

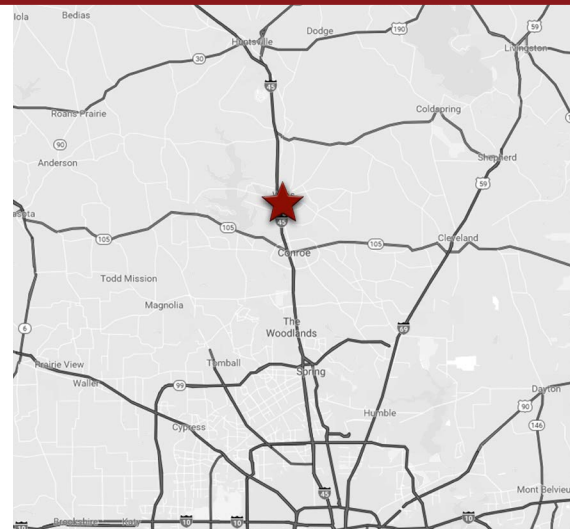
MORAN RANCH COMMERCIAL RESERVES

INTERSTATE 45 & FM-1097, WILLIS, TEXAS 77378
110 ACRE MIXED-USE DEVELOPMENT



SITE INFORMATION

- Moran Ranch Commercial Reserves span 110 acres with over 1 mile of frontage on I-45 and is ideal for retail, medical, hospitality, and multifamily.
- In addition to the excellent freeway visibility and being adjacent to HEB/ Willis Marketplace, the new I-45 frontage road and 8 new curb cuts make the site highly accessible.
- The Moran Ranch Community consists of 924 new homes directly behind the site, and the future Moran Ranch Blvd, anticipated to be completed in May 2024, will serve as the primary entrance from I-45 for residents.
- Directly across from The Woodland Hills, a 2,500 acre community with 4,500 homes (a Howard Hughes Development).
- Call for Pricing



DEMOGRAPHICS

	Population	2029 Pop.	Avg. HH Income
1 Mile	3,501	4,796	\$82,951
3 Miles	20,345	30,475	\$103,208
5 Miles	47,279	59,367	\$115,830

