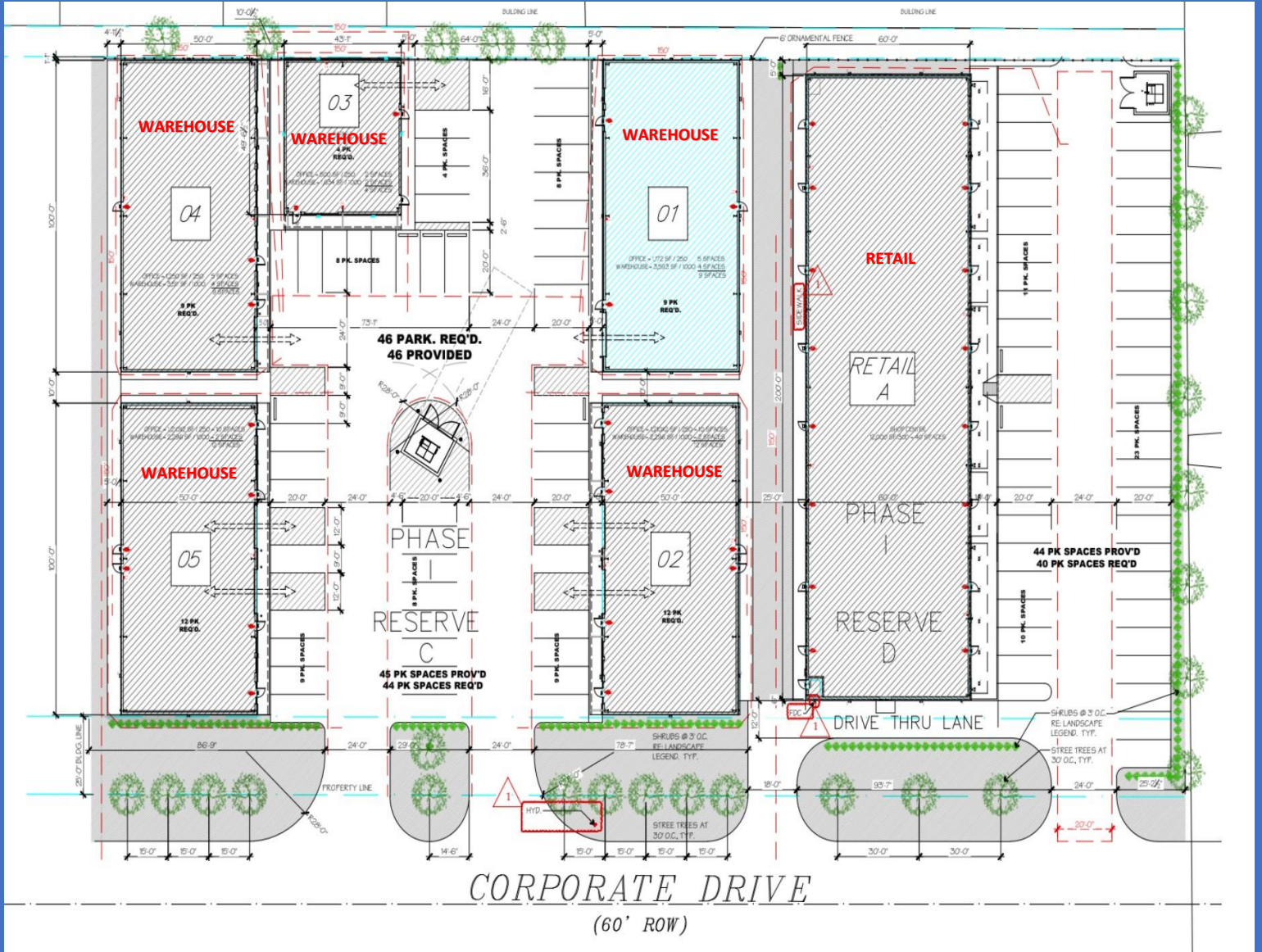
2,400 – 22,400 SF OF 3-PHASE WAREHOUSE SPACE (RESERVE C) – 120 CORPORATE DRIVE

Coming Soon!
In 2024!

110 & 120 CORPORATE DRIVE, WILLIS, TX 77378

BRAND NEW BUSINESS PARK BETWEEN WILLIS & CONROE!

