

LAND FOR SALE/LEASE

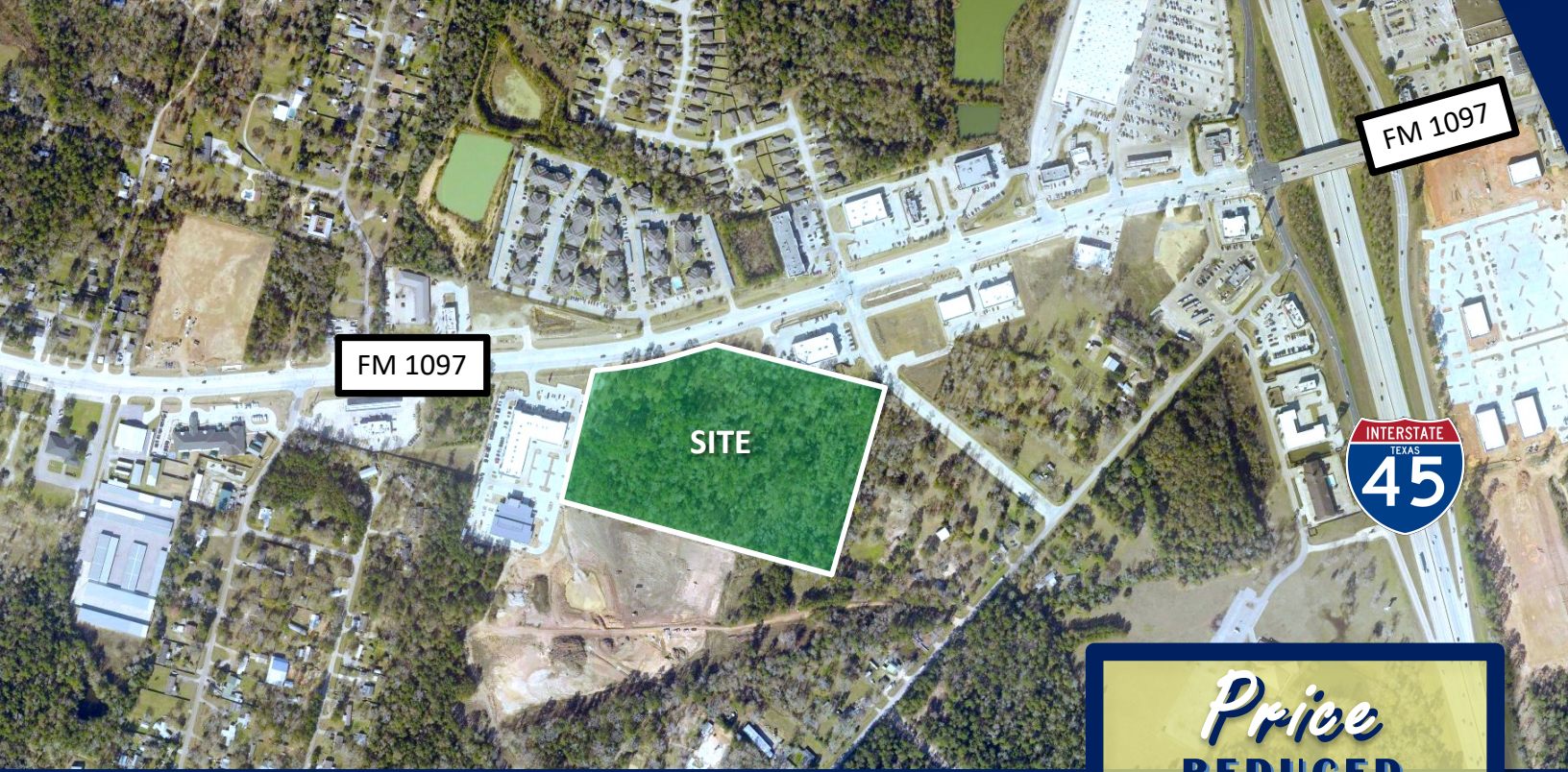
18 ACRES – WILLIS, TX

9795 FM 1097 Road, Willis, TX 77318



**COLDWELL
BANKER
COMMERCIAL**

REALTY



Price
REDUCED
(CALL AGENT)

SALE PRICE: PRICE REDUCED
CALL AGENT

LOT SIZE: 18 Acres

DISTANCE TO I-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

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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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CVS Borders Eastern Edge of 18 Acres