CONTACT

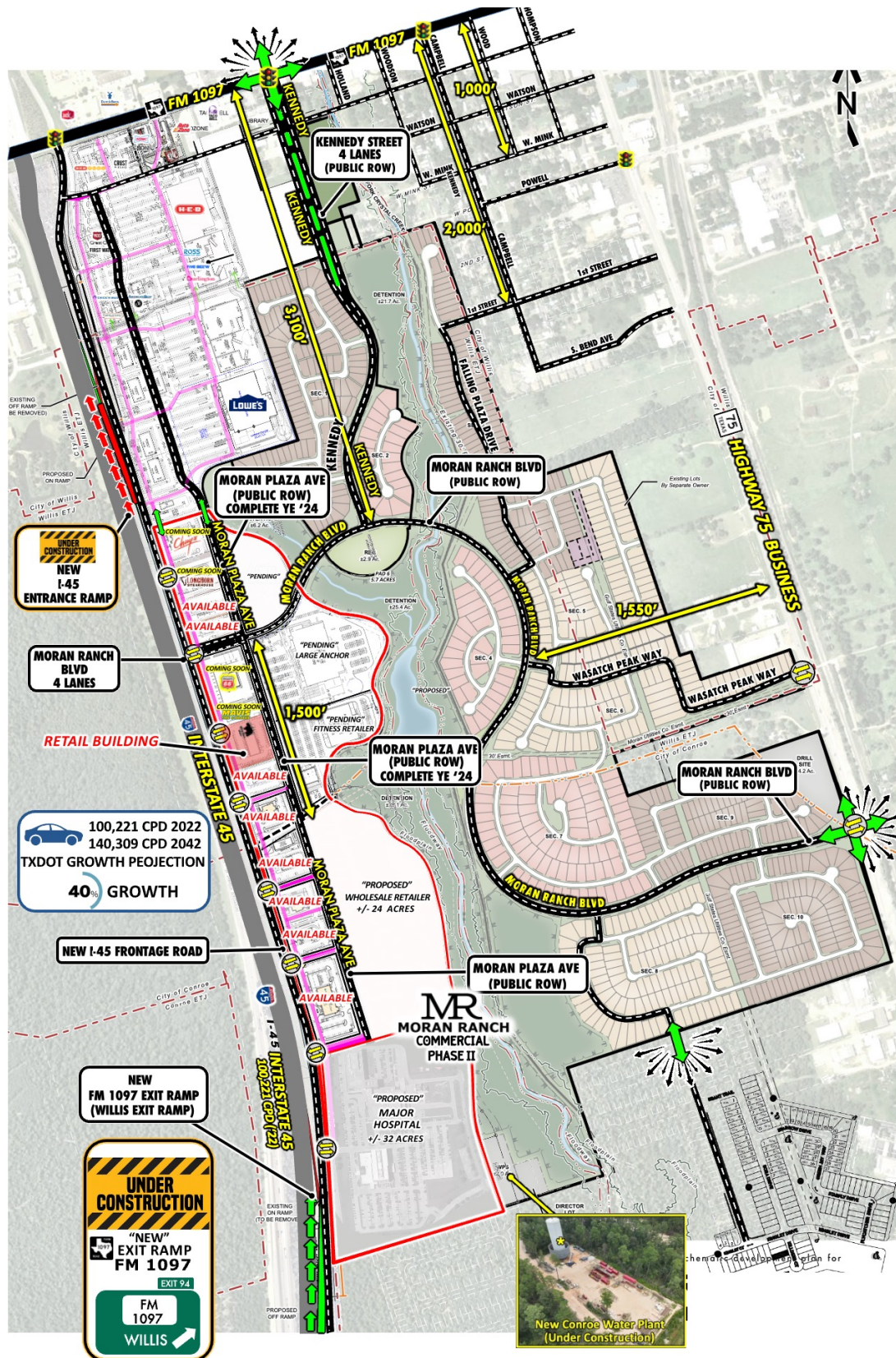
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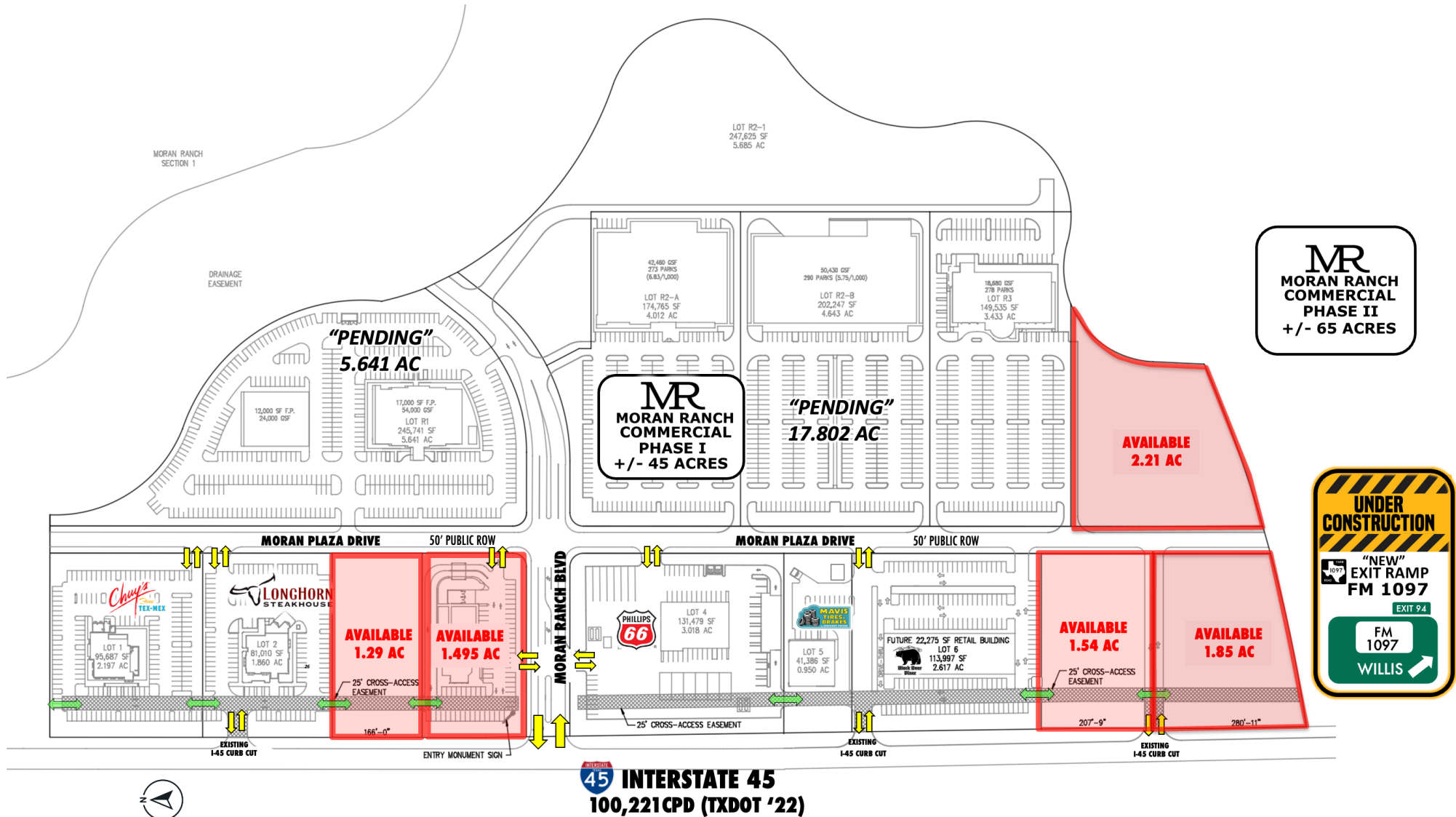