PHASE I :



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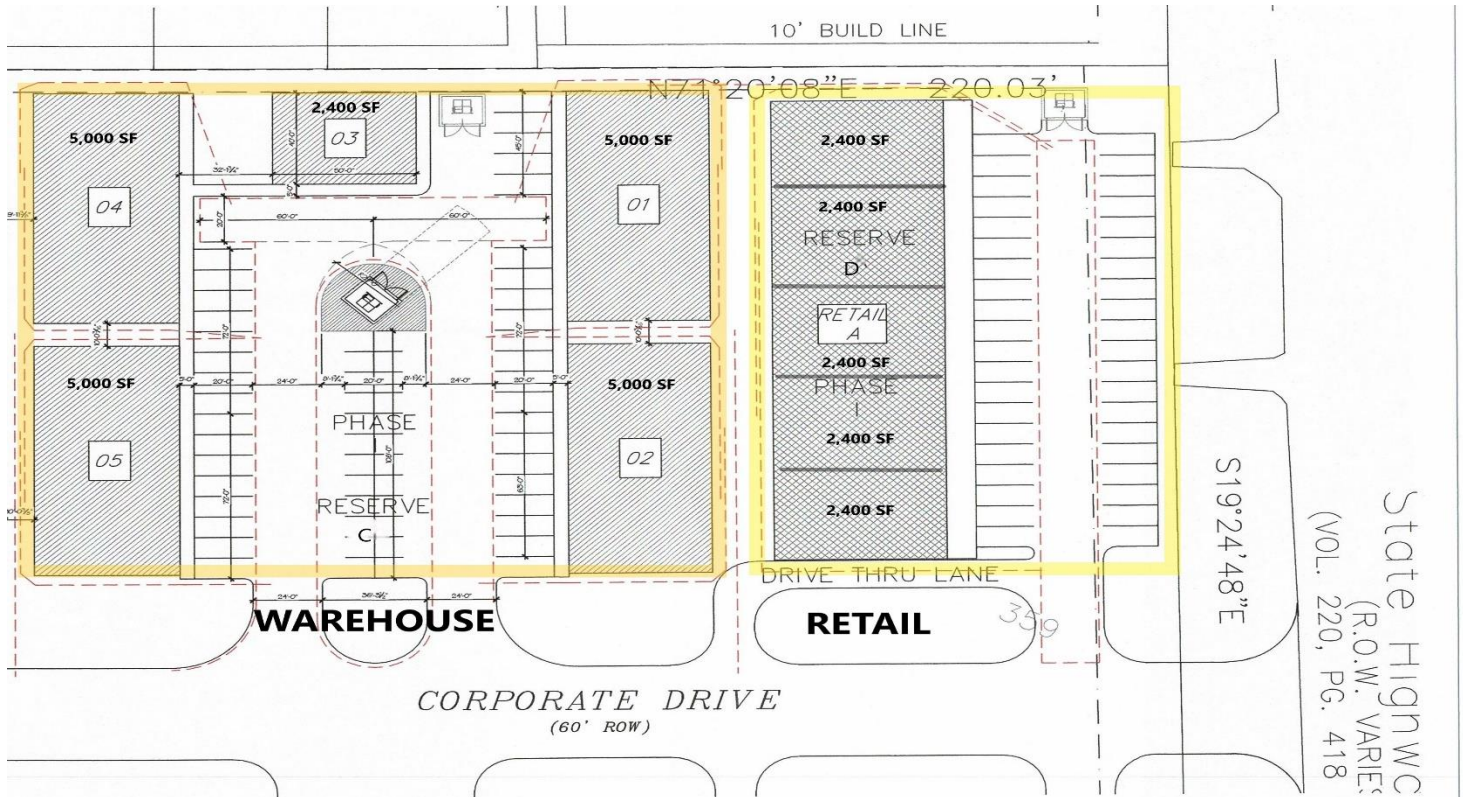
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WILLIS BUSINESS PARK PHASE I

110 & 120 CORPORATE DRIVE, WILLIS, TX 77378

BRAND NEW RETAIL & WAREHOUSE SPACE IN BRAND NEW BUSINESS PARK!

