

17301 E FM 1097 RD

17301 FM 1097, WILLIS, TX 77378

FOR SALE: \$1,900,000

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



PROPERTY DESCRIPTION

- Located right on FM 1097
- 7.54 acres of cleared land
- All three buildings add up to approximately 18,000 SF
- Located on a high-traffic highway in a growing area
- Major traffic corridor with high traffic counts (FM 1097:3,307 HWY 150:3,574 I-45: 49,116)
- Only 3 miles (or five minutes) to 150 and just 12 minutes away from Downtown Willis
- Utilities available to the site include electricity/power, water, and telephone.
- Perfect for industrial businesses

LOCATION DESCRIPTION

This approximately 18,000 sq ft warehouse complex, comprising three buildings, is conveniently located on FM 1097, less than 12 minutes from downtown Willis and just 3 miles from State Highway 150. The facility offers substantial storage and operational space, ideal for a variety of business needs. Its strategic positioning combines easy access to major transportation routes with the advantages of proximity to the commercial and logistical amenities of Willis and nearby highways.

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	3.54 Acres
Building Size:	18,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	68	3,162	19,193
Total Population	149	7,740	47,539
Average HH Income	\$85,418	\$72,039	\$67,487

ADAM OLSEN

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To Schedule A Showing Call 713.538.1638

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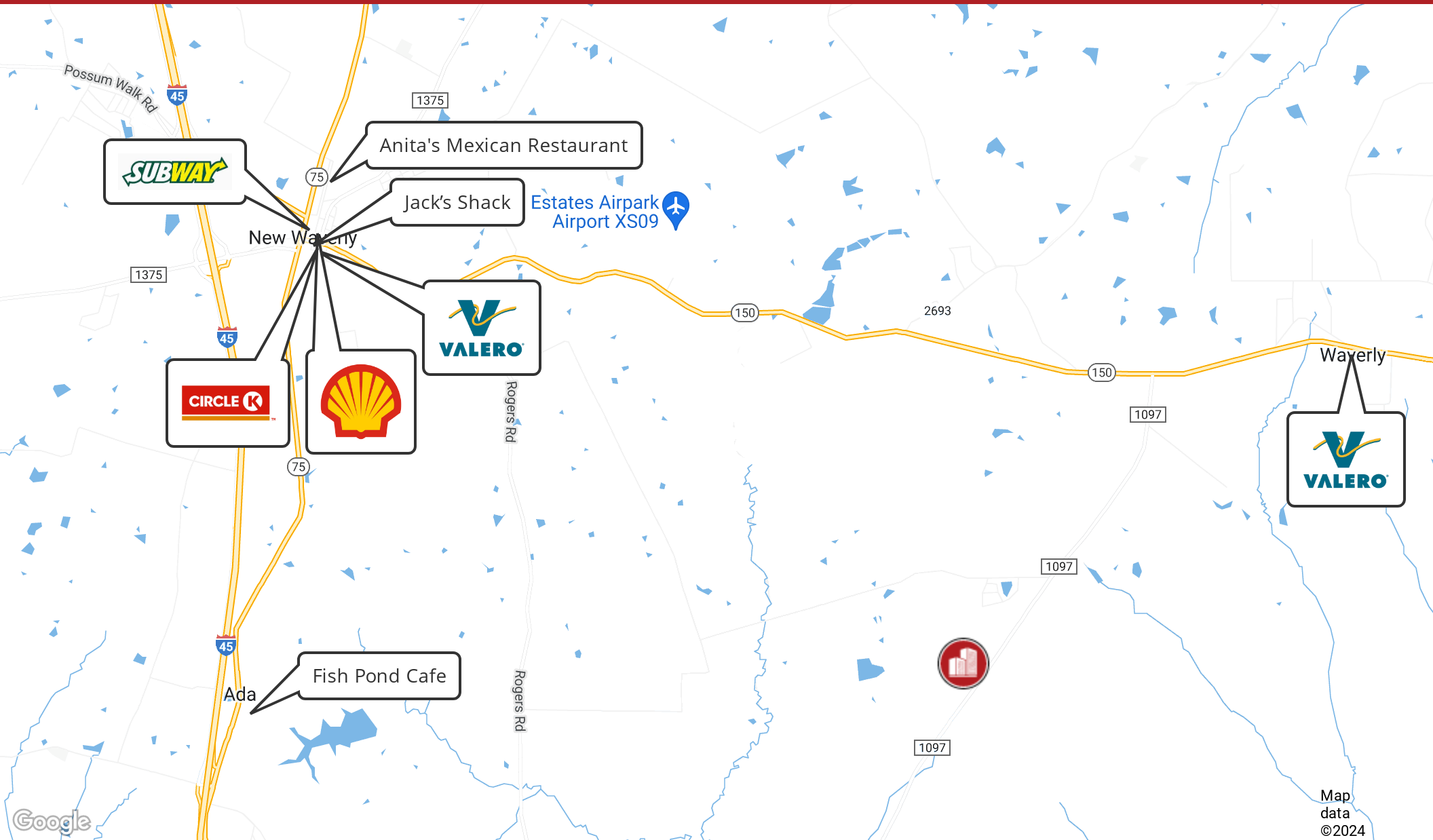
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | INDUSTRIAL PROPERTY



