

3.5 AC, Industrial Land in Opportunity Zone for Sale

**15880 HIGHWAY 75 N,  
WILLIS TX 77378**

Looking for well-priced Industrial land with direct access to I 45? Look no further. This 3.5 AC tract is outside the floodplain, Zoned General Industrial and has opportunity zone incentives available. Perfect manufacturing, distribution and production facilities needing outside storage area. On the North side Willis, you are in the middle of one of the fastest growing areas in the state of Texas. Call today for a personal tour and to discuss your specific needs.

**KEY TRAVEL TIMES**

- 5 Minutes to I 45
- 8 min to Loop 336
- 10 minutes to Hwy 105
- 19 Minutes to SH 242



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23309 Kuykendahl Road  
Tomball, TX 77375

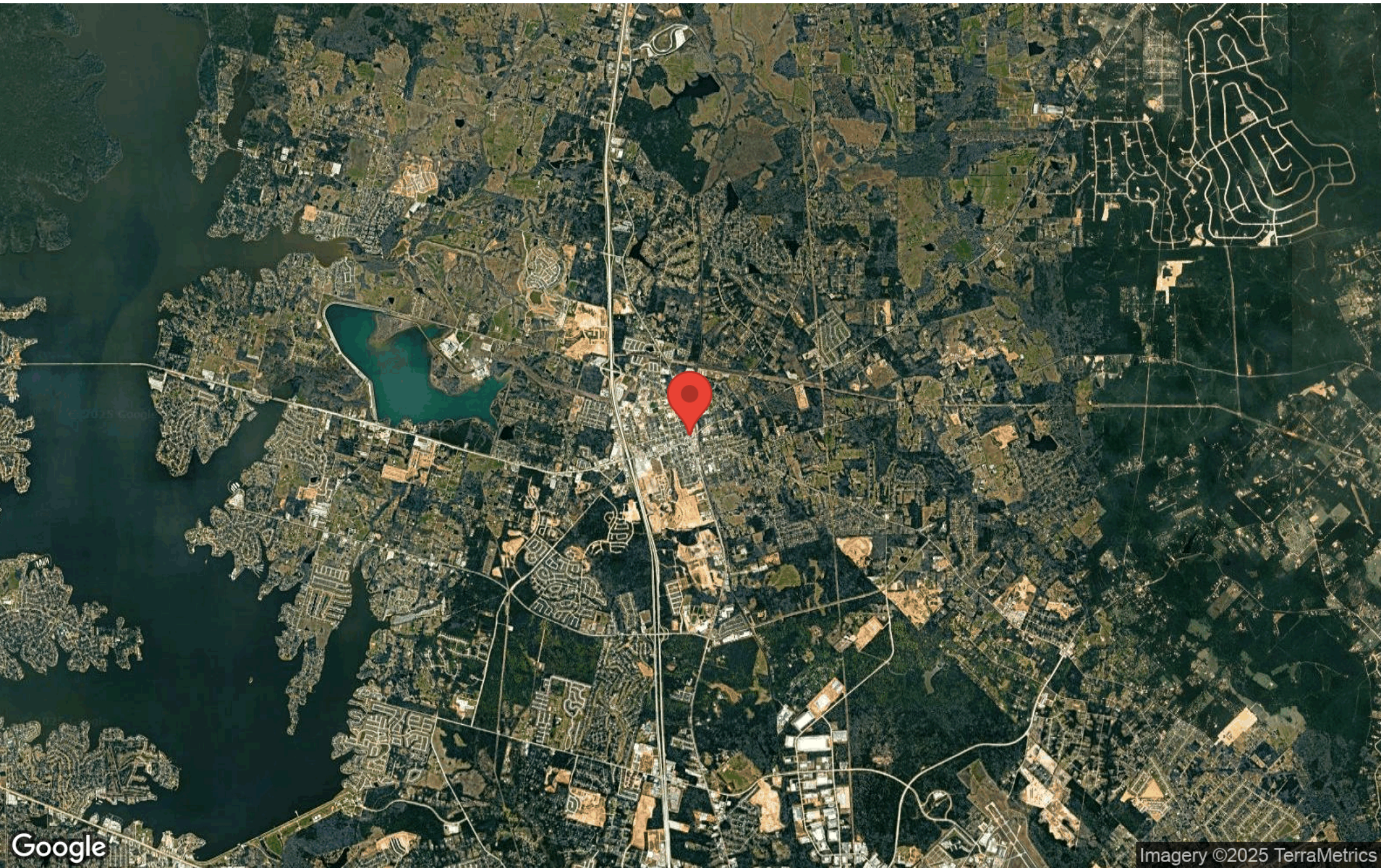
## PROPERTY PHOTOS



## PROPERTY PHOTOS

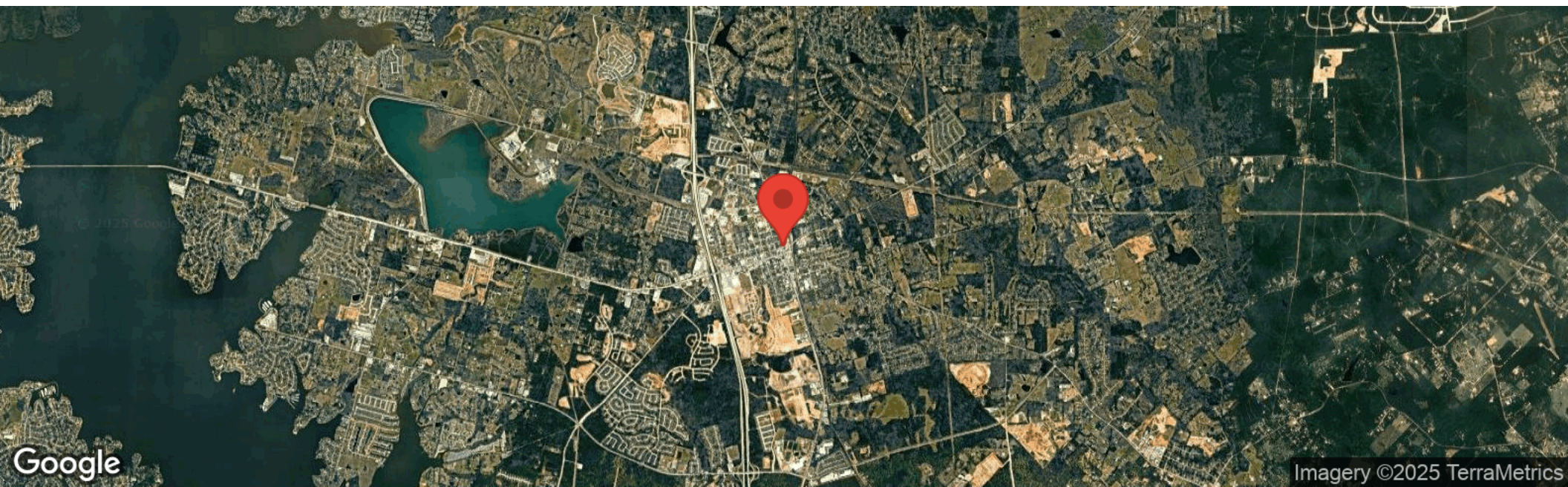
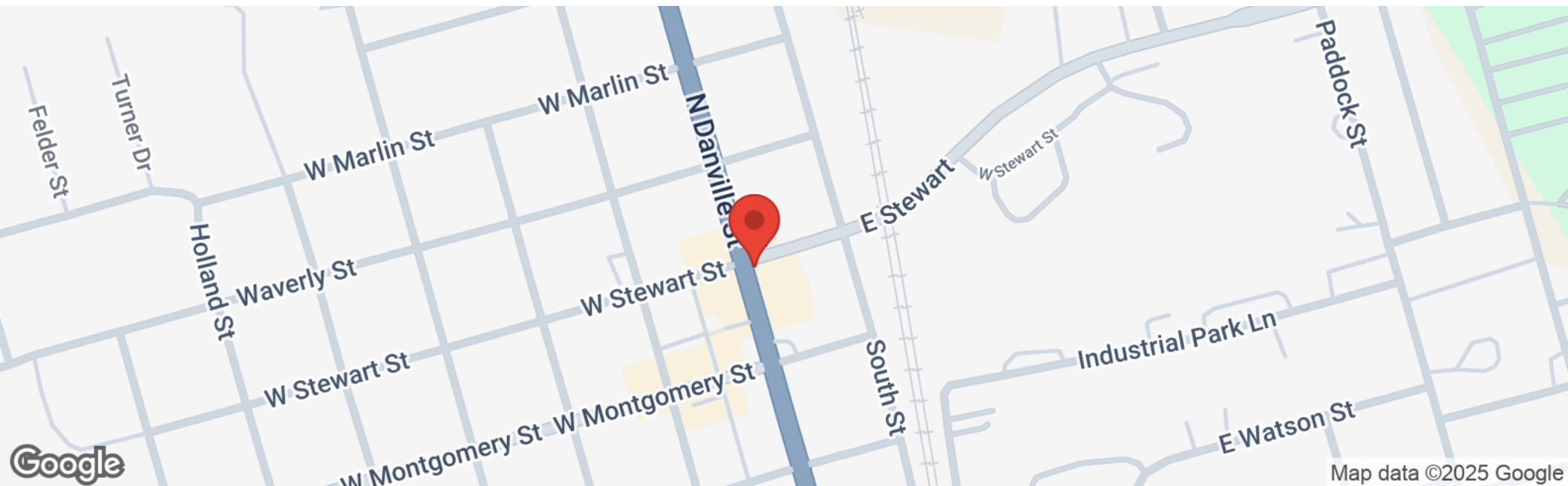