1,500 – 12,000 SF OF RETAIL: \$ 1.40/SF/MO ESTIMATED BASE RENT + NNN OF \$0.32/SF/MO – (110 CORPORATE DRIVE)
2,400 – 22,400 SF OF 3-PHASE INDUSTRIAL WAREHOUSE: \$1.25/SF/MO ESTIMATED BASE RENT + NNN OF \$0.25/SF/MO – (120 CORPORATE DRIVE)



COMING SOON! ~ TOTAL OF 12,000 SF OF SHELL RETAIL SPACE WITH DRIVE THROUGH ENDCAP SPACE AND 22,400 SF OF INDUSTRIAL WAREHOUSE SPACE FOR LEASE IN THE BRAND NEW WILLIS BUSINESS PARK ON HIGHWAY 75! HIGH VISIBILITY SITE WITH TONS OF HEAVY DAYTIME TRAFFIC! LOCATED RIGHT IN TOWN AND ONLY A FEW MINUTES FROM I-45! THIS NEW BUSINESS PARK WILL BE LOCATED ON HIGHWAY 75 BEHIND THE NEW H-E-B IN WILLIS!

*****RETAIL SPACE TO BE COMPLETED BY WINTER 2024!
FLEX SPACE TO BE COMPLETED BY END OF 2024!**

PHASE II COMING SOON!

FOR MORE INFORMATION, CALL ROBERT GRAHAM AT (936) 672-2087!

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OVERVIEW

**PHASE I OF
WILLIS BUSINESS PARK
12261 HWY 75 N
WILLIS, TX 77378**

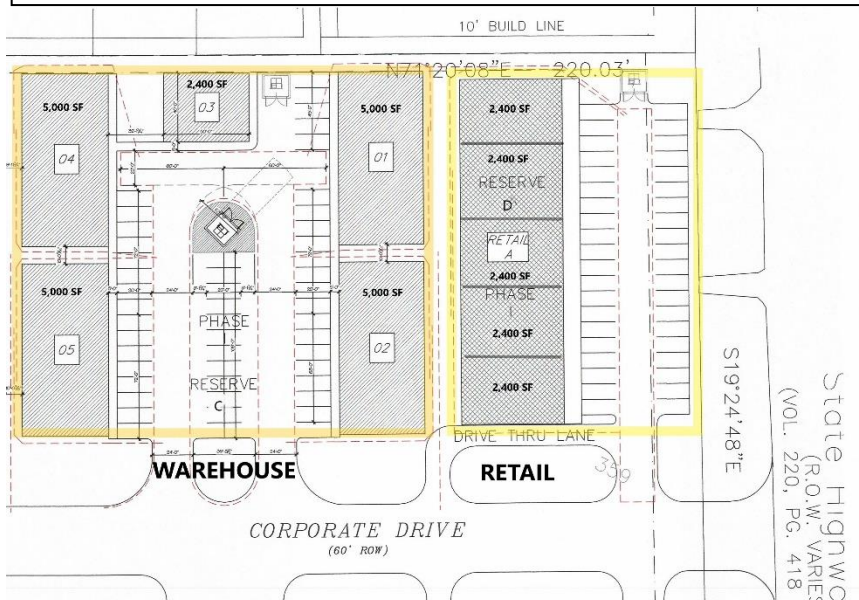
RETAIL SPACE:

- 1 (ENDCAP) 2,400 SF- LEASED OUT
 - 2 2,400 SF: \$1.40 EST BASE RENT + 0.32/SF/MO NNN
 - 3 2,400 SF: \$1.40 EST BASE RENT + 0.32/SF/MO NNN
 - 4 2,400 SF: \$1.40 EST BASE RENT + 0.32/SF/MO NNN
 - 5 2,400 SF: \$1.40 EST BASE RENT + 0.32/SF/MO NNN
- ***OR 1,500 SF SPACES AVAILABLE – CALL ROBERT FOR RATES AT (936) 672-2087**

WAREHOUSE:

- 1 5,000 SF: \$1.25 EST BASE RENT + 0.25/SF/MO NNN
- 2 5,000 SF: \$1.25 EST BASE RENT + 0.25/SF/MO NNN
- 3 2,400 SF: \$1.25 EST BASE RENT + 0.25/SF/MO NNN
- 4 5,000 SF: \$1.25 EST BASE RENT + 0.25/SF/MO NNN
- 5 5,000 SF: \$1.25 EST BASE RENT + 0.25/SF/MO NNN

An Example of Another Retail & Warehouse Space We Built Last Year!

