



36.8 AC LAKEFRONT LAND TRACT FM 1097 WILLIS

WILLIS, TX 77318



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WILLIS, TX 77318

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
Lot Size (acres)	36.83
Parcel ID	0026-01-03200
County	Montgomery
Frontage	0.00 Ft
Coordinates	30.433746,-95.555339

INVESTMENT SUMMARY

13244 FM 1097 offers 36.8 acres of well-located land with direct frontage on Lake Conroe and approximately 700 linear feet along FM 1097.

With over 16,700 vehicles per day per TxDOT traffic data, this high-visibility site is just five minutes from I-45, 10 minutes from Conroe, and less than 20 minutes from The Woodlands—an area experiencing steady commercial and residential growth.

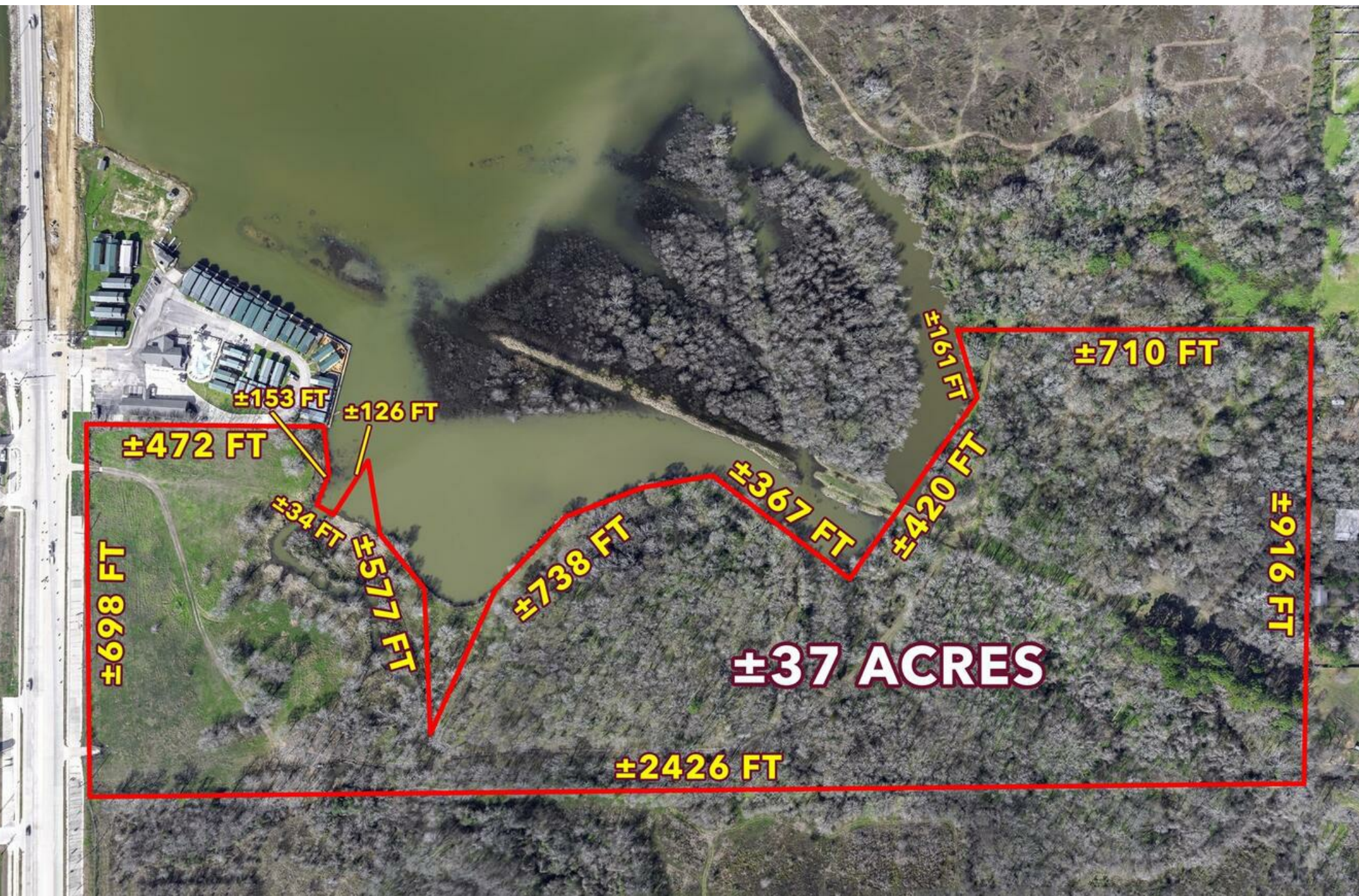
FM 1097 is undergoing expansion to a four-lane roadway with a continuous left-turn lane, improving access and traffic flow directly adjacent to the property.