New Strip Center Borders Western Edge of 18 Acres

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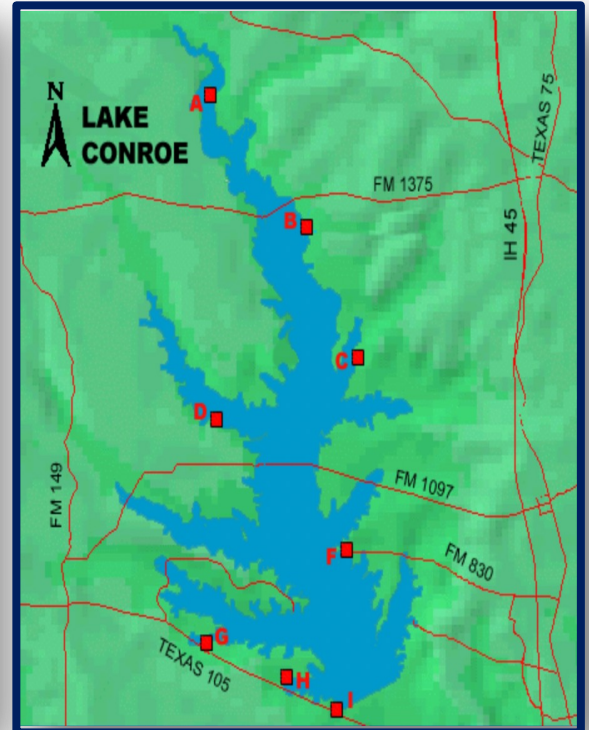
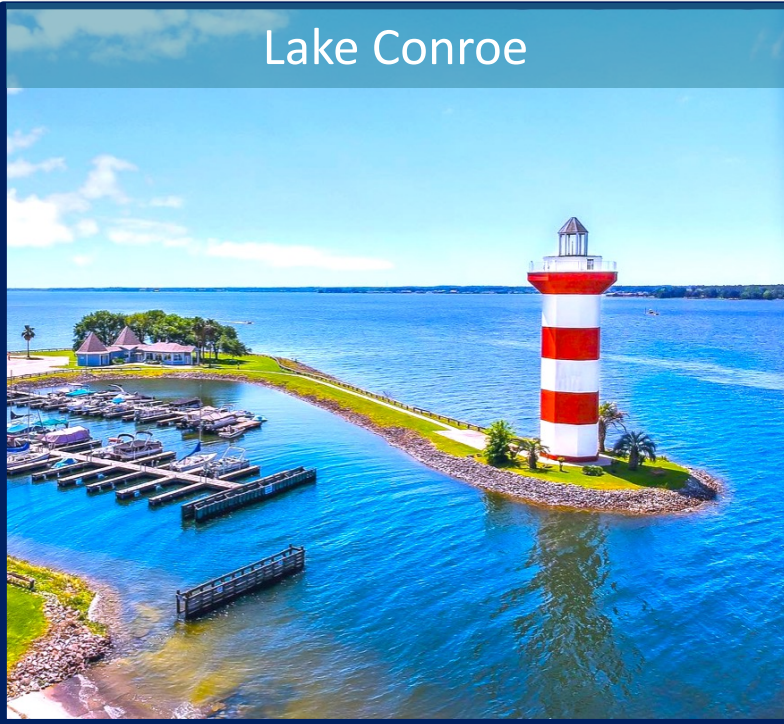
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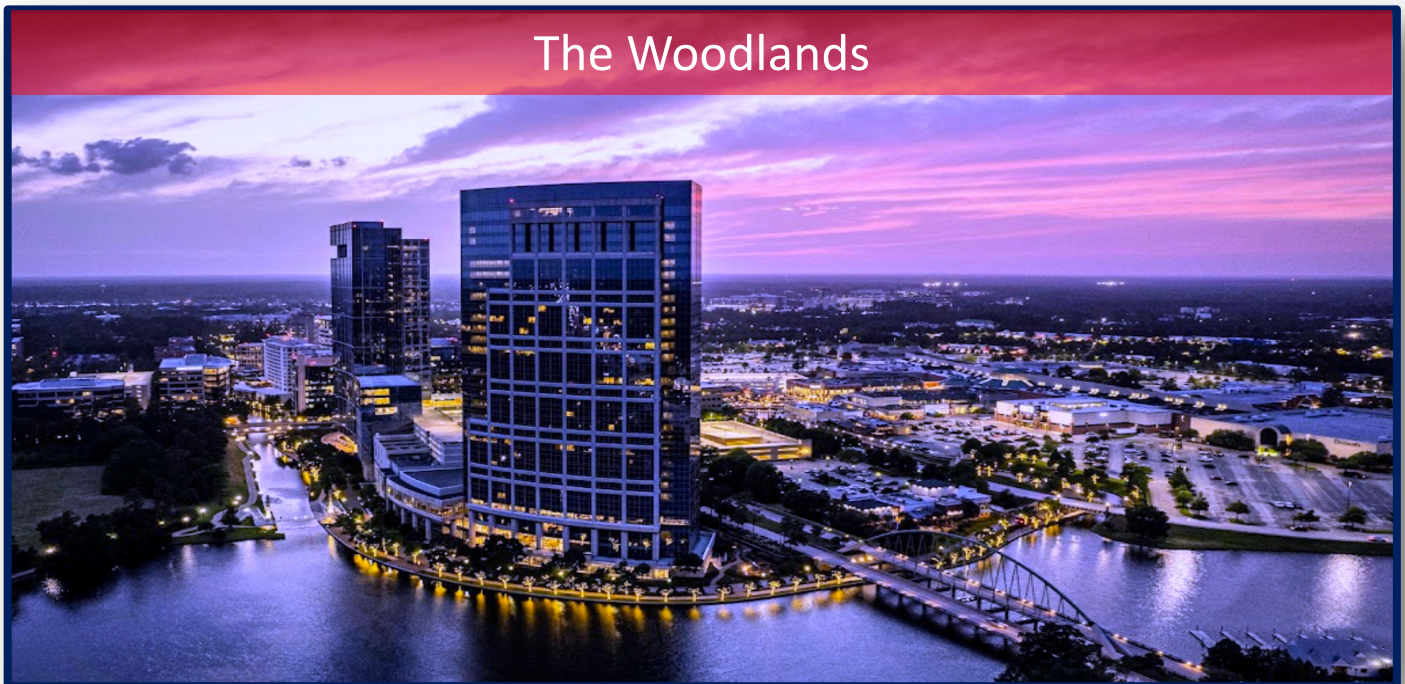
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Lake Conroe



