



KINGSTON COVE

BENTWATER

POINT AQUARIUS

LAKE CONROE HILLS

4.73+/- AC WITH OFFICE, BARN, LAKE VIEW ON 5-LANE FM 1097 W

12159 FM 1097 RD W

WILLIS, TX 77318-4954



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EXCLUSIVELY PRESENTED BY:



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**Berkshire Hathaway
HomeServices Premier
Properties**

12175 FM 1097 W.
Willis, TX 77318

Office: 9366722859
ButlerRealEstateGroup.net

PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	1,500 SqFt
Lot Size (acres)	4.73
Zoning Type	Unrestricted
FM 1097 AADT	18,600 +
Frontage	260+ LF
Parcel ID	0012-00-01104
County	Montgomery
Coordinates	30.424527,-95.537776



INVESTMENT SUMMARY

Large 4.73 +/- acre unrestricted commercial tract along the high-traffic FM 1097 W, featuring a 1,500 +/- SF freestanding office/retail building and 1,200 +/- SF storage barn with two overhead doors. FM 1097 W is the main corridor from Interstate 45 to Lake Conroe and allows easy access to rapidly growing cities of Willis and Montgomery TX in one of the top growing counties in Texas, which has the 2nd largest economy in the US and 8th largest economy worldwide.

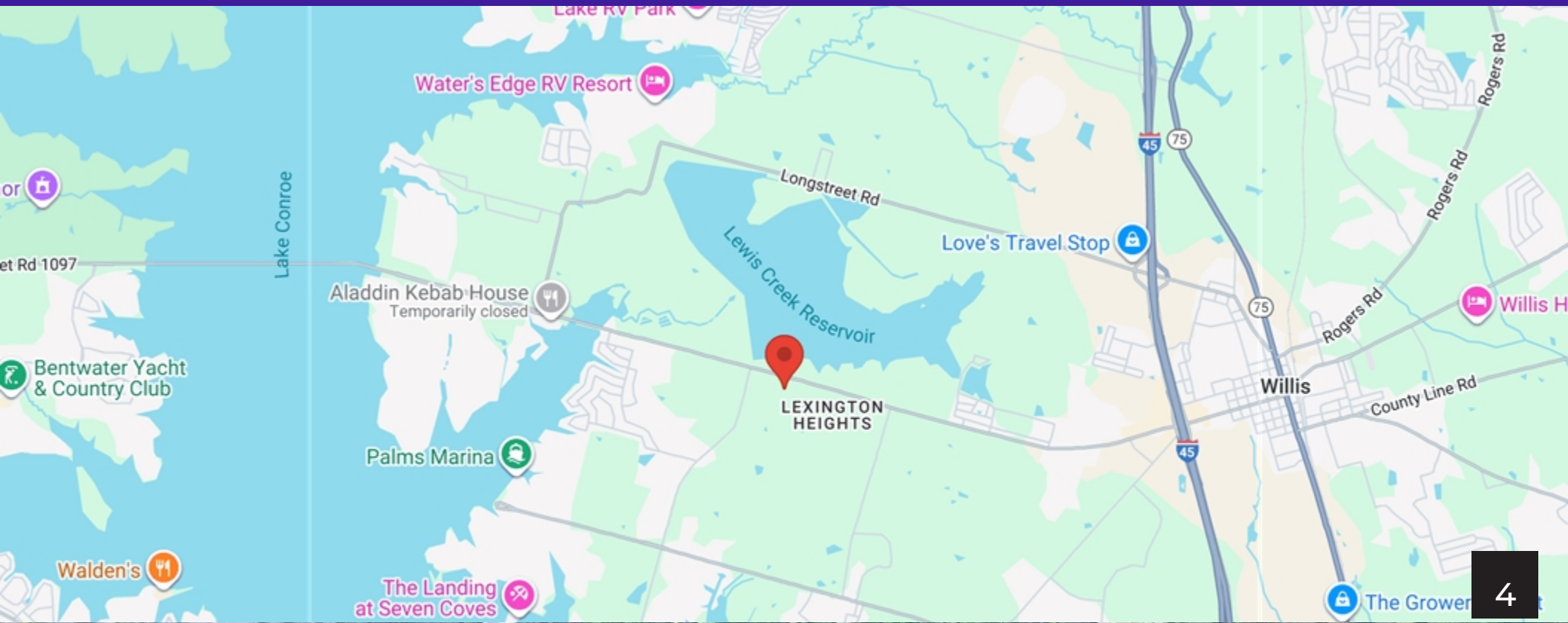
With 260+ feet of frontage on five-lane FM 1097 (18,600+ AADT) and proximity to Cude Cemetery Rd (5,300+ AADT, under expansion), the site offers strong visibility amongst multiple residential and commercial developments and road expansions. Enjoy lake views and a location entirely outside the floodplain. 10 ft x 20 ft back-to-back on-premise sign below billboard is included in sale.

