

REALTY



SALE PRICE:

PRICE REDUCED **CALL AGENT**

LOT SIZE:

18 Acres

DISTANCE TO 1-45:

0.5 Miles

CROSS STREETS:

I-45 & FM1097

PROPERTY FEATURES

- Approx. 18 Acres with 451' Frontage on FM 1097
- Ideal for Planned Combo of Commercial/ Residential Development
- One of the Fastest Growing Areas in Texas
- Development in the Area is Newer
- Within Established Area of Willis 30 Retail Name Brands Establishments within 1/2 Mile
- ➤ Minutes to I-45, Lake Conroe & Lewis Creek Reservoir
- > 30 Min to World Class Entertainment & Dining in The Woodlands
- > 1 Hour to the Port of Houston & City of Houston
- 3 Hours to Dallas
- ➤ Level Grade. Electric Available. Well & Septic.
- Close to World-Class Activities

RICK STALLINGS 713.503.0808 | Rick@bhcrehouston.com 1335 Lake Woodlands Dr, Ste C, The Woodlands, TX 77380

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act



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PROPERTY OVERVIEW

Approx. 18 acres on FM 1097 is available in thriving Willis, Texas (very close to Lake Conroe) situated about 1/2 mile west of Interstate 45. This property would be perfect for Multi-Family, Industrial Business Park, or Large Retail Development. Willis/Conroe is one of the fastest growing areas in Texas. Utilities nearby. Septic/Well on the property. Located in the Willis ISD.

Property has 451' frontage on FM 1097 with 1 curb cut, There is an established apartment community directly across the street. A CVS Pharmacy sits adjacent to the property on the east side, and a brand new beautiful strip center sits adjacent to the west.

Ideally situated for Planned Development of Commercial Property on Frontage with Residential/Multi-family off-Frontage.

The following are within 1/2 mile: Specs Wines, Pizza Hut, Burger King, Sherwin-Williams, Walgreens, 7-Eleven, Dairy Queen, Chase Bank, Kroger, Starbucks, Exxon, Schlotzsky's, Little Caesars, Wing Stop, McDonalds, Chick-fil-A, Shipley Do-Nuts, Whataburger, Panda Express, Sonic, HEB, 3 Town Center Shopping Centers, Red Roof Inn, First Baptist Church, Wells Fargo Bank, O'Reilly Auto Parts, Advanced Auto Parts, Dollar General, Family Dollar & the UPS Store

Property is located within 1 mile of the Lewis Creek Reservoir & Lake Conroe's east shore, with plenty of sports and outdoor activities, and is a 15-30 minute drive to the The Woodlands, TX with its fine dining, shopping, and world class entertainment. The Port of Houston is just over an hour to the south and Dallas is 3 hours to the north.

Land is Level grade, heavily wooded. Timber may be sold.

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18 ACRES – WILLIS, TX 9795 FM 1097 Road, Willis, TX 77318



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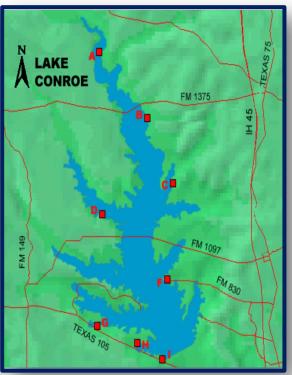
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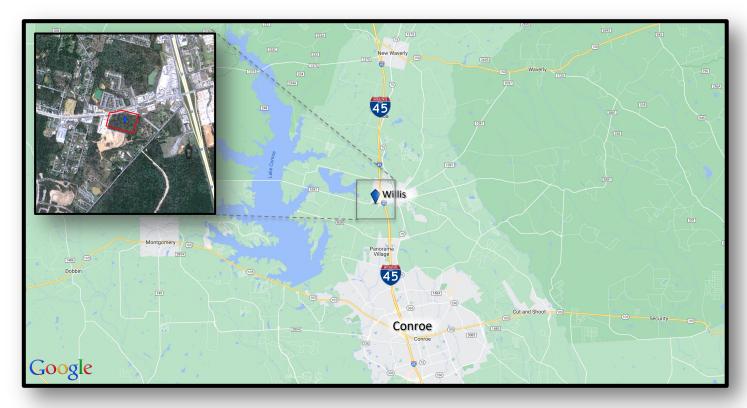
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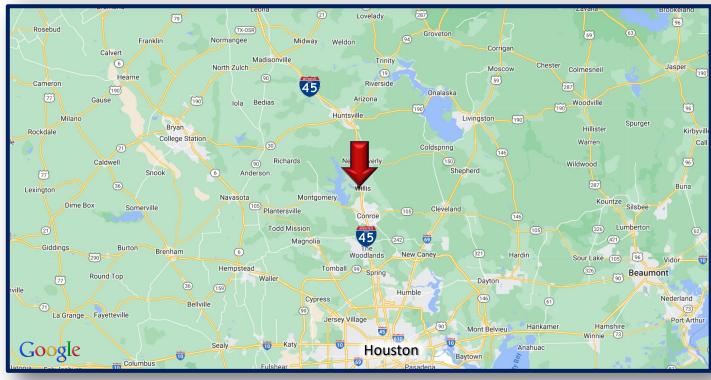
COLDWELL BANKER COMMERCIAL