The Woodlands



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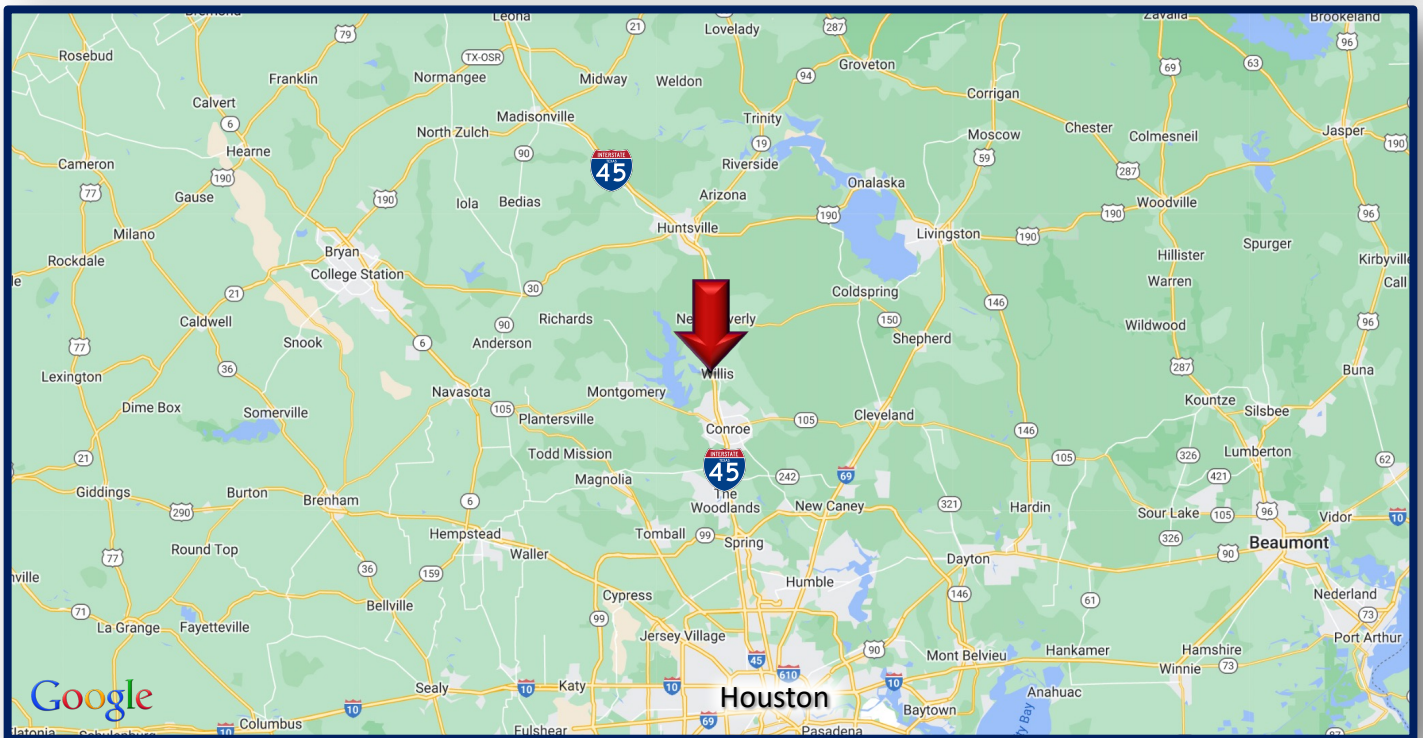
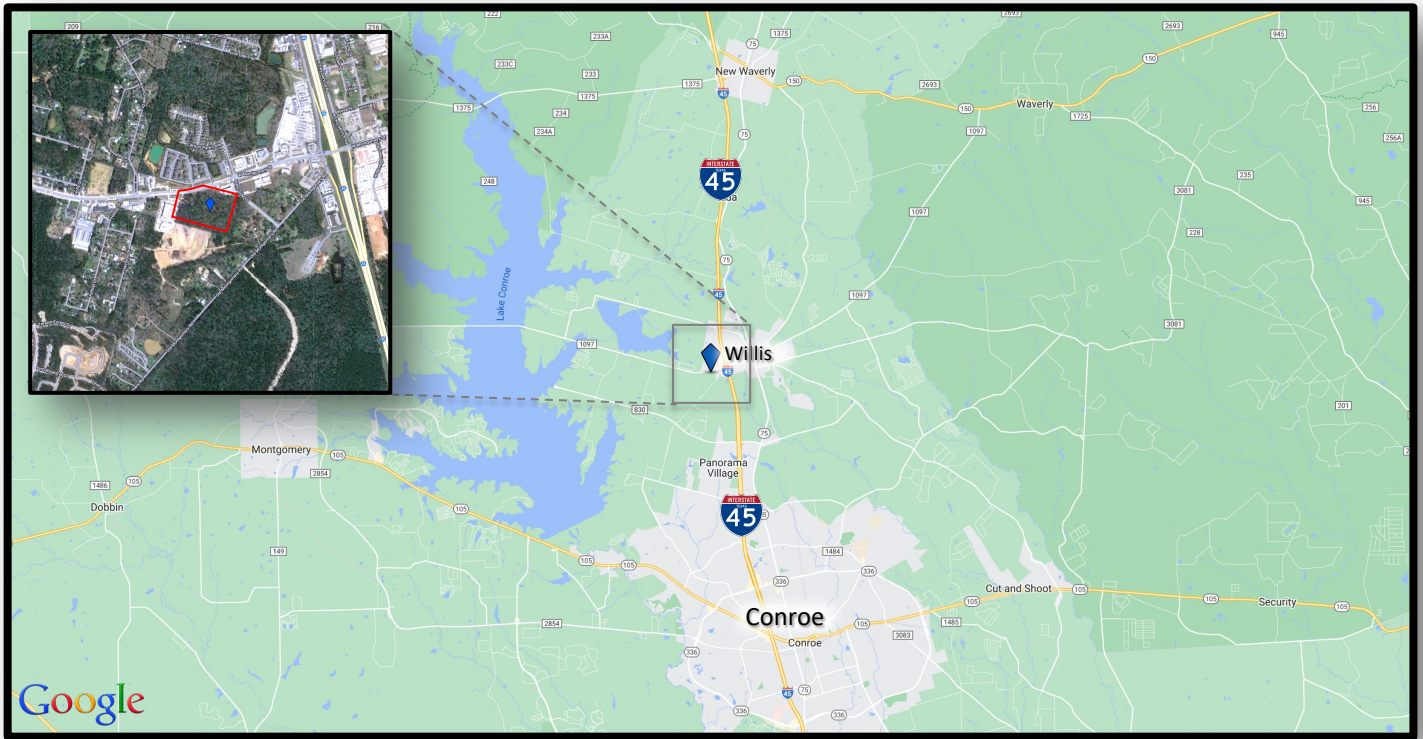
