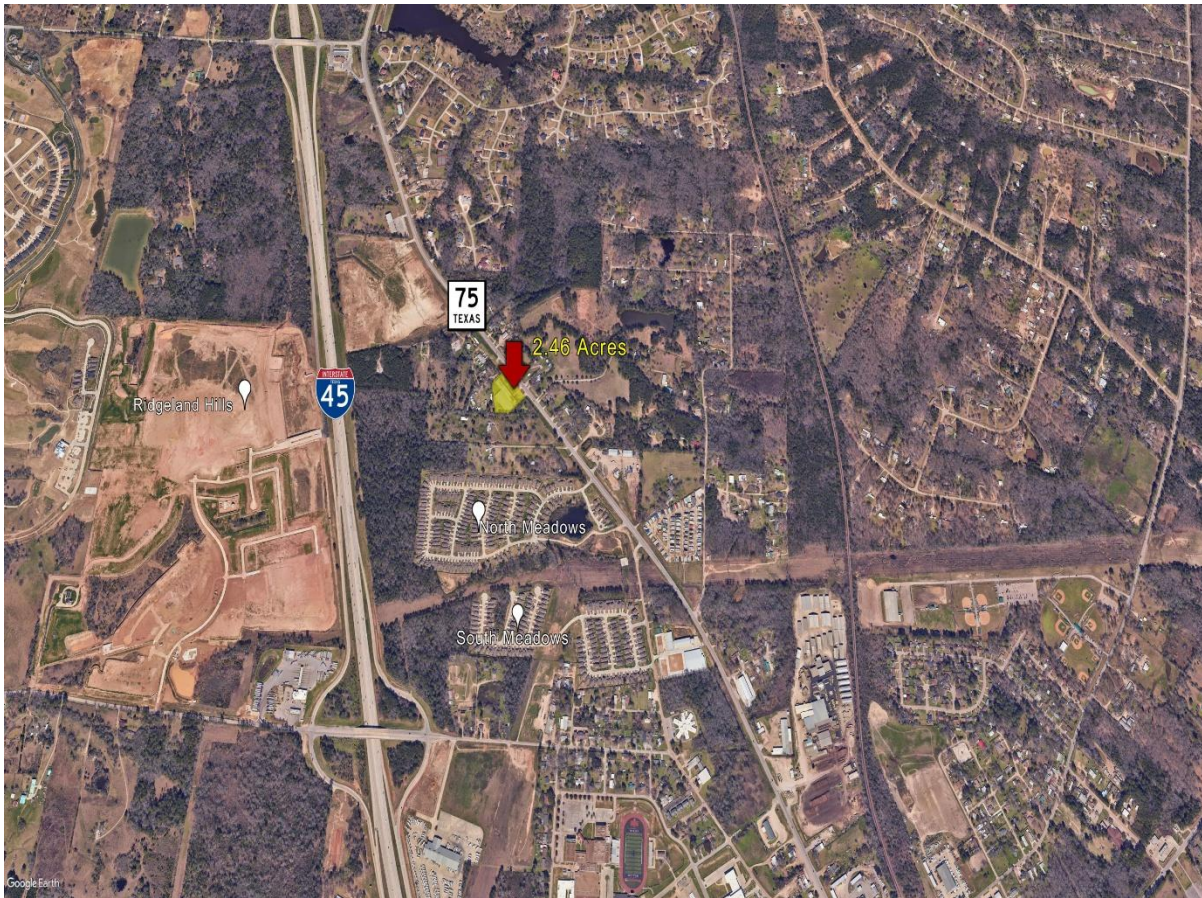




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TEAM



2.46 UNRESTRICTED ACRES
+ 40,469 SF OF WAREHOUSE FOR SALE \$1,450,000!
14077 HIGHWAY 75 N
WILLIS, TX 77378



3-PHASE 40,469 SF BUILDING ON 2.46 ACRES ON HIGHWAY 75! UNRESTRICTED LAND THAT IS PERFECT FOR MULTIPLE COMMERCIAL USES, SUCH AS A C-STORE, OFFICE/RETAIL OR WAREHOUSE! 387 FEET OF FRONTAGE ON HIGHWAY 75! BUILDING HAS 3 DOCK DOORS, 2 BAY DOORS AND PLENTY OF ROOM FOR PARKING! ONLY 1 MILE FROM I-45 AND CLOSE TO TOWN!

ALSO FOR LEASE: CAN LEASE 20,000 - 40,469 SF!