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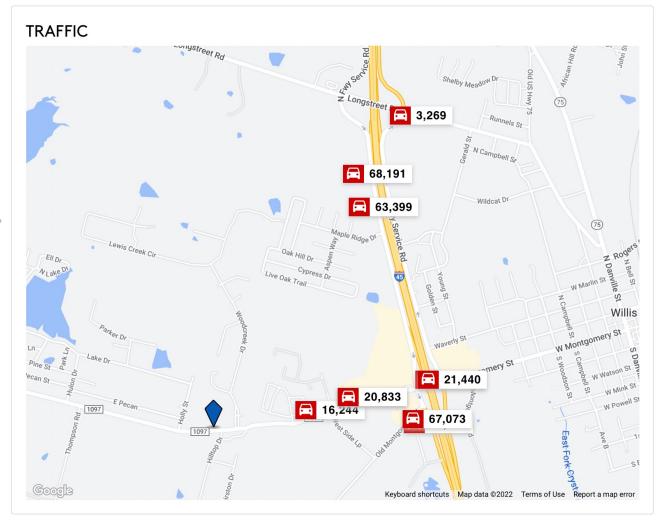


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TRAFFIC COUNTS

TRAFFIC		
VOLUME	YEAR	DISTANCE
16,244	2022	0.43 mi
19,618	2020	0.59 mi
20,833	2022	0.59 mi
N 67,073	2022	0.82 mi
N 64,734	2020	0.82 mi
19,985	2020	0.89 mi
21,440	2022	0.89 mi
63,399	2022	1.03 mi
68,191	2020	1.11 mi
3,269	2022	1.38 mi
	VOLUME 16,244 19,618 20,833 N 67,073 N 64,734 19,985 21,440 63,399 68,191	VOLUME YEAR 16,244 2022 19,618 2020 20,833 2022 0,7073 2022 0,4734 2020 19,985 2020 21,440 2022 63,399 2022 68,191 2020



SOURCE: Loopnet

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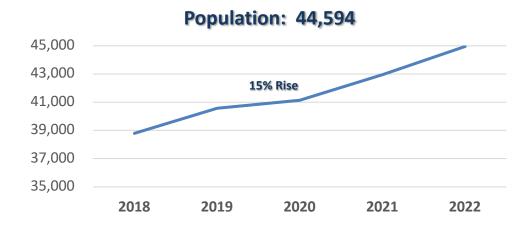
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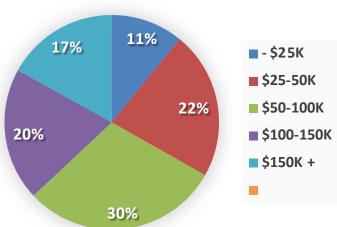
Demographics – 5 Mile Radius



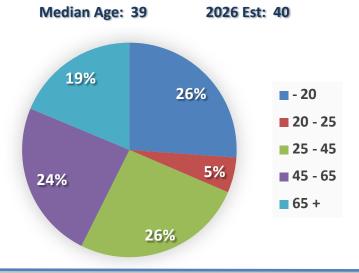


Household Income

Median: \$72.7K 2026 Est: \$84.5K



Age Demographics



Housing Occupancy Ratio 9:1



Owner to Renter Ratio 3:1

Owner Renter



Top 5 Employment Categories (11,600 Employees)



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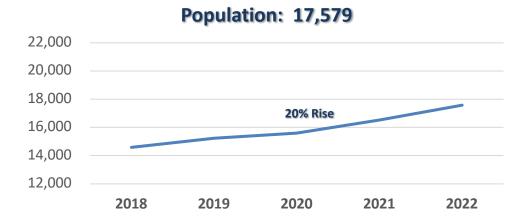