## REGIONAL MAP





## LOCATION MAPS



AERIAL MAP



## BUSINESS MAP



## OPPORTUNITY ZONE

### BENEFITS FOR BEING IN A DESIGNATED OPPORTUNITY ZONE IN THE STATE OF TEXAS

Investing in designated Opportunity Zones in Texas offers several significant benefits, primarily focused on tax incentives designed to encourage long-term investments in economically distressed areas.

#### Here are the key advantages:

- 1. Capital Gains Tax Deferral:** Investors can defer taxes on prior capital gains by reinvesting those gains into a Qualified Opportunity Fund (QOF). The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is sold or exchanged, or December 31, 2026
- 2. Step-Up in Basis:** Investors can reduce their capital gains tax liability on the deferred gain. If the investment in the QOF is held for at least 5 years, the basis of the original investment is increased by 10%. If held for at least 7 years, the basis is increased by an additional 5%, totaling a 15% reduction
- 3. Permanent Exclusion of Gains:** If the investment in the QOF is held for at least 10 years, investors can permanently exclude any additional gains from the QOF investment. This means that any appreciation in the QOF investment can be realized tax-free (IRS)
- 4. Combining with Other Programs:** In Texas, Opportunity Zones often overlap with Enterprise Zones, allowing businesses to leverage additional incentives such as sales tax refunds for job creation. This dual benefit can significantly enhance the profitability and attractiveness of investing in these areas.

## OPPORTUNITY ZONE

**5. Eligibility and Requirements:** To qualify, investments must be made through a Qualified Opportunity Fund that invests at least 90% of its assets in Qualified Opportunity Zone Property. This property must either be new construction or substantial improvements must be made to existing property within the zone. The improvements must equal or exceed the original investment within 30 months.