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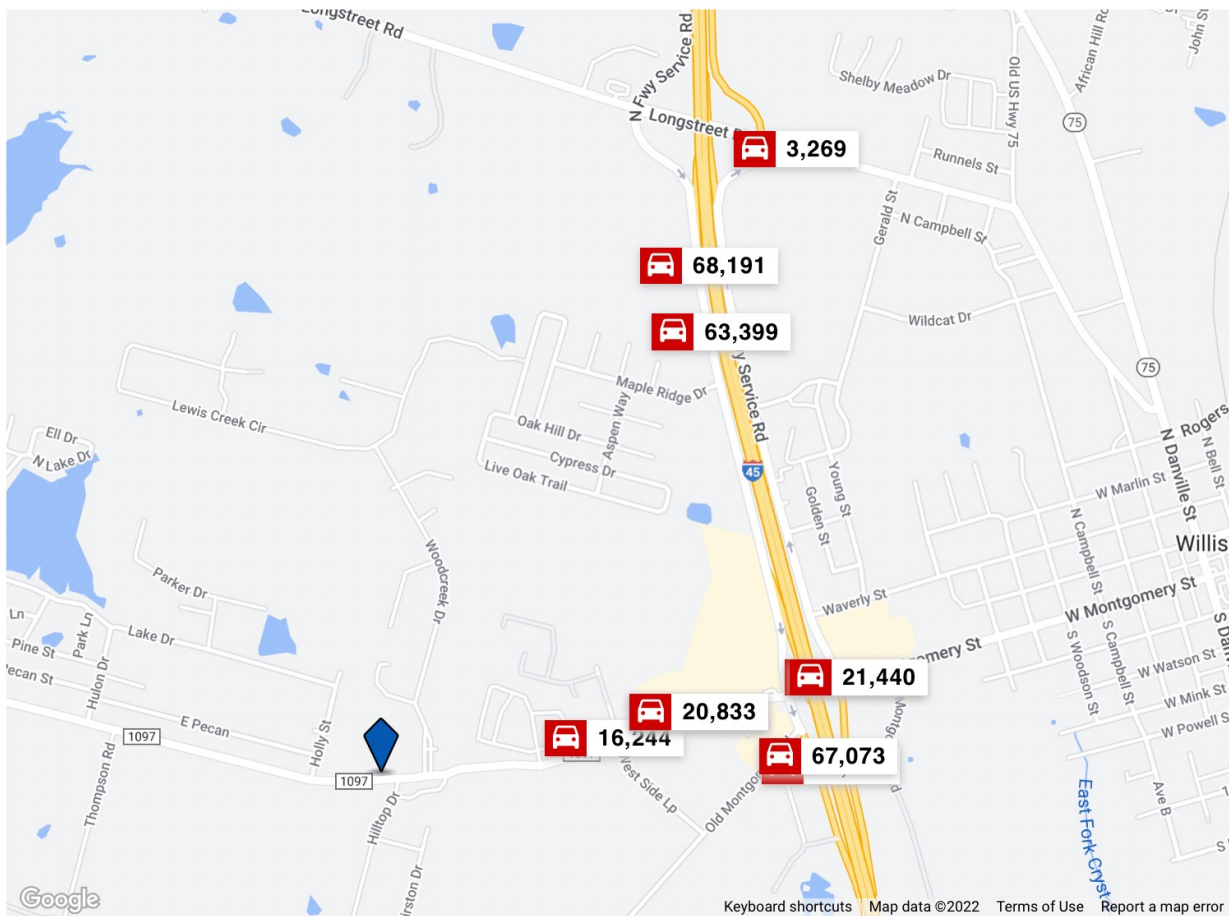
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TRAFFIC COUNTS

