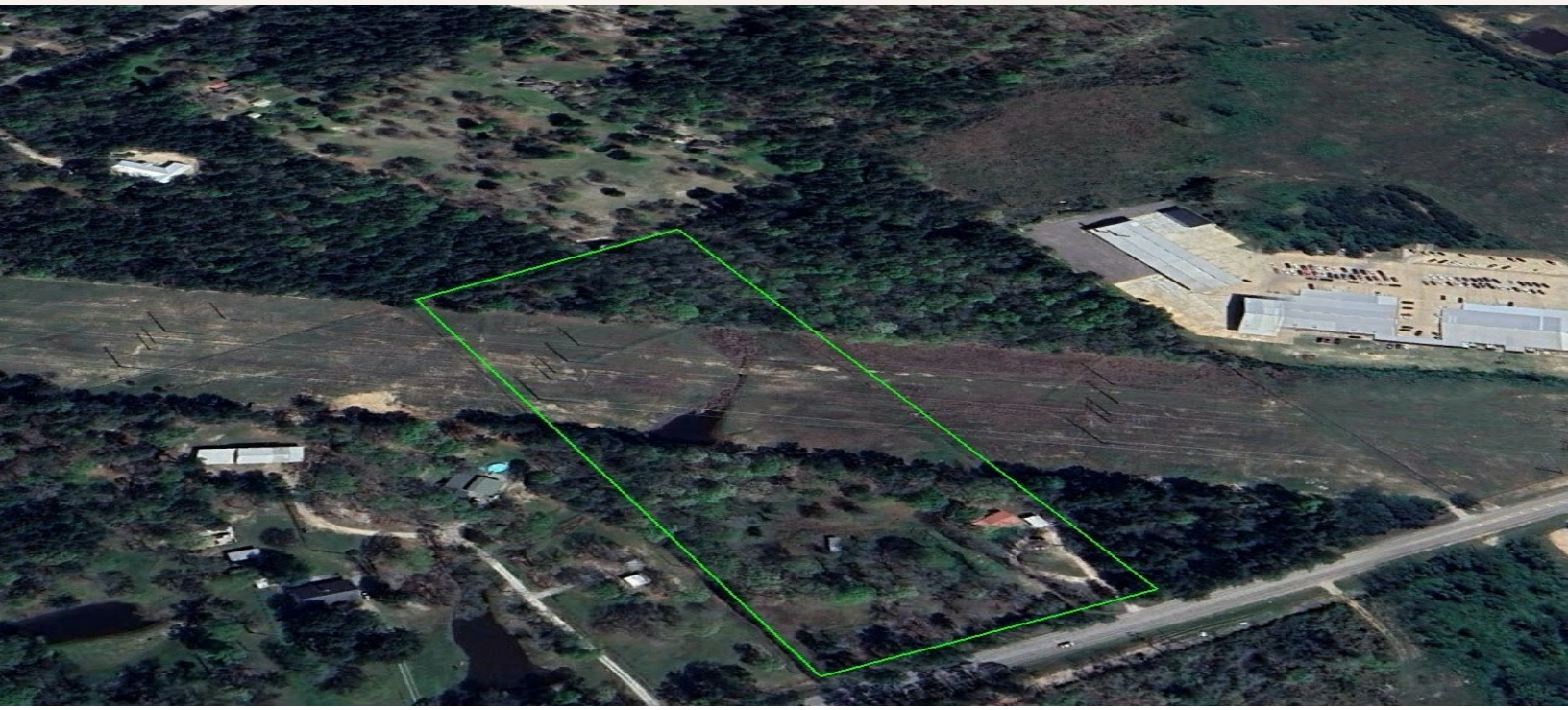
TEXAS COMMERCIAL REALTY GROUP

PROPERTY SUMMARY

13325 EAST FM 1097 | FOR SALE

WILLIS, TX 77378



Property Description

Perfectly situated in the thriving Willis area, 13325 East FM 1097 is a prime investment opportunity for investors. City utilities are readily available and the property sits outside the floodplain, reducing risk. This property offers a strategic location for businesses looking to establish a presence in a vibrant and growing area. With its convenient access and desirable features, it's an ideal choice for an industrial development.