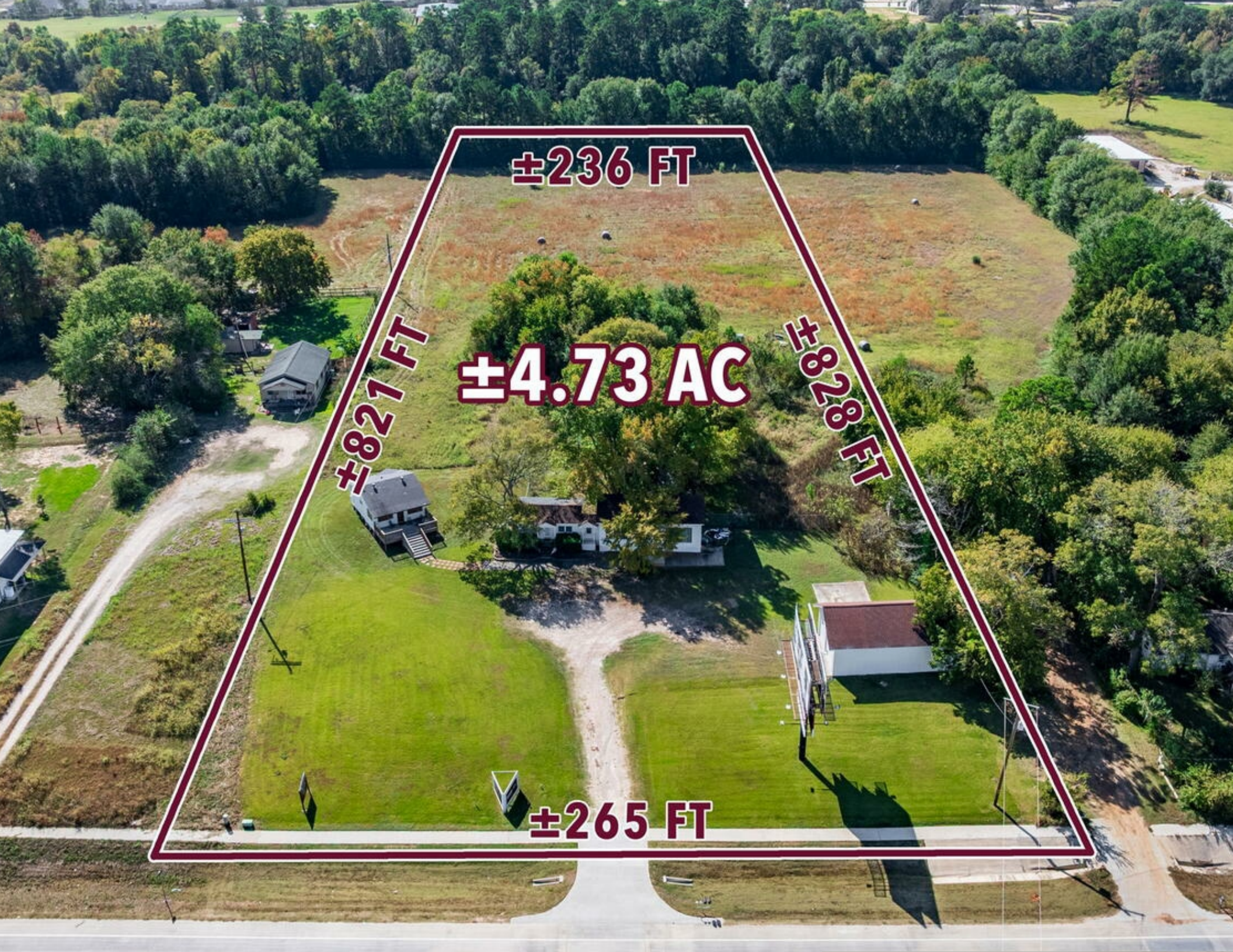
Off-premise billboard and small office at the east end excluded from sale.