INVESTMENT HIGHLIGHTS

- Strategic Location: 36.8 acres with frontage on Lake Conroe and approximately 700 linear feet along FM 1097.
- High Traffic Exposure: Over 16,700 vehicles per day per TxDOT traffic data.
- Subdivision Potential: Proposed 159-lot residential subdivision
- Investment Opportunity: Located in one of Montgomery County's fastest-growing corridors, suitable for residential or mixed-use development.





LOCATION HIGHLIGHTS

- Strong Accessibility:
 - 5 minutes to I-45
 - 10 minutes to Conroe
 - Less than 20 minutes to The Woodlands
- Infrastructure Improvements: FM 1097 is being widened to four lanes with a continuous left-turn lane, enhancing access and visibility.
- Growing Development Area: Surrounded by residential communities, restaurants, and commercial projects.
- Lake Conroe Market Appeal:
 - 21,000-acre recreational lake with 157 miles of shoreline
 - Popular for boating, fishing, and tourism
 - Increasing demand for waterfront properties





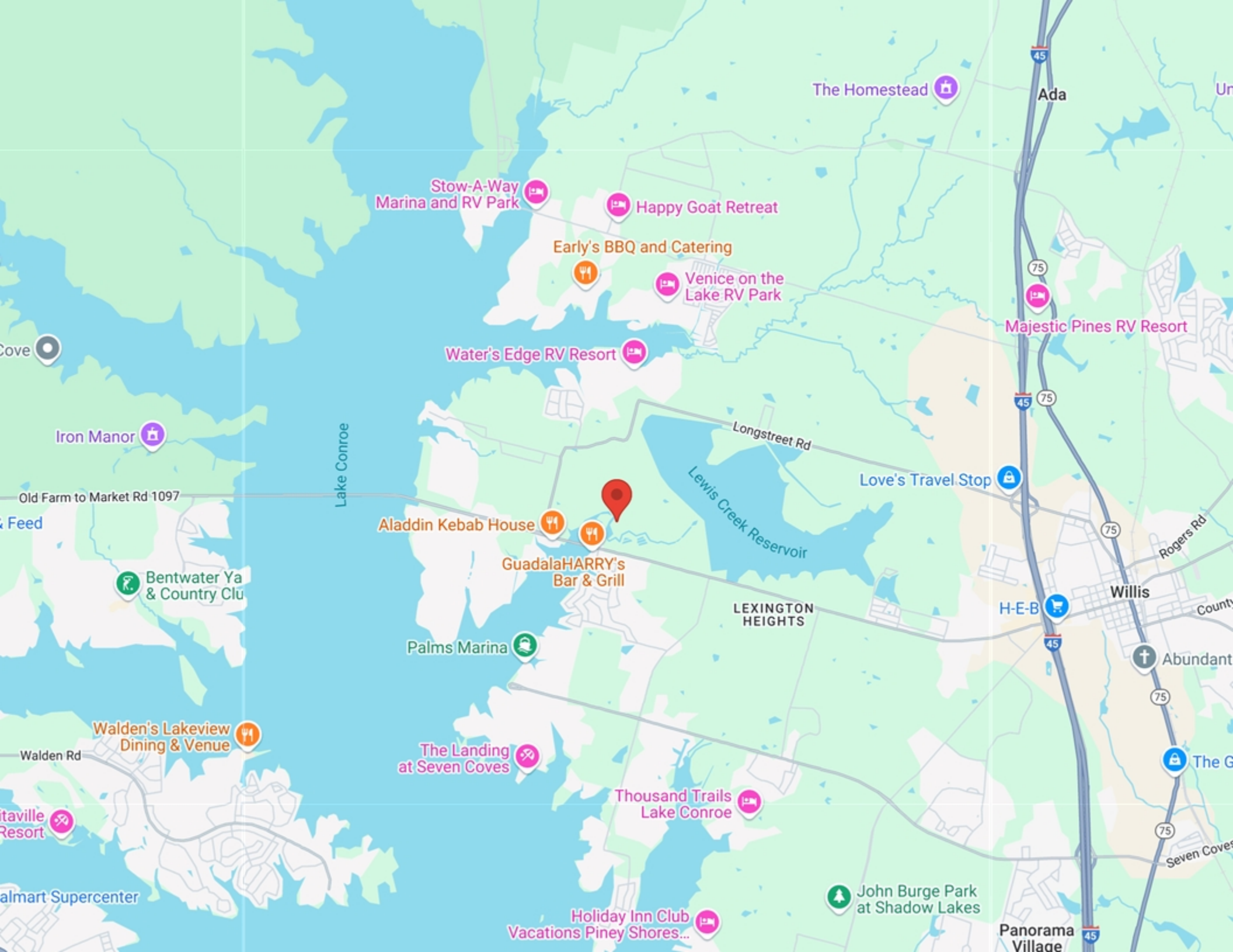
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	891	7,535	18,541
2010 Population	1,533	10,673	29,576
2024 Population	2,340	14,827	45,050
2029 Population	2,396	16,473	54,473
2024-2029 Growth Rate	0.47 %	2.13 %	3.87 %
2024 Daytime Population	1,816	11,353	38,372