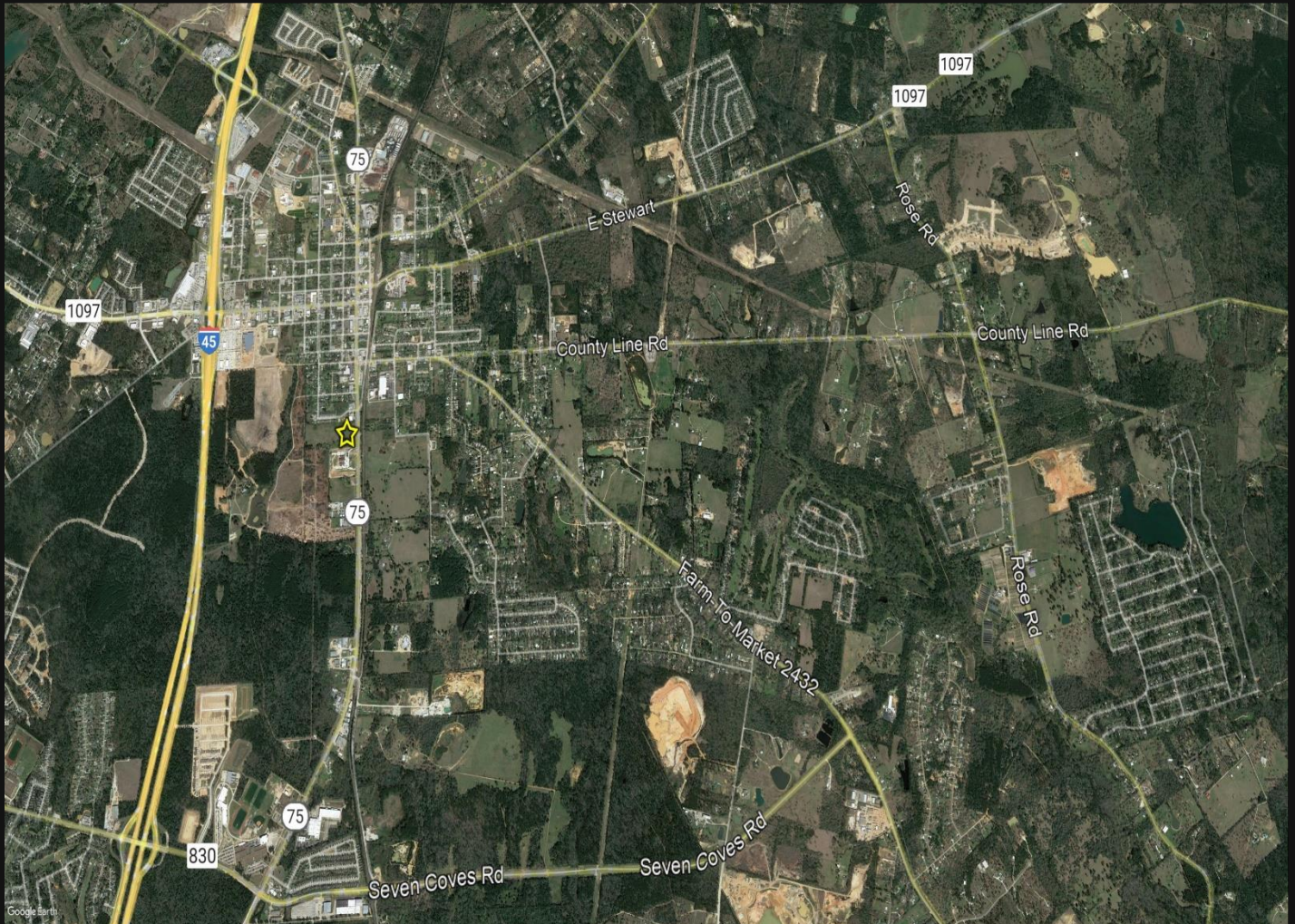


PER TXDOT, IN 2021, THERE WERE 11,056 VEHICLES PER DAY THAT PASSED BY THIS STRETCH OF HIGHWAY 75 IN WILLIS, TEXAS!