INVESTMENT HIGHLIGHTS

- 4.73 +/- Acres along the rapidly developing FM 1097 corridor in Willis, TX
- 1,500 +/- SF freestanding office/retail building plus 1,200 +/- SF storage barn with two overhead doors — ideal for a variety of commercial uses
- 260+ linear feet of frontage on FM 1097, a five-lane roadway with 18,600+ AADT, offering exceptional visibility and access
- Entire tract lies outside the floodplain with scenic lake views





± 236 FT

± 4.73 AC

± 821 FT

± 828 FT

± 265 FT

LOCATION HIGHLIGHTS

- Situated along FM 1097, a key connector between I-45 and Lake Conroe, experiencing rapid traffic and development growth
- Near Cude Cemetery Rd (5,300+ AADT), which is being expanded to four lanes, further increasing accessibility and exposure
- Surrounded by established and expanding developments including Willis Business Park, The Woodlands Hills master-planned community, Kroger Marketplace, Numerous QSRs, and H-E-B (FM 1097 & I-45 intersection)
- Just minutes from Lake Conroe, I-45, and Downtown Willis, making it ideal for retail, office, or service-oriented businesses
- Located within a high-demand commercial corridor benefiting from steady population and traffic growth in the Lake Conroe–Willis area





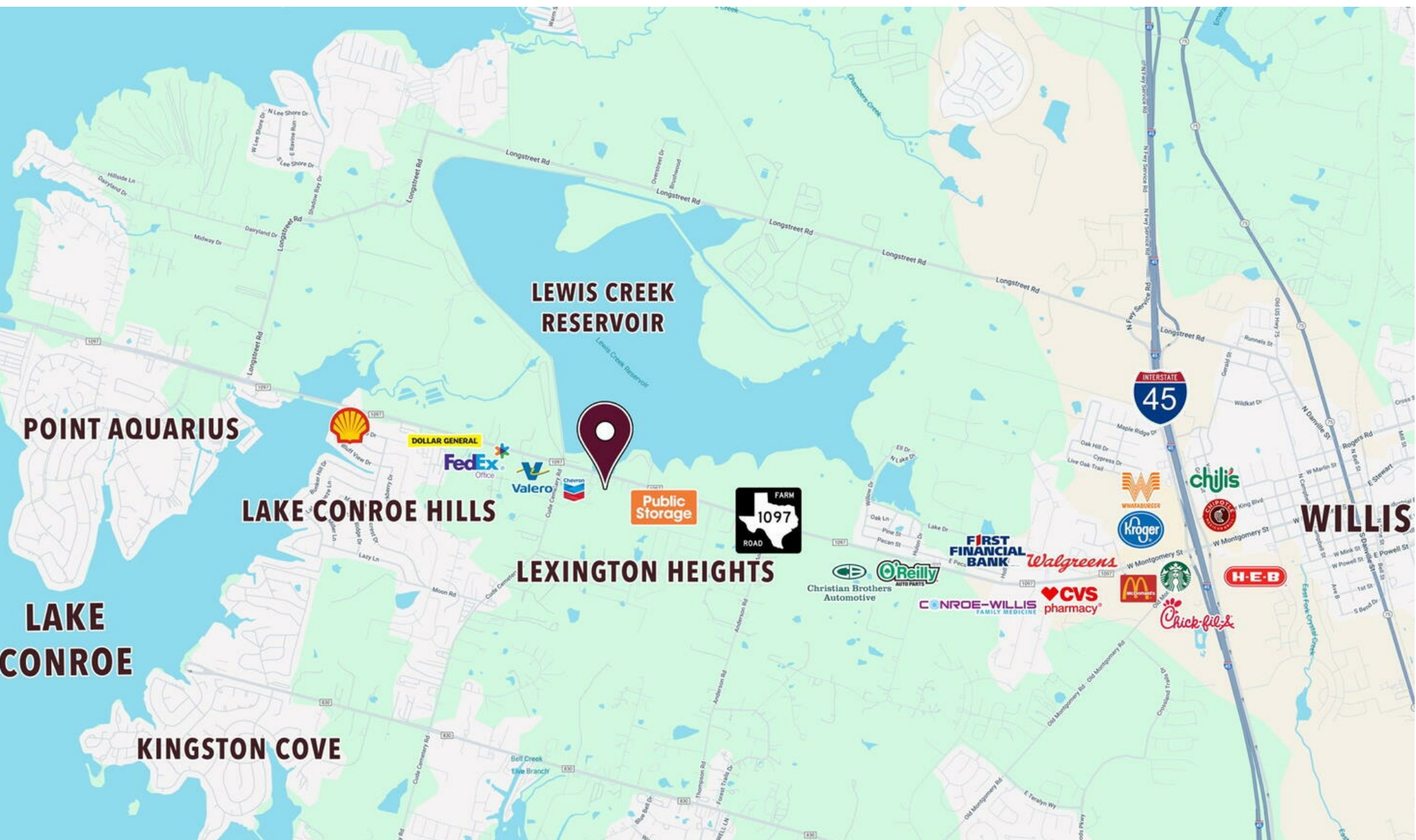
DEMOGRAPHICS

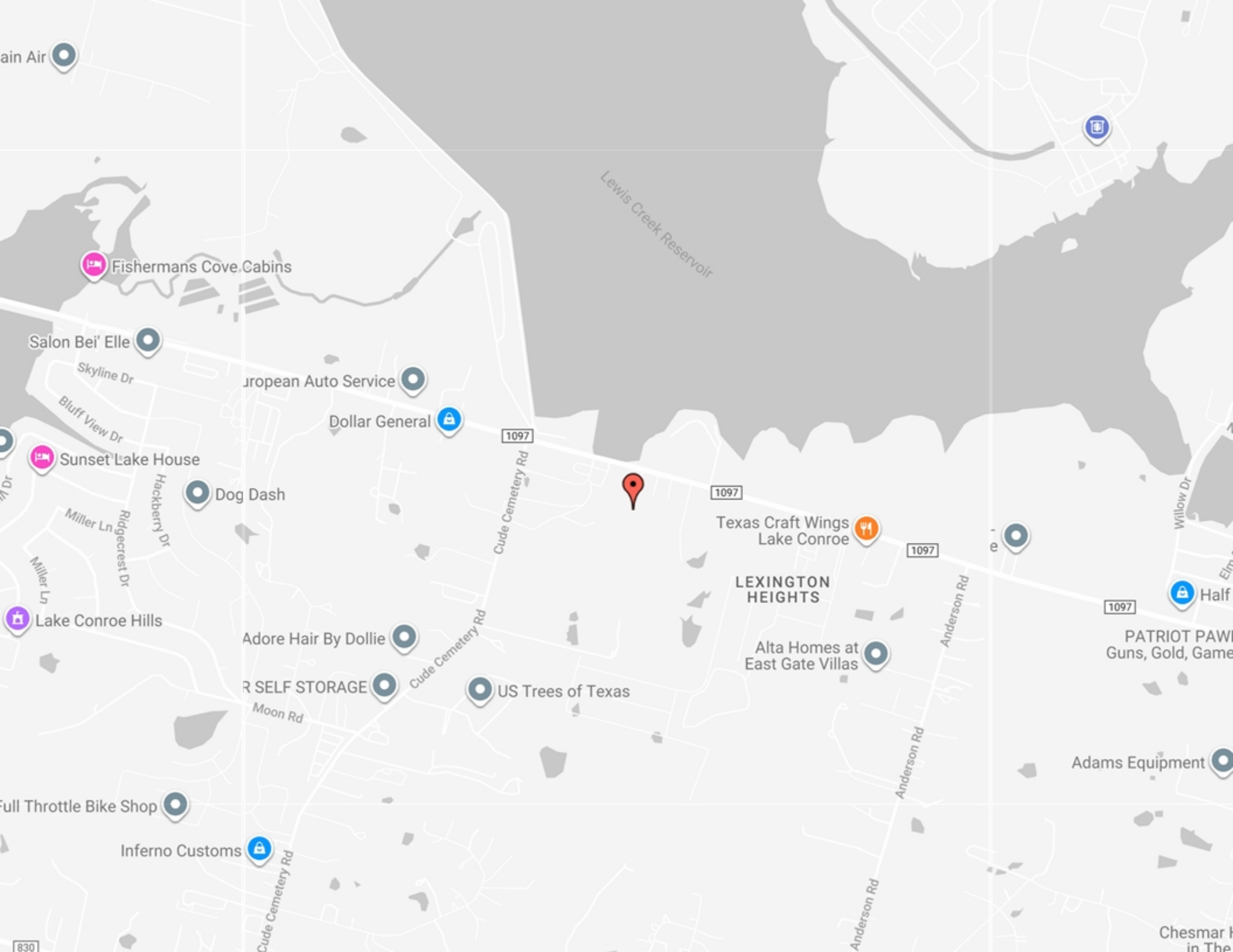
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	371	8,311	21,262
2010 Population	579	12,150	31,768
2025 Population	1,090	21,066	53,045
2030 Population	1,245	23,754	61,519
2025-2030 Growth Rate	2.69 %	2.43 %	3.01 %
2025 Daytime Population	1,502	18,387	45,596