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TAKEAWAYS

2022 TOTAL POP	119,121
2022 TOTAL DAYTIME POP	98,441
2022 HOMES	49,331
FUTURE HOMES	17,292
2022-2027 ANNUAL GROWTH RATE	3.94%

DEMOGRAPHICS

Market Profile			
Population		Households	
2010 Total Population	87,052	2022 Median Household Income	\$78,355
2020 Total Population	111,762	2027 Median Household Income	\$95,057
2022 Total Population	119,121	2022-2027 Annual Rate	3.94%
2027 Total Population	128,567		
2022-2027 Annual Rate	1.54%		
2022 Daytime Population (Esri)			
2022 Total Daytime Population (Esri)	98,441		
Housing Unit Summary		2022 Population by Race/Ethnicity	
2000 Housing Units	24,987	Total	119,120
Owner Occupied Housing Units	72.0%	White Alone	71.2%
Renter Occupied Housing Units	13.5%	Black Alone	4.6%
Vacant Housing Units	14.5%	American Indian Alone	1.0%
2010 Housing Units	37,023	Asian Alone	1.0%
Owner Occupied Housing Units	69.8%	Pacific Islander Alone	0.1%
Renter Occupied Housing Units	16.2%	Some Other Race Alone	10.5%
Vacant Housing Units	14.0%	Two or More Races	11.5%
2020 Housing Units	46,220	Hispanic Origin	24.2%
Vacant Housing Units	11.9%		
2022 Housing Units	49,331		
Owner Occupied Housing Units	70.6%		
Renter Occupied Housing Units	17.8%		
Vacant Housing Units	11.6%		
2027 Housing Units	53,704		

SITE
INTERSTATE 45 & FM 1097

PLACER DATA
(MONTHLY HEB SHOPPERS)

Placer.ai

MONTHLY SHOPPERS TO
WILLIS HEB @ I-45/FM 1097



CUSTOM TRADE AREA BASED
ON MONTHLY SHOPPERS
RESIDENCES

FUTURE HOMES

metrstudy

Current Activity and Profile Report

Current Selections

Sorted by Subdivision

Map No	Subdivision Name	Sub Area	Status	Lot Size	Price Range	Qtr Starts	Ann Starts	Qtr Clos	Ann Clos	Occ	Inventory			VDL	Future	Total
Selection Totals											Mod	Fin Vac	U/C			
											52	381	442		3,135	33,388



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.

2-10-2025



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.

_____ 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
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	