



OFFERING MEMORANDUM

611 TEXAS 75,
WILLIS, TX 77378

Located at 611 TX-75 in Willis, Texas, this fully operational truck tire and service facility offers outstanding visibility, accessibility, and exposure along one of the area's most traveled commercial corridors.



ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

611 Texas 75, Willis, TX 77378

SALE PRICE: \$889,000

YEAR BUILT: 1980

PROPERTY TYPE: Retail

BUILDING SIZE: 10,582 SF

The property sits just minutes from Interstate 45, providing convenient north-south access for commercial vehicles, delivery fleets, and long-haul trucks serving the growing Montgomery County region.

The site is perfectly suited for a truck tire operation, featuring a metal building with multiple service bays, overhead doors, and an office or customer reception area. Its design allows for efficient workflow, easy truck maneuvering, and on-site storage or staging. The property's prominent highway frontage ensures maximum visibility to passing traffic and proximity to fueling stations, logistics routes, and nearby industrial users.



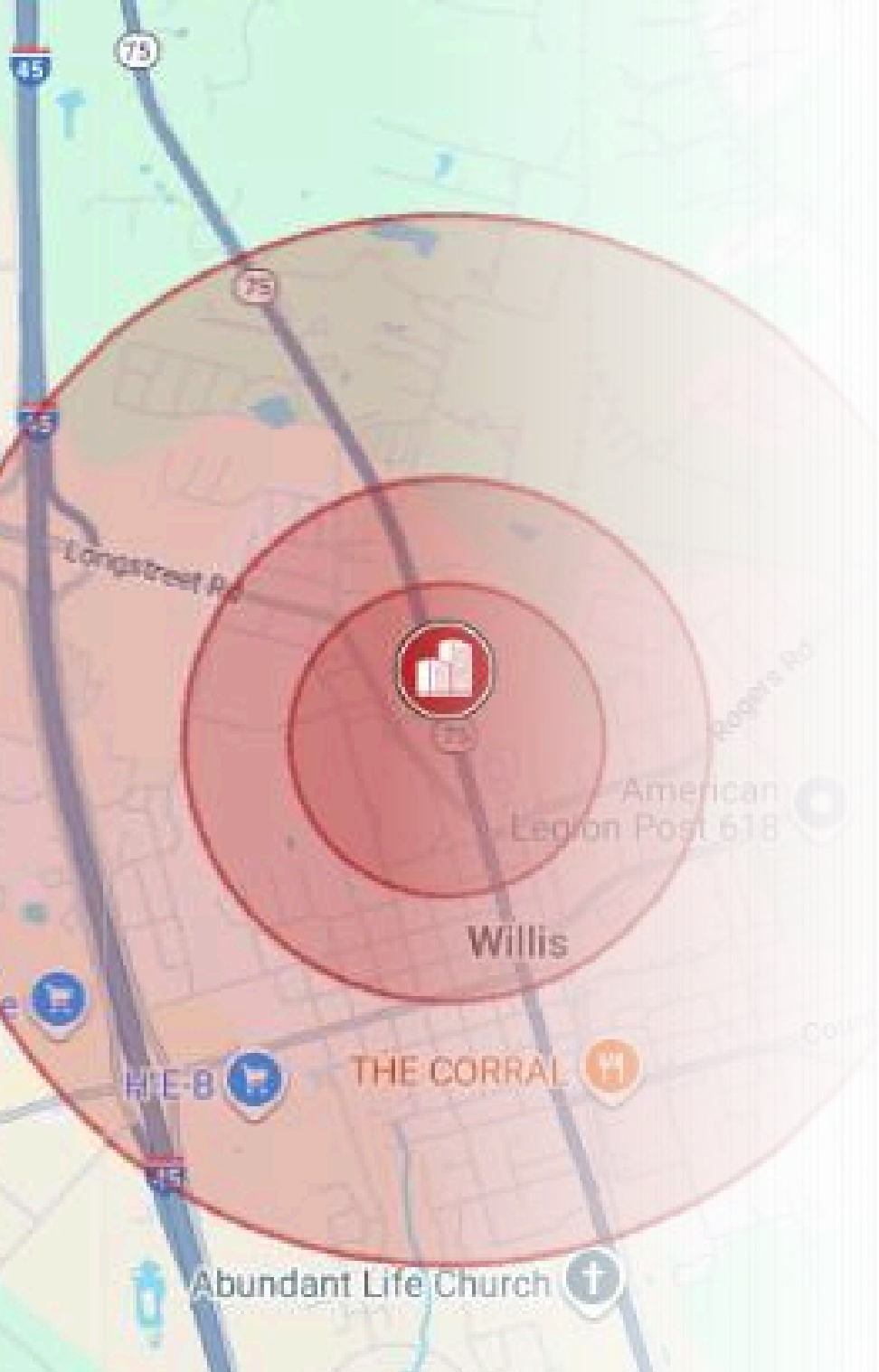
PROPERTY HIGHLIGHTS

Turnkey Tire & Auto Service Property for Sale | Fully Operational Facility with Prime Hwy 75 Frontage – Willis, TX

This location presents an exceptional opportunity for an owner-operator or investor looking to establish or expand a truck tire business in a rapidly developing corridor. With strong traffic counts, easy access to I-45 and FM 1097, double access on N Danville & 75, close to a Willis ISD Campus, downtown Willis, and minutes from the new HEB, this property offers long-term value and a proven setup ready for immediate operation.

The property is surrounded by a growing mix of national retailers, fuel stations, and new residential developments, creating a strong customer base and excellent exposure. Its central position between Conroe and Huntsville provides easy access to nearby business districts, industrial parks, and major thoroughfares.





AREA OVERVIEW

Located along Highway 75 in Willis, Texas, this property offers exceptional visibility and convenient access in a rapidly expanding commercial corridor. Just minutes from Interstate 45, double access on N Danville & 75 and its near a Willis ISD Campus, downtown Willis, and minutes from the new HEB, the site attracts consistent traffic from both local residents and regional commuters, making it ideal for automotive, service, or retail use.

	0.3 Miles	0.5 Miles	1 Miles
Total households	88	470	1,634
Total population	249	1,332	4,753
Persons per household	2.8	2.8	2.9
Average household income	\$85,708	\$86,092	\$87,629
Average house value	\$309,567	\$310,154	\$293,394
Average age	35	35	36
Average age male	34	34	34
Average age female	37	37	37

RETAILER MAP





ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

ACCESS SECURE DOCUMENTS HERE

VIEW ADDITIONAL PROPERTY DETAILS HERE

WWW.THECOMMERCIALPROFESSIONALS.COM