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AERIAL



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TXDOT MAP

Station Data

Station Type	Totals
ANNUAL ACR	39976
HOV	195
INACTIVE	18029
MVC	1520
PERM	412
RAMP	14259

Percent of Data by Type

Type	Percentage
AADT	~10%
Volume	~45%
Class	~25%
Speed	~20%

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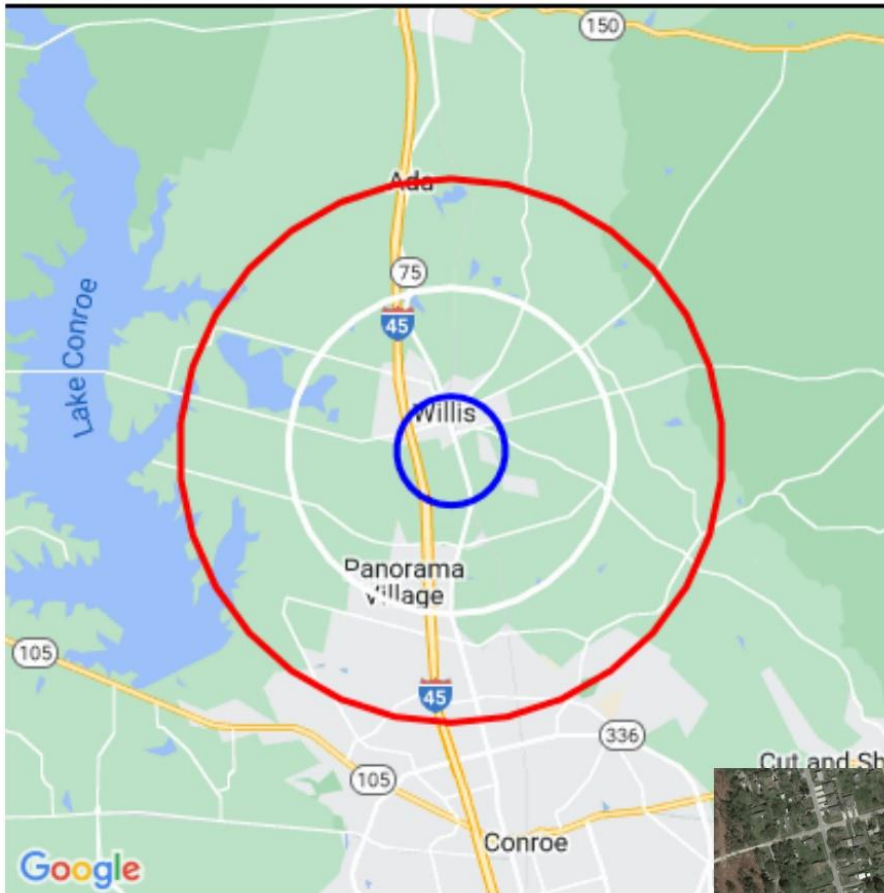
Willis Business Park



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



Willis Business Park

Population

Distance	Male	Female	Total
1- Mile	2,047	2,119	4,167
3- Mile	6,753	6,921	13,674
5- Mile	14,458	14,836	29,294



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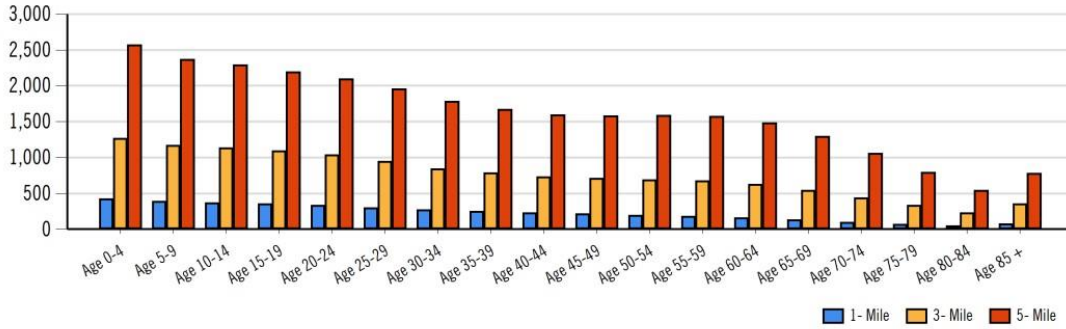
Willis Business Park