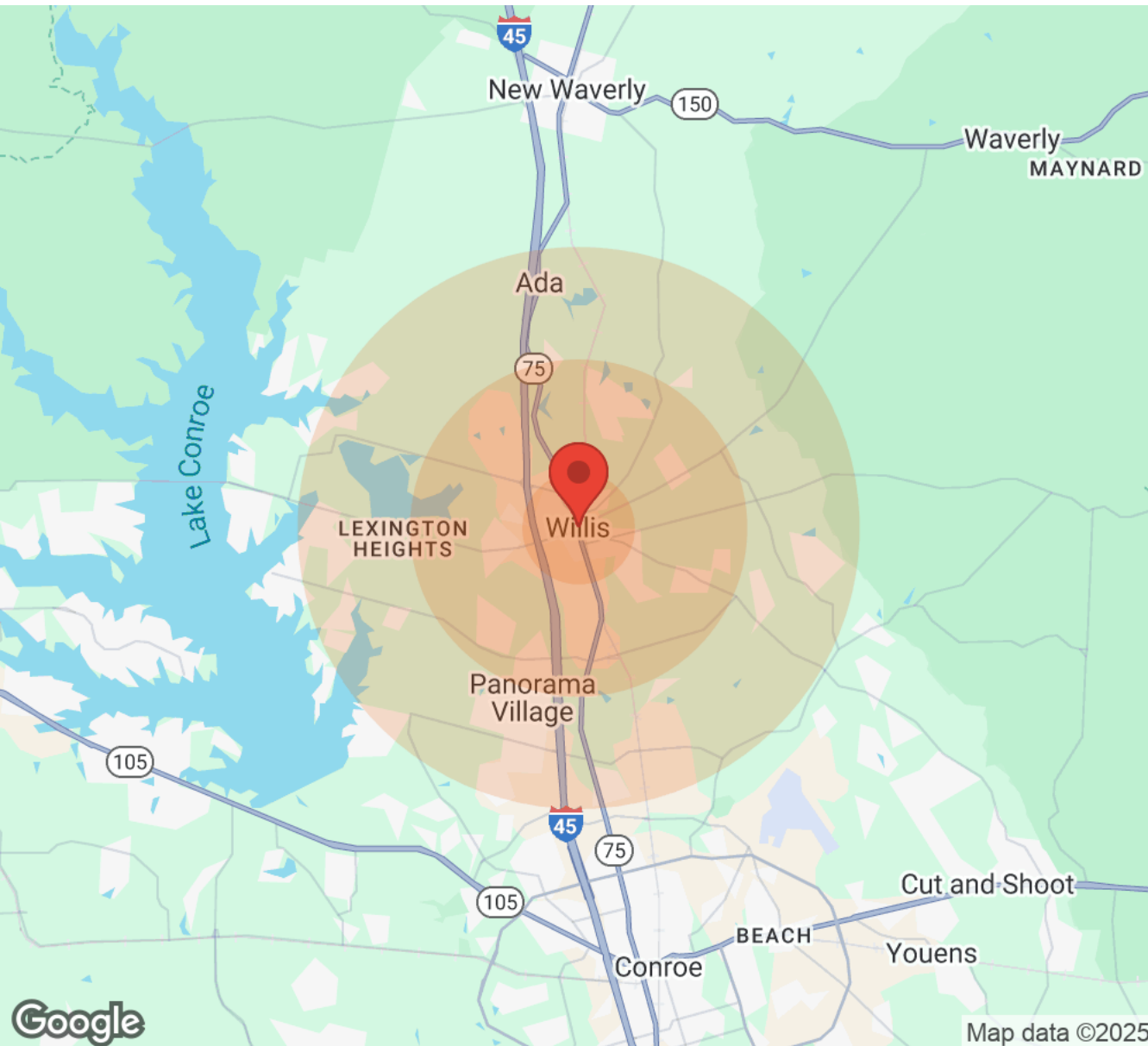
**6. Types of Eligible Investments:** Investments can be made in various forms, including commercial real estate, multifamily housing, and local businesses (excluding certain prohibited businesses like liquor stores and gambling facilities). These investments are intended to stimulate economic growth and job creation within the Opportunity Zones

For more detailed information, you can explore resources provided by the Texas Governor's Office and the IRS Opportunity Zones page.

**References:**

<https://gov.texas.gov/business/page/opportunity-zones>

## DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	258	3,652	16,125
Female	277	3,760	16,664
Total Population	535	7,412	32,789

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	136	1,864	7,736
Ages 15-24	95	1,214	4,943
Ages 25-54	210	2,701	11,746
Ages 55-64	52	651	3,565
Ages 65+	42	982	4,799

Race	1 Mile	3 Miles	5 Miles
White	263	5,001	25,493
Black	248	750	2,235
Am In/AK Nat	N/A	45	113
Hawaiian	N/A	N/A	11
Hispanic	92	2,797	9,373
Multi-Racial	48	3,232	9,610

Income	1 Mile	3 Miles	5 Miles
Median	\$14,593	\$39,611	\$50,511
< \$15,000	119	477	1,092
\$15,000-\$24,999	44	393	1,600
\$25,000-\$34,999	N/A	148	1,266
\$35,000-\$49,999	14	333	1,820
\$50,000-\$74,999	9	391	2,182
\$75,000-\$99,999	6	287	1,888
\$100,000-\$149,999	N/A	323	1,106
\$150,000-\$199,999	N/A	17	212
> \$200,000	N/A	32	210

Housing	1 Mile	3 Miles	5 Miles
Total Units	291	2,785	12,411
Occupied	243	2,494	11,092
Owner Occupied	161	1,681	7,949
Renter Occupied	82	813	3,143
Vacant	48	291	1,319



## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Initial

8/2/2024

Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission**  
 TXR-2501

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**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**  
 IABS 1-0 Date

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