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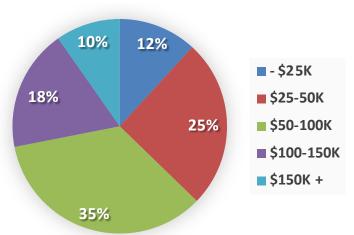
Demographics – 3 Mile Radius



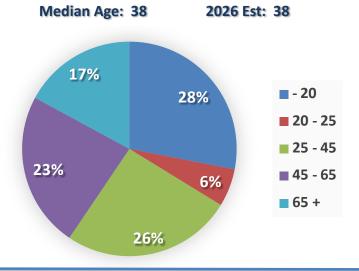


Household Income

Median: \$61.4K 2026 Est: \$66.1K



Age Demographics

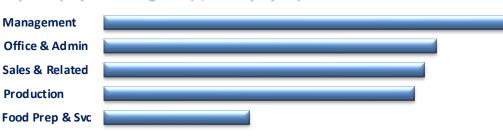


Housing Occupancy Ratio 12:1



Owner Renter

Top 5 Employment Categories (6,190 Employees)



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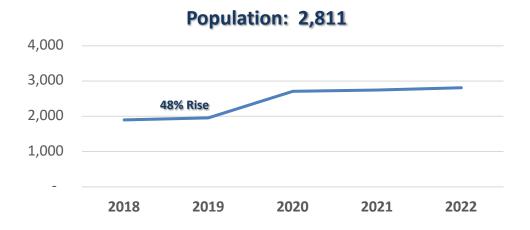
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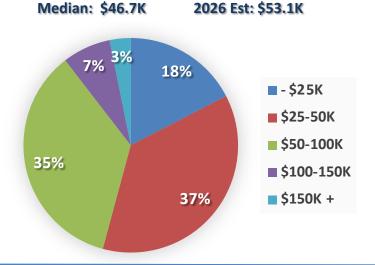
Demographics – 1 Mile Radius

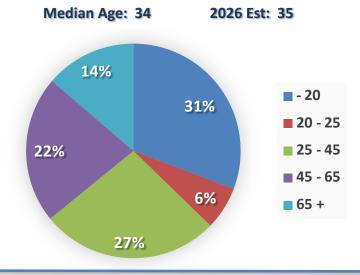




Household Income

Age Demographics





Housing Occupancy Ratio 14:1

Occupied Vacant

Owner to Renter Ratio 2:1

Owner Renter

Top 5 Employment Categories (1,868 Employees)

Management
Production
Office & Admin
Sales & Related
Food Prep & Svc

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OUR APPROACH

Commercial is our calling.

Coldwell Banker Commercial® professionals know what it takes to guide clients to satisfying outcomes with their real estate needs. With representation in primary, secondary, and tertiary markets, Coldwell Banker Commercial® professionals can support you to identify industrial, retail, office, agriculture or other types of properties or to market your property for sale or lease. Let the power of a global brand help you find what you're looking for.

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GLOBAL PRESENCE. LOCAL POWER.

Coldwell Banker Commercial brand has one of the largest geographical footprints. Our network of affiliated professionals will help lead you to real estate solutions to meet your business or investment objectives around the country or around the world.

OUR LOCATIONS

WHAT WE DO BEST

Discover the difference.



Founded after the San Francisco earthquake of 1906, the Coldwell Banker organization was created to protect the interests of people striving to rebuild their city. As fearless entrepreneurs, Colbert Coldwell and Benjamin Banker created a "brokers only" standard, bringing honesty and transparency to the real estate transaction. Now a global powerhouse, Coldwell Banker Commercial® still puts people first.

Our network of Coldwell Banker Commercial affiliated professionals can help you buy, sell, or lease commercial real estate all over the United States and around the globe. Our professionals know each area they serve because they are active members of the community where they conduct their business. They understand market dynamics and provide you the advice to make an informed real estate decision. Achieving a satisfying outcome is our goal and our affiliated professionals will guide you through the process.



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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	(936)906-7700
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Joanne Justice	159793	joanne.justice@cbdfw.com	(936)906-7786
Designated Broker of Firm	License No.	Email	Phone
Pamela Jill Jarvis	573646	jill.jarvis@cbunited.com	(713)628-0542
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Richard A Stallings	620753	rick@bhcrehouston.com	(713)503-0808
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