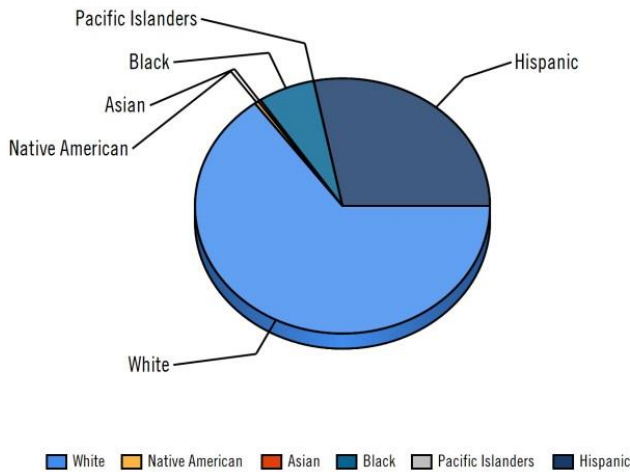
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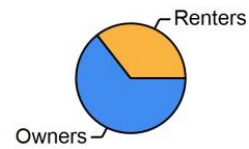
Population by Distance and Age (2020)



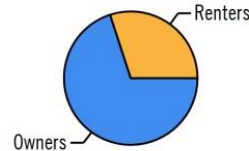
Ethnicity within 5 miles



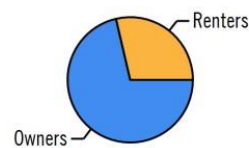
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,705	47	0.75 %
3-Mile	5,826	155	1.16 %
5-Mile	12,870	334	1.39 %



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Willis Business Park



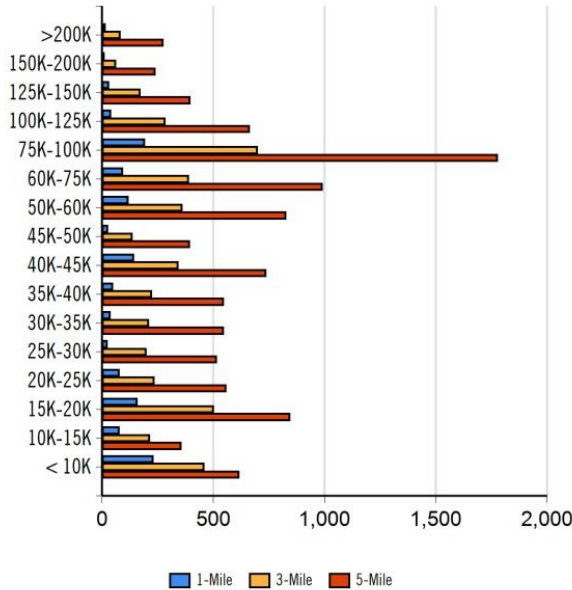
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	37	126	132	151	260	33	16	86	179	345	72	238
3-Mile	47	120	572	560	372	743	194	56	376	992	708	272	707
5-Mile	119	254	1,219	1,109	634	1,637	514	115	926	2,618	1,293	703	1,480

Household Income



Radius	Median Household Income
1-Mile	\$49,382.83
3-Mile	\$47,822.91
5-Mile	\$55,892.88

Radius	Average Household Income
1-Mile	\$55,667.17
3-Mile	\$56,263.91
5-Mile	\$65,559.19

Radius	Aggregate Household Income
1-Mile	\$61,613,505.76
3-Mile	\$254,453,699.85
5-Mile	\$642,812,181.14

Education

	1-Mile	3-mile	5-mile
Pop > 25	2,276	7,952	17,760
High School Grad	1,179	3,284	6,725
Some College	355	1,566	3,788
Associates	48	236	650
Bachelors	84	653	1,985
Masters	32	155	481
Prof. Degree	14	77	257
Doctorate	7	30	68

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	31 %	45 %	49 %
Teen's	40 %	59 %	69 %
Expensive Homes	0 %	0 %	5 %
Mobile Homes	152 %	226 %	238 %
New Homes	38 %	75 %	95 %
New Households	42 %	58 %	71 %
Military Households	0 %	1 %	5 %
Households with 4+ Cars	7 %	24 %	36 %
Public Transportation Users	1 %	3 %	4 %
Young Wealthy Households	0 %	7 %	15 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Willis Business Park