Property Highlights

- - City utilities available
- - No floodplain
- - Ample space for industrial development
- - Accessible location for transportation and logistics
- - Zoned Commercial or Residential
- - Potential for warehouse or manufacturing facilities
- - Favorable investment opportunity

Offering Summary	
Sale Price:	$750,000
Lot Size:	10 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	54	1,010
Total Population	19	163	3,042
Average HH Income	$115,863	$111,231	$104,215

FOR MORE INFORMATION:

BRYAN ROBERTS
BROKER
979.219.0819
BRYAN@TX-CRG.COM

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LOCATION MAP

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WILLIS, TX 77378

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DEMOGRAPHICS MAP & REPORT

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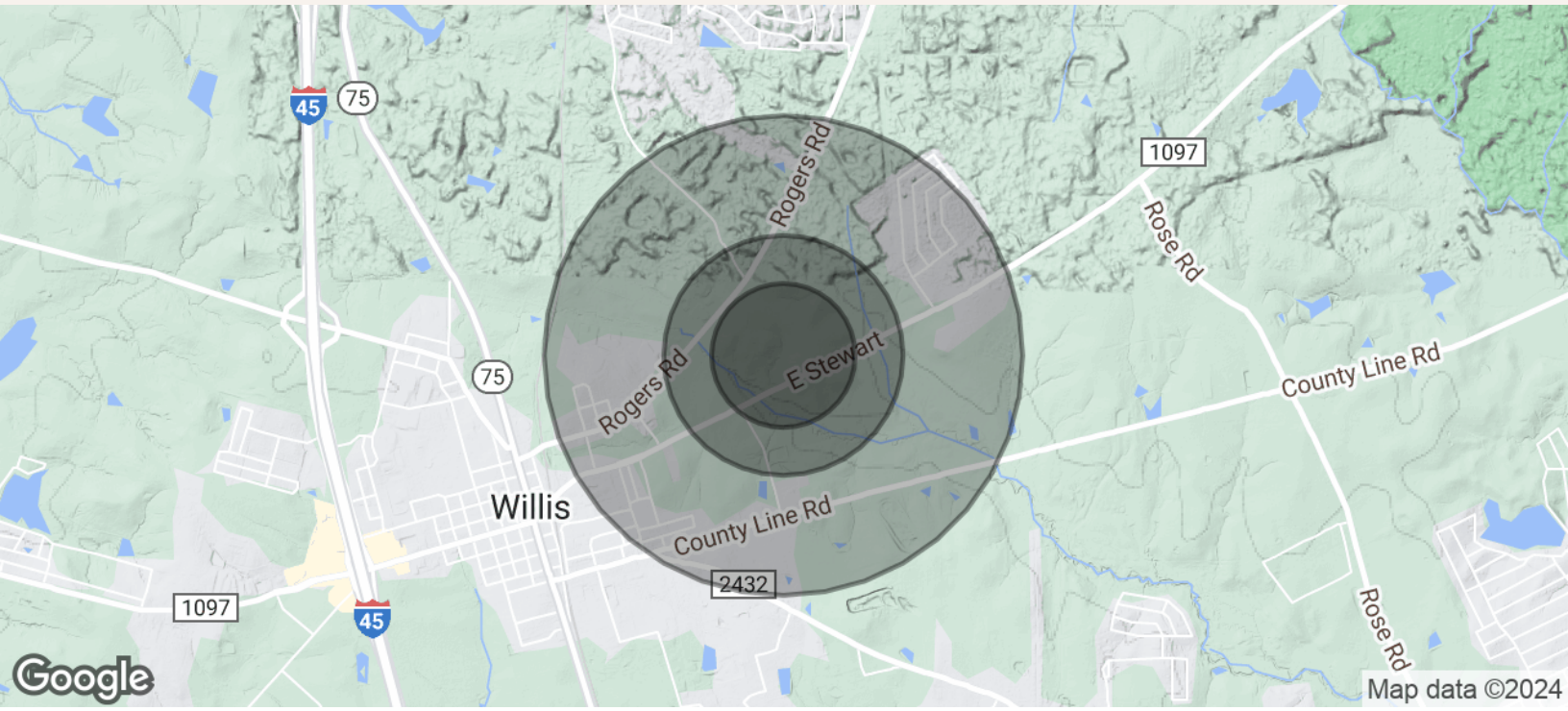

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	19	163	3,042
Average Age	36	37	36
Average Age (Male)	35	36	35
Average Age (Female)	37	38	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	6	54	1,010
# of Persons per HH	3.2	3	3
Average HH Income	$115,863	$111,231	$104,215
Average House Value	$194,854	$214,963	$273,051

Demographics data derived from AlphaMap

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EQUAL HOUSING OPPORTUNITY

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.

Texas Commercial Realty Group, LLC	**9014666**	**info@tx-crg.com**	**(855)489-2734**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bryan Roberts	**670049**	**bryan@tx-crg.com**	**(979)219-0819**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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