<u>COLLECTION STREET</u>	<u>CROSS STREET</u>	<u>TRAFFIC VOLUME</u>	<u>YEAR</u>	<u>DISTANCE</u>
FM 1097	Crooks Ln, W	16,244	2022	0.43 mi
FM 1097 West	W Montgomery St, E	19,618	2020	0.59 mi
FM 1097	W Montgomery St, E	20,833	2022	0.59 mi
I-45	W Montgomery St, N	67,073	2022	0.82 mi
TX 121	W Montgomery St, N	64,734	2020	0.82 mi
W. Montgomery St	Calfee Dr, E	19,985	2020	0.89 mi
W. Montgomery St	Calfee Dr, E	21,440	2022	0.89 mi
I-45	Longstreet Rd, N	63,399	2022	1.03 mi
TX 121	Longstreet Rd, N	68,191	2020	1.11 mi
Longstreet	I-45 Frontage Rd, W	3,269	2022	1.38 mi

TRAFFIC



SOURCE: Loopnet

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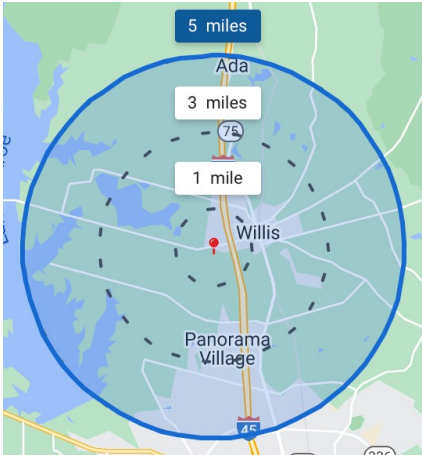
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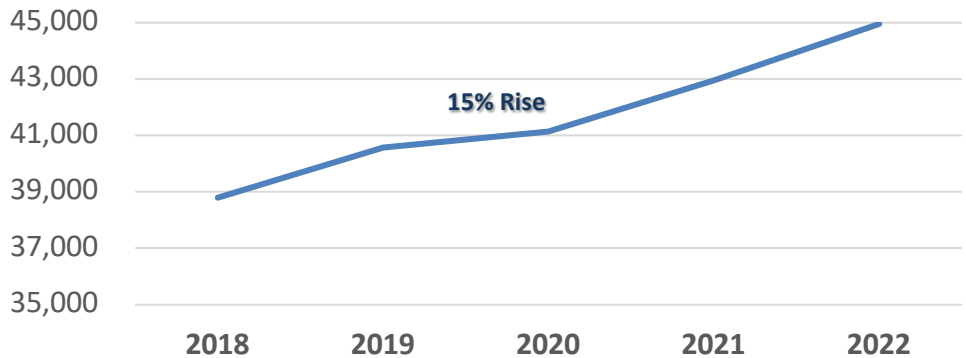
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Demographics – 5 Mile Radius