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	53,957,046		199,364,499		471,170,679	
Average annual household	43,616		43,729		46,803	
Food	5,755	13.19 %	5,762	13.18 %	6,109	13.05 %
Food at home	3,861		3,871		4,036	
Cereals and bakery products	546		548		573	
Cereals and cereal products	194		195		205	
Bakery products	351		352		368	
Meats poultry fish and eggs	773		775		805	
Beef	179		180		187	
Pork	139		142		146	
Poultry	146		146		152	
Fish and seafood	123		122		128	
Eggs	64		64		66	
Dairy products	387		386		406	
Fruits and vegetables	771		775		813	
Fresh fruits	113		113		119	
Processed vegetables	151		152		157	
Sugar and other sweets	143		143		148	
Fats and oils	122		123		128	
Miscellaneous foods	735		736		763	
Nonalcoholic beverages	337		337		347	
Food away from home	1,894		1,890		2,073	
Alcoholic beverages	303		300		328	
Housing	16,095	36.90 %	16,156	36.95 %	17,048	36.43 %
Shelter	9,671		9,711		10,287	
Owned dwellings	5,534		5,593		6,076	
Mortgage interest and charges	2,777		2,788		3,038	
Property taxes	1,841		1,863		2,040	
Maintenance repairs	915		941		997	
Rented dwellings	3,447		3,440		3,419	
Other lodging	690		677		792	
Utilities fuels	3,882		3,926		4,060	
Natural gas	353		358		376	
Electricity	1,579		1,592		1,629	
Fuel oil	144		146		155	
Telephone services	1,204		1,221		1,264	
Water and other public services	601		608		634	
Household operations	1,063	2.44 %	1,059	2.42 %	1,140	2.44 %
Personal services	301		294		319	
Other household expenses	761		764		820	
Housekeeping supplies	543		540		573	
Laundry and cleaning supplies	155		155		158	
Other household products	309		309		331	
Postage and stationery	79		77		83	
Household furnishings	934		919		986	
Household textiles	71		67		72	
Furniture	194		186		213	
Floor coverings	20		21		25	
Major appliances	128		135		138	
Small appliances	76		76		83	
Miscellaneous	442		431		453	
Apparel and services	1,194	2.74 %	1,161	2.65 %	1,225	2.62 %
Men and boys	235		224		239	
Men 16 and over	194		186		199	
Boys 2 to 15	40		38		40	
Women and girls	421		416		446	
Women 16 and over	345		341		373	
Girls 2 to 15	75		75		73	
Children under 2	85		85		87	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	53,957,046		199,364,499		471,170,679	
Average annual household	43,616		43,729		46,803	
Transportation	5,999	13.75 %	6,054	13.84 %	6,423	13.72 %
Vehicle purchases	1,349		1,358		1,477	
Cars and trucks new	651		676		770	
Cars and trucks used	658		641		665	
Gasoline and motor oil	1,956		1,987		2,065	
Other vehicle expenses	2,309		2,332		2,448	
Vehicle finance charges	152		155		165	
Maintenance and repairs	789		794		846	
Vehicle insurance	1,088		1,104		1,136	
Vehicle rental leases	279		278		300	
Public transportation	384		376		432	
Health care	3,380	7.75 %	3,463	7.92 %	3,670	7.84 %
Health insurance	2,242		2,298		2,421	
Medical services	689		705		761	
Drugs	337		348		369	
Medical supplies	110		110		118	
Entertainment	2,585	5.93 %	2,598	5.94 %	2,763	5.90 %
Fees and admissions	444		440		505	
Television radios	968		980		1,009	
Pets toys	936		940		1,005	
Personal care products	562		559		601	
Reading	46		46		51	
Education	1,046		982		1,143	
Tobacco products	397		403		404	
Miscellaneous	677	1.55 %	693	1.58 %	762	1.63 %
Cash contributions	1,183		1,220		1,298	
Personal insurance	4,389		4,326		4,959	
Life and other personal insurance	146		146		156	
Pensions and Social Security	4,242		4,180		4,813	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy			Vacant
		2018	2019	Change	1 Person	Family	Owner	Renter			
1-Mile	2020	5,336	4,066	27.81 %	979	4,092	3,937	1,399		789	
3-Mile	2020	12,548	9,482	30.40 %	2,515	9,389	8,912	3,636		1,573	
5-Mile	2020	19,152	14,577	29.73 %	4,052	14,093	13,666	5,486		2,995	
1-Mile	2023	5,764	4,066	38.14 %	1,058	4,419	4,237	1,527		776	
3-Mile	2023	13,464	9,482	40.16 %	2,697	10,074	9,556	3,908		1,740	
5-Mile	2023	20,396	14,577	38.41 %	4,310	15,011	14,572	5,824		3,387	



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date

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