FOR ADDITIONAL INFORMATION, CONTACT ROBERT GRAHAM AT 936-672-2087!

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(936) 672-2087
Robert@rgteamtx.com

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OVERVIEW

14077 HIGHWAY 75 N
WILLIS, TX 77378

- 2.46 UNRESTRICTED ACRES
- 387 FT OF FRONTAGE
- ONLY THAN 1 MILE FROM I-45
- 3-PHASE 40,469 SF EXISTING BUILDING
- WATER & SEWER THROUGH CITY OF WILLIS
- ELECTRIC AND GAS AVAILABLE TO SITE
- HEAVY TRAFFIC LOCATION

CALL ROBERT GRAHAM
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AERIAL



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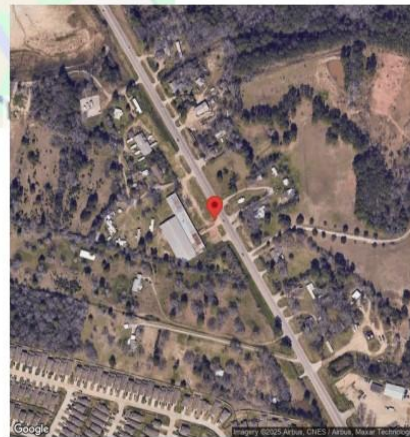
Demographic Report



14077 Highway 75 N

Population

Distance	Male	Female	Total
1- Mile	474	485	958
3- Mile	6,115	6,295	12,410
5- Mile	12,742	13,098	25,840



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MOODY'S
ANALYTICS

Catylist

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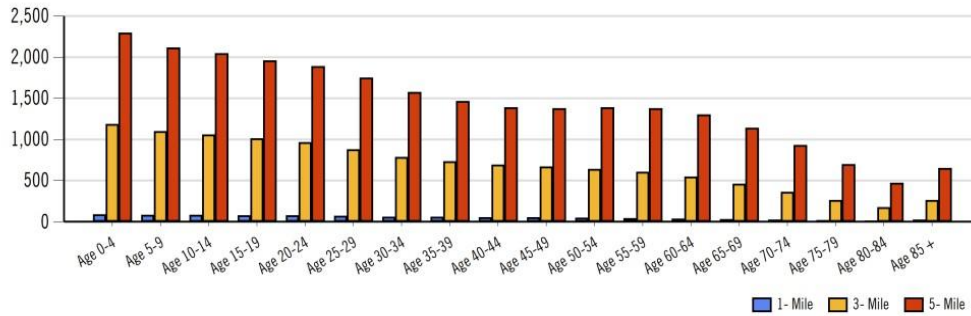
14077 Hwy 75 N



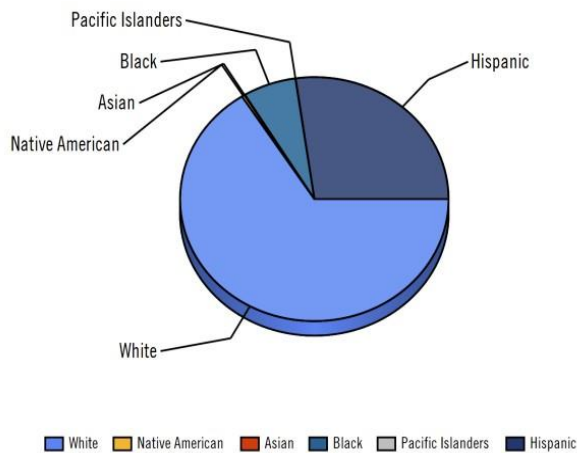
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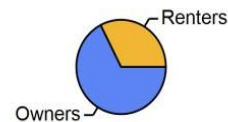
Population by Distance and Age (2020)



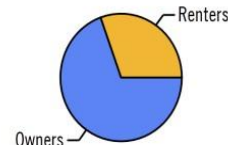
Ethnicity within 5 miles



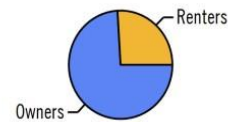
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	389	9	0.39 %
3-Mile	5,111	128	1.20 %
5-Mile	11,049	269	1.35 %