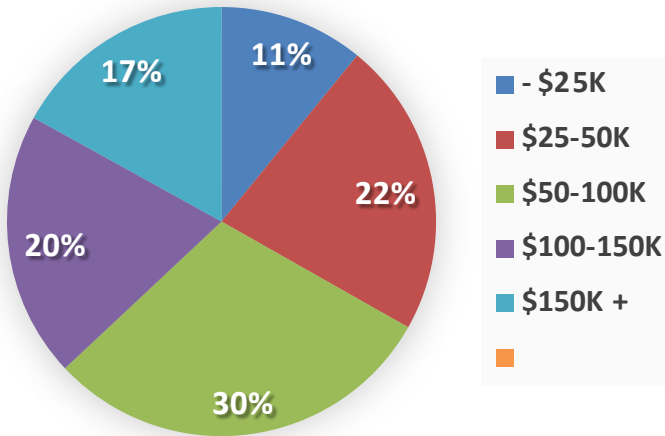
Population: 44,594



Household Income

Median: \$72.7K

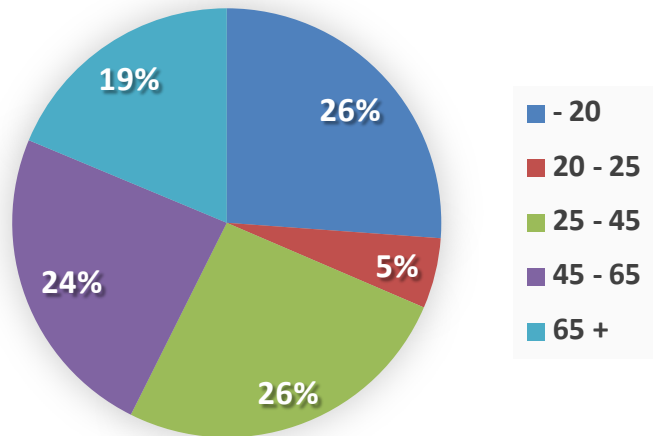
2026 Est: \$84.5K



Age Demographics

Median Age: 39

2026 Est: 40



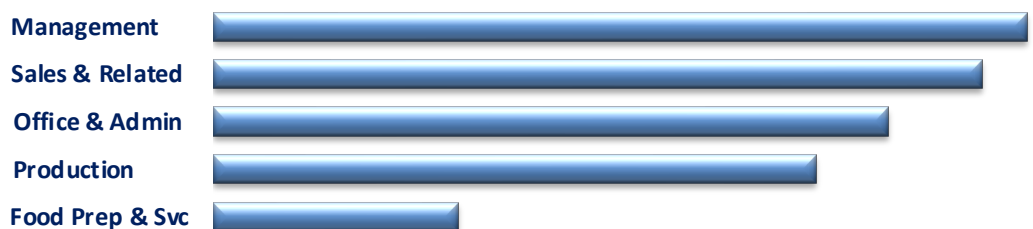
Housing Occupancy Ratio 9:1



Owner to Renter Ratio 3:1



Top 5 Employment Categories (11,600 Employees)



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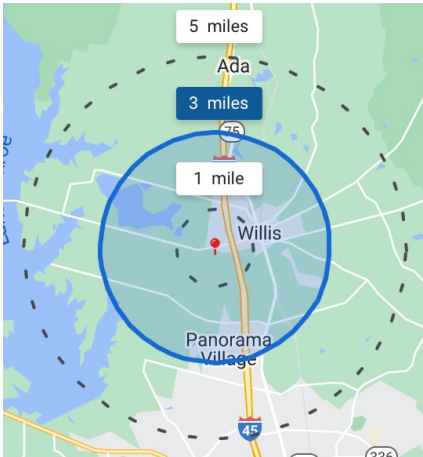
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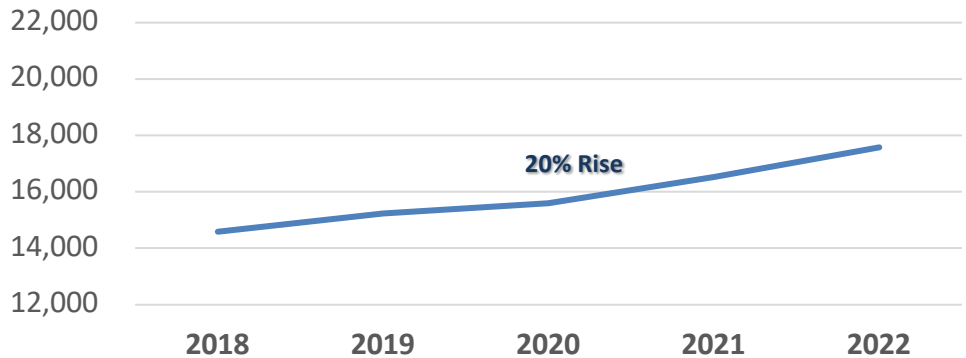
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Demographics – 3 Mile Radius