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	15	354	1,441
\$15000-24999	4	143	371
\$25000-34999	37	278	819
\$35000-49999	34	503	1,407
\$50000-74999	285	1,160	3,344
\$75000-99999	123	768	2,082
\$100000-149999	160	1,146	3,210
\$150000-199999	57	511	1,548
\$200000 or greater	129	1,018	3,306
Median HH Income	\$ 82,877	\$ 89,775	\$ 90,098
Average HH Income	\$ 127,082	\$ 130,735	\$ 134,048

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	339	2,854	7,055
2010 Total Households	571	4,189	11,385
2024 Total Households	844	5,880	17,528
2029 Total Households	877	6,630	21,559
2024 Average Household Size	2.77	2.52	2.57
2024 Owner Occupied Housing	684	4,853	14,561
2029 Owner Occupied Housing	724	5,641	18,337
2024 Renter Occupied Housing	160	1,027	2,967
2029 Renter Occupied Housing	153	989	3,221
2024 Vacant Housing	70	887	2,356
2024 Total Housing	914	6,767	19,884



The Homestead

Ada

Stow-A-Way
Marina and RV Park

Happy Goat Retreat

Early's BBQ and Catering

Venice on the
Lake RV Park

Water's Edge RV Resort

Majestic Pines RV Resort

Iron Manor

Old Farm to Market Rd 1097

Lake Conroe

Longstreet Rd

Lewis Creek Reservoir

Love's Travel Stop

Aladdin Kebab House

GuadalaHARRY's
Bar & Grill

LEXINGTON
HEIGHTS

H-E-B

Willis

Abundant

Palms Marina

Walden's Lakeview
Dining & Venue

Walden Rd

The Landing
at Seven Coves

Thousand Trails
Lake Conroe

The G

Walden's Lakeview
Resort

Walmart Supercenter

John Burge Park
at Shadow Lakes

Holiday Inn Club
Vacations Piney Shores...

Panorama
Village

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 381 FT

POPULATION

POPULATION 6,431

DENSITY 1,484.89 SQ MI



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