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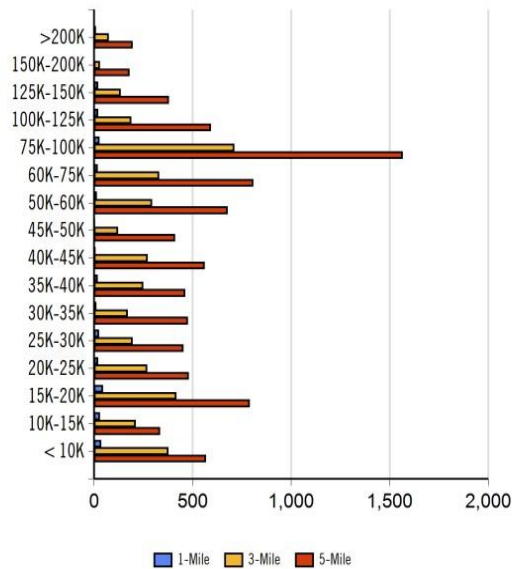
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	4	5	65	41	31	40	13	1	29	80	16	8	48
3-Mile	80	98	579	395	351	699	183	37	293	1,026	501	224	561
5-Mile	158	265	1,174	938	596	1,451	478	137	708	2,148	1,015	538	1,235

Household Income



Radius	Median Household Income
1-Mile	\$26,464.33
3-Mile	\$49,803.56
5-Mile	\$52,161.93

Radius	Average Household Income
1-Mile	\$41,196.33
3-Mile	\$56,088.56
5-Mile	\$61,729.00

Radius	Aggregate Household Income
1-Mile	\$15,124,655.66
3-Mile	\$216,201,818.26
5-Mile	\$543,930,037.18

Education

	1-Mile	3-mile	5-mile
Pop > 25	545	7,090	15,535
High School Grad	151	2,892	6,031
Some College	108	1,309	3,413
Associates	17	177	463
Bachelors	39	402	1,384
Masters	9	113	359
Prof. Degree	8	78	140
Doctorate	4	41	67

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	29 %	56 %	60 %
Teen's	23 %	65 %	70 %
Expensive Homes	0 %	6 %	25 %
Mobile Homes	99 %	262 %	271 %
New Homes	48 %	95 %	111 %
New Households	20 %	63 %	69 %
Military Households	0 %	0 %	4 %
Households with 4+ Cars	6 %	21 %	35 %
Public Transportation Users	2 %	3 %	3 %
Young Wealthy Households	0 %	1 %	17 %

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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14077 Hwy 75 N



Arrowstar Realty		14500 Hasara Lane Willis, TX 77378 936-672-2472	
Women 16 and over	315	344	358
Girls 2 to 15	71	75	75
Children under 2	82	84	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	12,347,829		173,197,878		405,372,337	
Average annual household	37,891		43,806		45,726	
Transportation	5,209	13.75 %	6,060	13.83 %	6,310	13.80 %
Vehicle purchases	1,105		1,369		1,433	
Cars and trucks new	491		682		724	
Cars and trucks used	588		647		667	
Gasoline and motor oil	1,749		1,981		2,045	
Other vehicle expenses	2,021		2,328		2,424	
Vehicle finance charges	123		153		162	
Maintenance and repairs	692		798		829	
Vehicle insurance	965		1,096		1,138	
Vehicle rental leases	239		280		293	
Public transportation	333		381		406	
Health care	2,931	7.74 %	3,450	7.88 %	3,607	7.89 %
Health insurance	1,968		2,288		2,384	
Medical services	566		702		741	
Drugs	299		348		365	
Medical supplies	97		111		115	
Entertainment	2,229	5.88 %	2,597	5.93 %	2,721	5.95 %
Fees and admissions	344		444		480	
Television radios	875		975		1,005	
Pets toys	817		942		988	
Personal care products	490		562		586	
Reading	42		46		49	
Education	898		1,004		1,067	
Tobacco products	392		402		404	
Miscellaneous	555	1.46 %	690	1.58 %	735	1.61 %
Cash contributions	939		1,212		1,271	
Personal insurance	3,287		4,369		4,735	
Life and other personal insurance	123		146		155	
Pensions and Social Security	3,164		4,222		4,580	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,176	1,717	20.58 %	457	1,597	1,356	820	690
3-Mile	2020	8,711	6,609	28.36 %	1,660	6,605	6,404	2,307	1,567
5-Mile	2020	17,524	13,361	29.54 %	3,481	13,153	13,285	4,239	2,994
1-Mile	2023	2,319	1,717	29.49 %	486	1,704	1,445	874	742
3-Mile	2023	9,341	6,609	37.78 %	1,779	7,083	6,858	2,483	1,633
5-Mile	2023	18,720	13,361	38.63 %	3,717	14,049	14,196	4,524	3,314



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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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