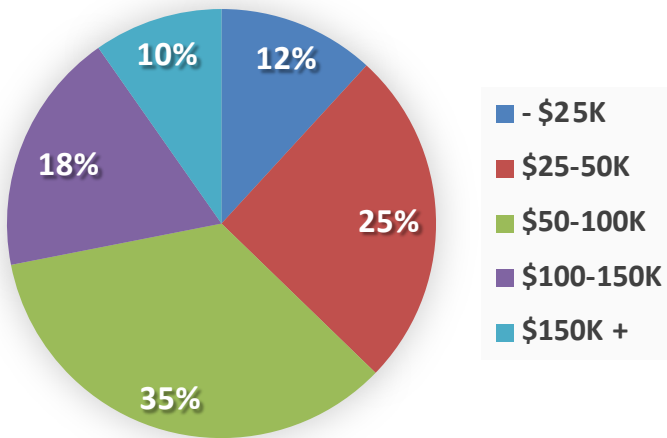
Population: 17,579



Household Income

Median: \$61.4K

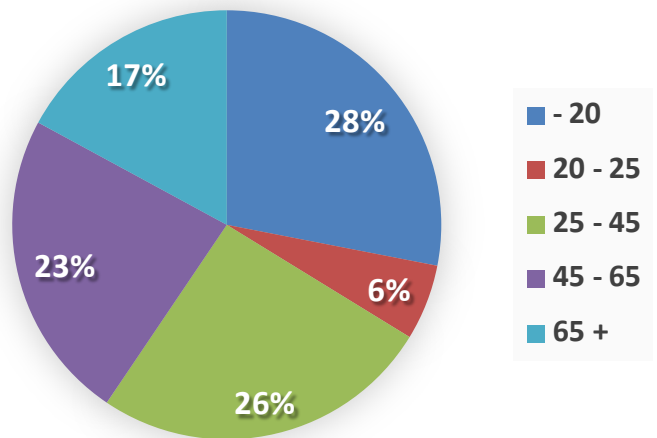
2026 Est: \$66.1K



Age Demographics

Median Age: 38

2026 Est: 38



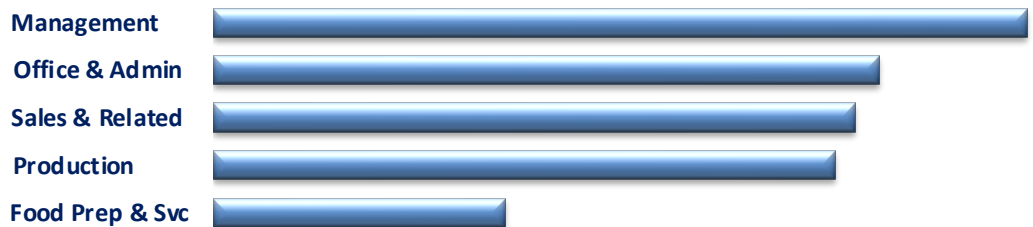
Housing Occupancy Ratio 12:1



Owner to Renter Ratio 3:1



Top 5 Employment Categories (6,190 Employees)



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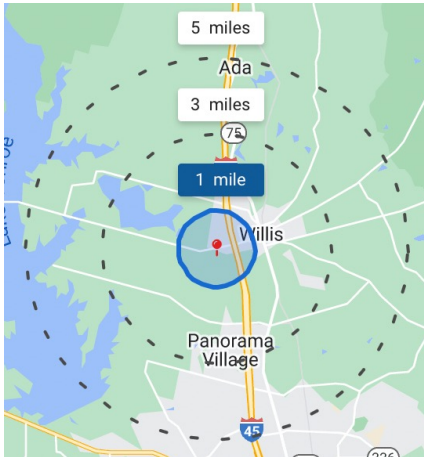
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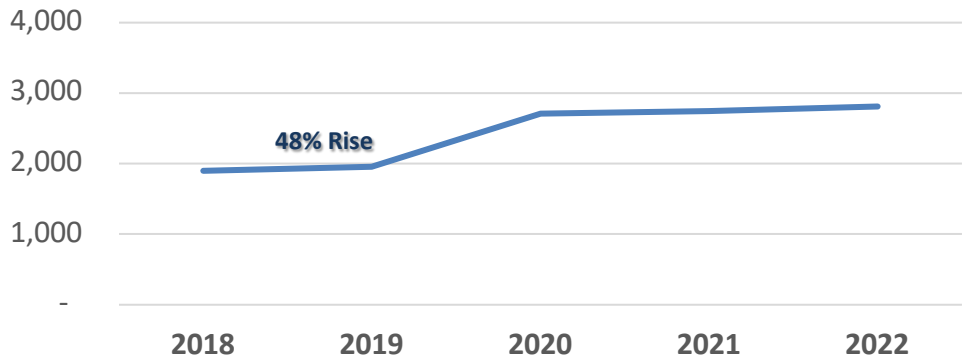
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Demographics – 1 Mile Radius