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	19	600	1,205
\$15000-24999	6	275	645
\$25000-34999	11	330	1,054
\$35000-49999	16	666	1,681
\$50000-74999	95	1,262	3,620
\$75000-99999	57	1,327	3,079
\$100000-149999	103	1,733	4,172
\$150000-199999	29	714	1,755
\$200000 or greater	54	1,459	3,102
Median HH Income	\$ 94,261	\$ 93,460	\$ 89,112
Average HH Income	\$ 125,010	\$ 130,855	\$ 122,451

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	135	3,157	7,941
2010 Total Households	208	4,755	11,853
2025 Total Households	391	8,365	20,312
2030 Total Households	454	9,598	23,885
2025 Average Household Size	2.79	2.52	2.61
2025 Owner Occupied Housing	334	6,976	16,518
2030 Owner Occupied Housing	393	8,094	19,207
2025 Renter Occupied Housing	57	1,389	3,794
2030 Renter Occupied Housing	62	1,504	4,679
2025 Vacant Housing	32	910	2,450
2025 Total Housing	423	9,275	22,762





ain Air

Fishermans Cove Cabins

Salon Bei' Elle

Skyline Dr

European Auto Service

Dollar General

1097

Cude Cemetery Rd

Bluff View Dr

Sunset Lake House

Dog Dash

Miller Ln

Hackberry Dr

Ridgecrest Dr

Miller Ln

Lake Conroe Hills

Adore Hair By Dollie

R SELF STORAGE

Moon Rd

Cude Cemetery Rd

US Trees of Texas

1097

Texas Craft Wings
Lake Conroe

LEXINGTON
HEIGHTS

Alta Homes at
East Gate Villas

1097

Anderson Rd

1097

Half

PATRIOT PAW
Guns, Gold, Game

Adams Equipment

Full Throttle Bike Shop

Inferno Customs

Cude Cemetery Rd

Anderson Rd

Chesmar H
in Th

830

ABOUT WILLIS

Willis is a city in Montgomery County, Texas, United States, located eight miles north of Conroe in north central Montgomery County. The city began to develop in 1870 after what is now the Union Pacific Railroad built track through the area. As a part of the Piney Woods, the Willis economy has historically been driven by lumber, agriculture, and the manufacture of lumber and agriculture equipment.



CITY OF WILLIS

COUNTY MONTGOMERY

AREA

CITY 4.7 SQ MI

LAND 4.7 SQ MI

ELEVATION 384 FT

POPULATION



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