

**2ND-GEN MEDICAL
SPACE AVAILABLE**



WILLIS PLAZA

NWC OF FM 1097 AND N. WOODSON STREET | WILLIS, TEXAS

**FORMER MEDICAL CLINIC AVAILABLE
ON HIGHLY-TRAFFICKED FM 1097**



PROJECT HIGHLIGHTS

Willis Plaza

FM 1097 AND N. WOODSON STREET | WILLIS, TEXAS

- **5,413 SF, 2nd-generation medical clinic available.**
- Close to **newly-proposed H-E-B**, existing Kroger, and more.
- Faces **highly trafficked FM 1097.**



TRAFFIC COUNTS

60,550 VPD on I-45 / North Freeway
23,621 VPD on FM 1097



\$99K AVG HHI

within 5 miles



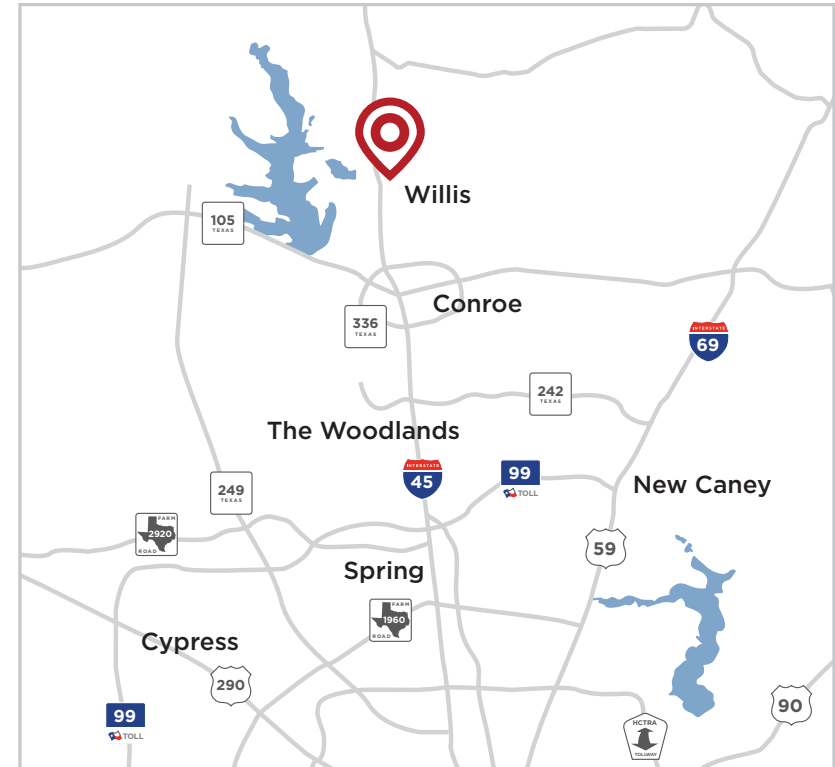
50,545 POPULATION

within 5 miles



48% GROWTH

from 2020-2023 within 1 mile



MAJOR AREA EMPLOYERS



NICK RAMSEY

281.477.4359

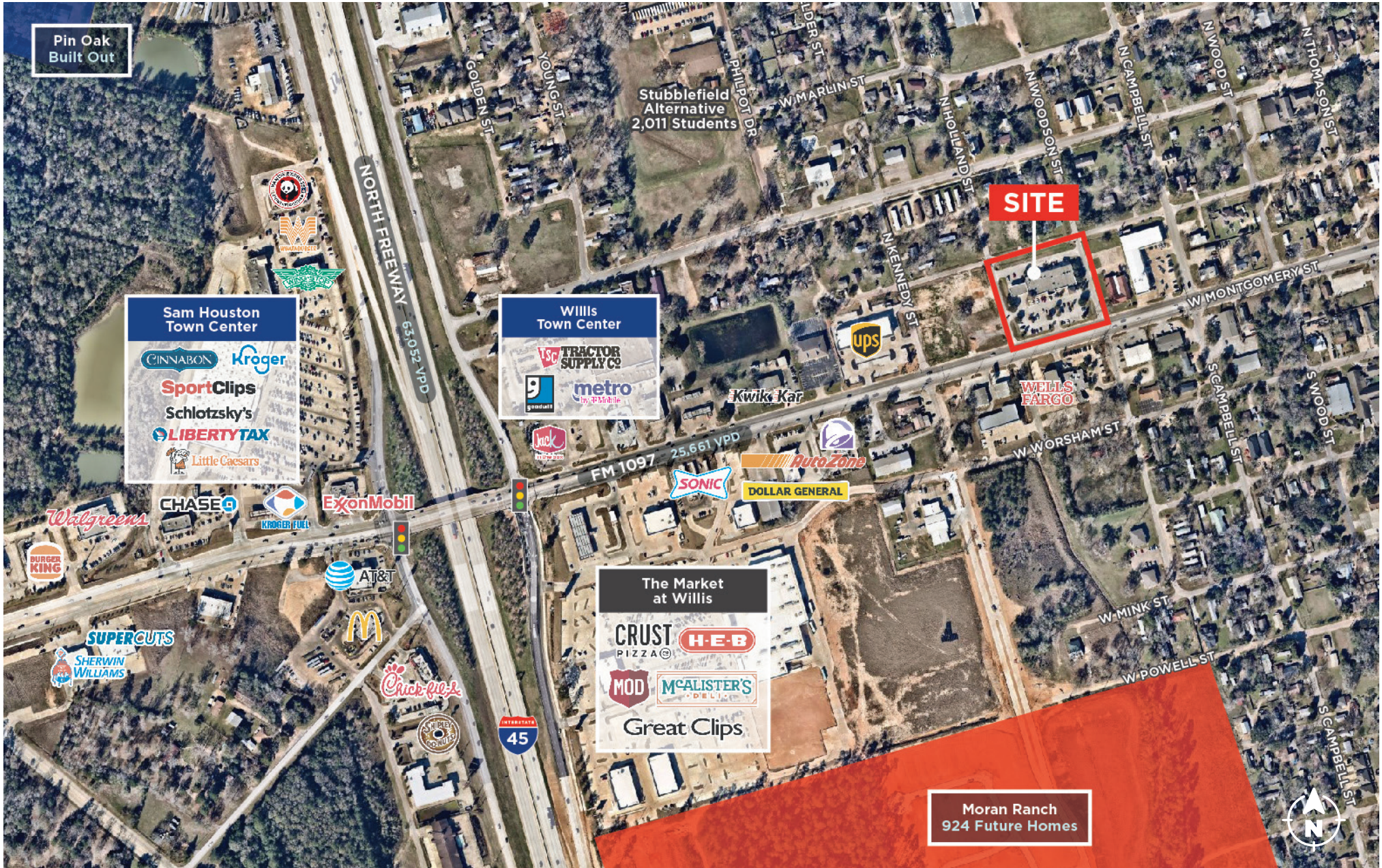
nramsey@newquest.com

KEVIN SIMS

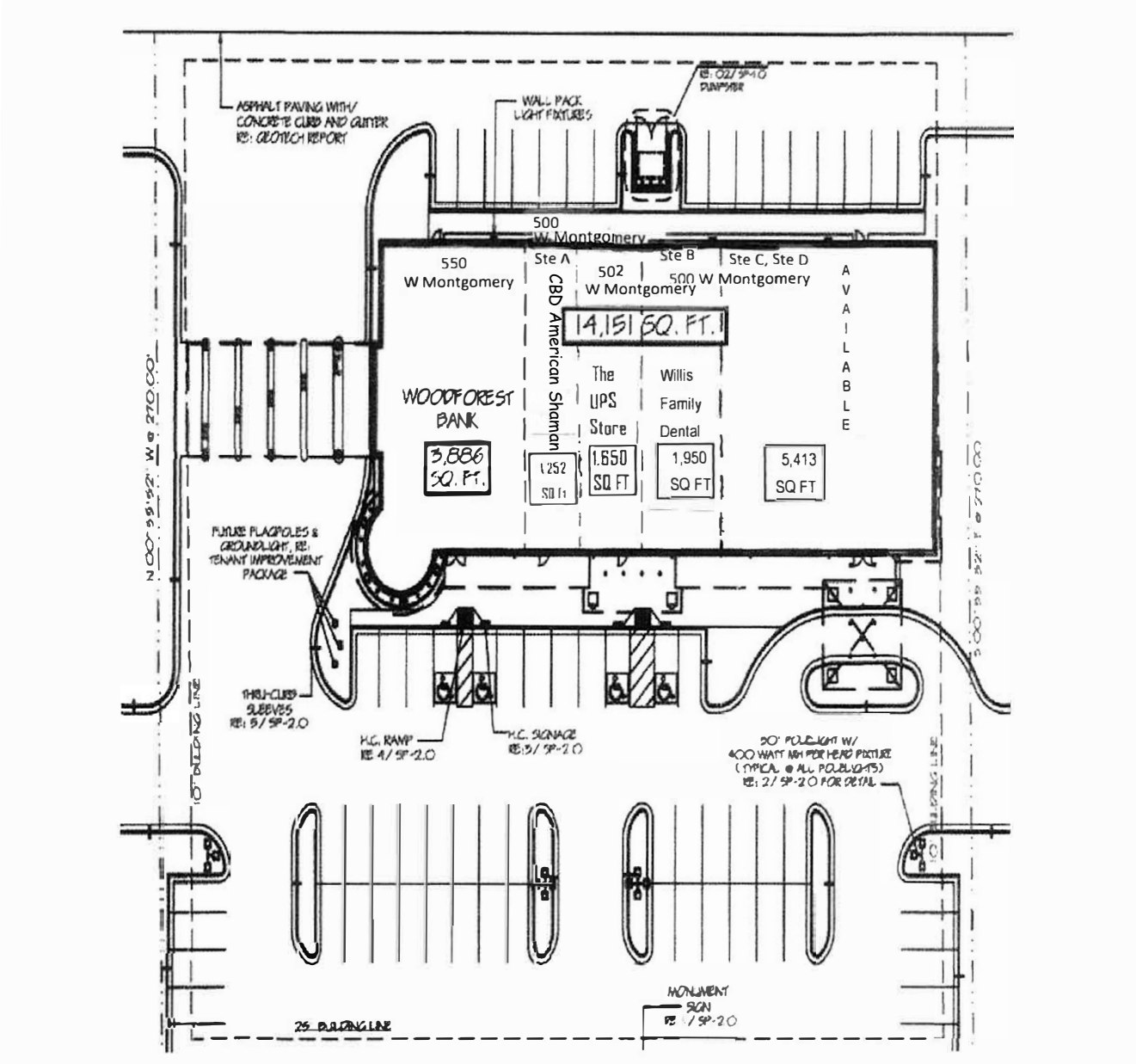
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SITE PLAN





DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



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POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,122	6,810	17,868
Current Population	6,133	20,168	50,545
2020 Census Population	4,150	17,496	37,257
Population Growth 2020 to 2023	47.79%	15.27%	35.67%
2023 Median Age	32.3	34.3	37.5

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$70,669	\$89,428	\$99,181
Median Household Income	\$59,815	\$66,472	\$77,454
Per Capita Income	\$24,706	\$30,396	\$35,397

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	57.11%	63.21%	69.34%
Black or African American	16.80%	9.65%	7.66%
Asian or Pacific Islander	0.95%	1.10%	1.40%
Hispanic	30.98%	31.63%	26.44%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	23.72%	19.48%	19.23%
2 Person Households	31.78%	33.26%	37.32%
3+ Person Households	44.50%	47.26%	43.45%
Owner-Occupied Housing Units	51.81%	72.98%	79.48%
Renter-Occupied Housing Units	48.19%	27.02%	20.52%

TEXAS OVERVIEW

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FORTUNE 500
COMPANIES
CALL TEXAS HOME



POPULATION
29,527,941



#1 JOBS CREATOR
IN THE NATION
317,000 JOBS
ADDED SINCE 2020



#1 STATE IN
AMERICA
TO START A BUSINESS



TOP STATE FOR
GROWTH
14+ MILLION WORKERS
374,000 NEW RESIDENTS | 2020



NO STATE
INCOME TAX



RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA



2ND LARGEST
STATE ECONOMY
IN THE U.S.A.



BEST STATE
FOR BUSINESS
18TH YEAR IN A ROW



LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
Fastest-growing city in the nation | 2010-2020
26% Population growth since April 2010

DALLAS

#8 Fastest-growing metro in U.S. | 2010-2022
22 Fortune 500 companies
153 Corporate headquarters
8,300 Californians move in area yearly
4+ Million strong workforce
3rd least expensive of the 10 largest U.S. cities

HOUSTON

#1 for Corporate Moves | 2020
#2 in Business Expansion | 2015-2020
#3 in the World in "Cities of the Future"
Analysis | 2020
#5 Best Places to Live in Texas | 2020
Most Diverse City in the Nation
23 Fortune 500 Companies
Over 5M SF of industrial space opened or
secured by Amazon since 2018
Top 5 metropolitan areas in the country for
most new single-family home starts in 2020.
Ranked in Time Magazine's 'World's 100
Greatest Places of 2021'

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the
3rd year in a row | 2020
41,401 Homes sold in 2021
In 2021, an average of 116 people moved to
Austin per day

SAN ANTONIO

#2 Fastest-growing city in the nation
#4 Best places to live in Texas | 2020
#34 Best places to live in America

 NewQuest
PROPERTIES



66% OF THE POPULATION LIVES WITHIN
THE TEXAS TRIANGLE OF DALLAS,
HOUSTON, SAN ANTONIO, AND AUSTIN



NAMED THE #1 CORPORATE MOVE DESTINATION
FOR THE 6TH YEAR IN A ROW

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.

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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Kevin Sims	515478	ksims@newquest.com	(281)477-4366
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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