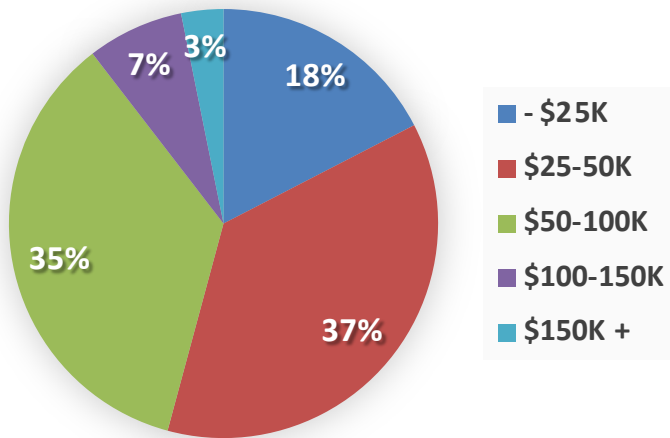
Population: **2,811**



Household Income

Median: **\$46.7K**

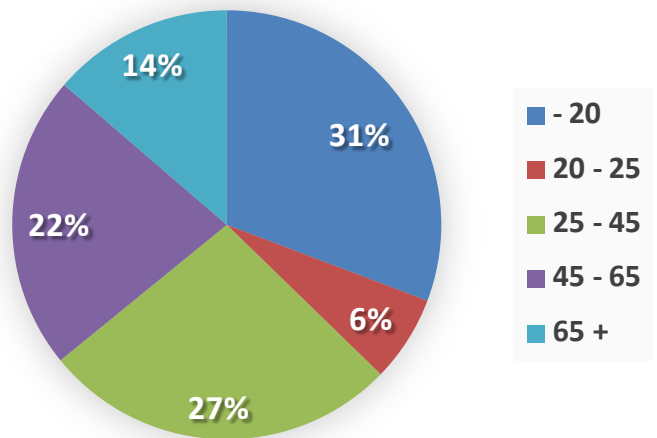
2026 Est: **\$53.1K**



Age Demographics

Median Age: **34**

2026 Est: **35**



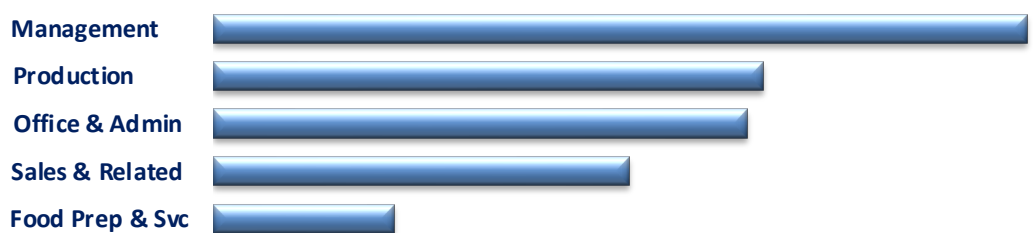
Housing Occupancy Ratio 14:1



Owner to Renter Ratio 2:1



Top 5 Employment Categories (1,868 Employees)



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2023 Coldwell Banker
Top Commercial Producer ~ Houston Region
2nd Top Commercial Producer ~ Texas



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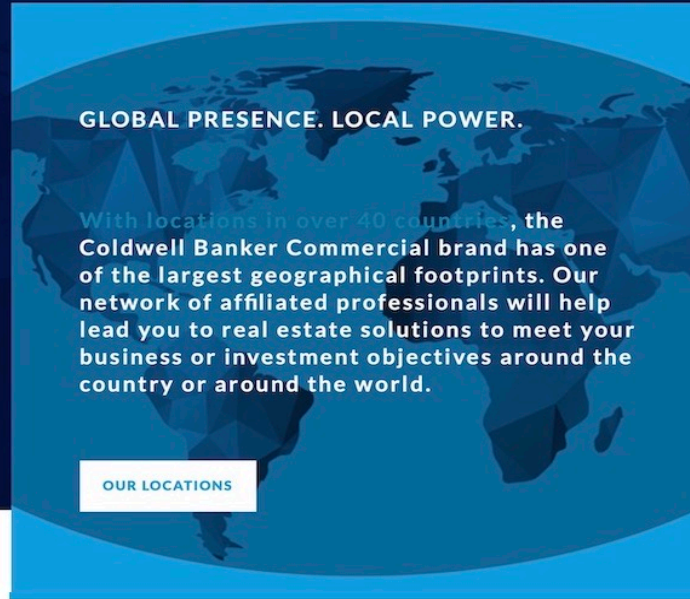
EXPERTISE

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.

With locations in over 40 countries, the 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.