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Map data ©2024

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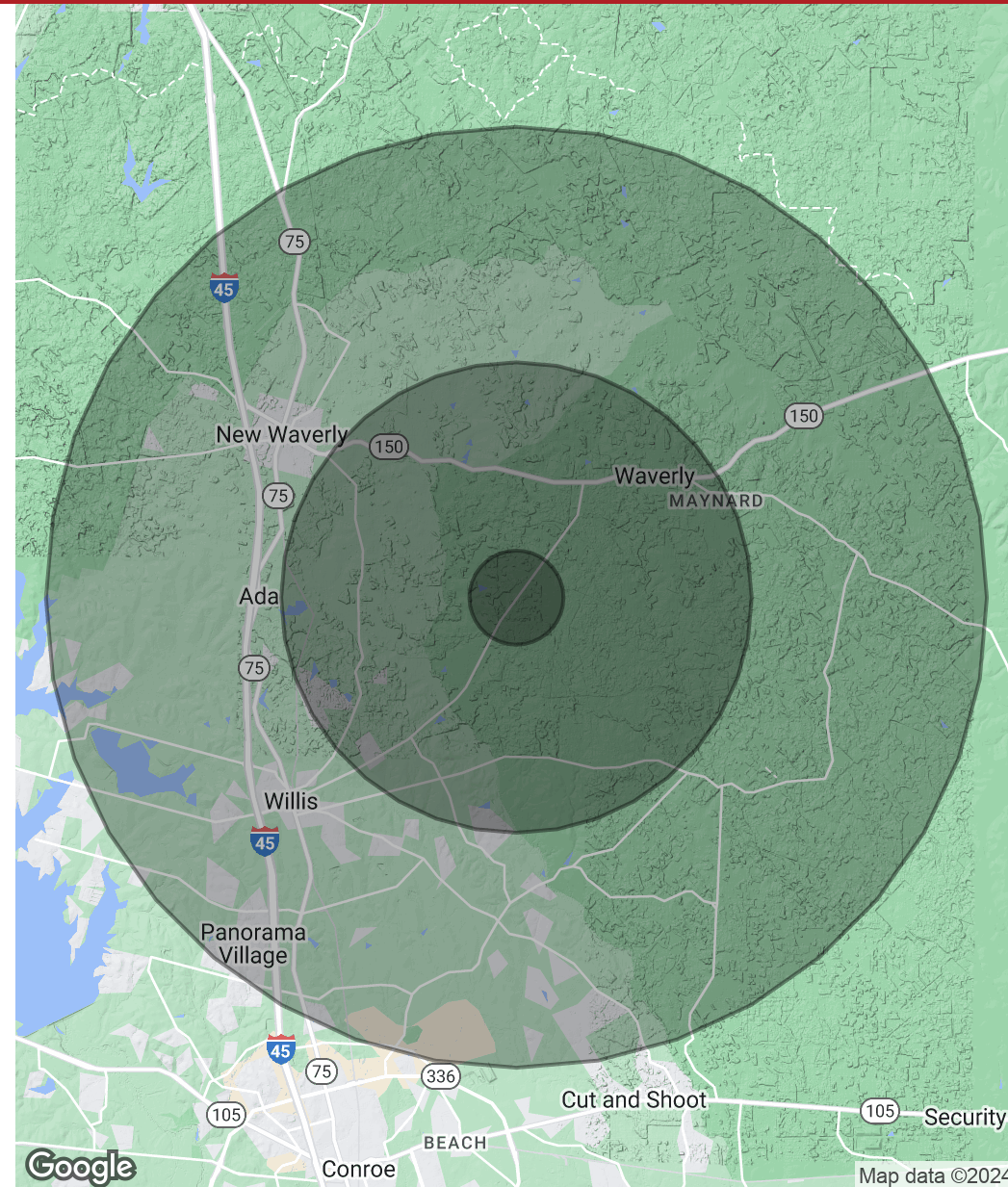
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DEMOGRAPHICS MAP & REPORT | INDUSTRIAL PROPERTY

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	149	7,740	47,539
Average Age	49.0	42.2	41.0
Average Age (Male)	51.3	41.8	40.2
Average Age (Female)	40.8	40.0	40.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	68	3,162	19,193
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$85,418	\$72,039	\$67,487
Average House Value	\$522,763	\$242,539	\$203,354

* Demographic data derived from 2020 ACS - US Census



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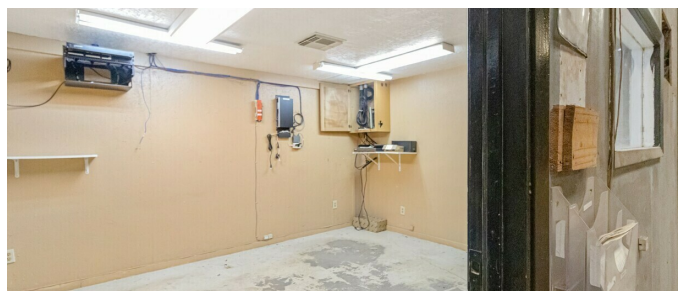
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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY

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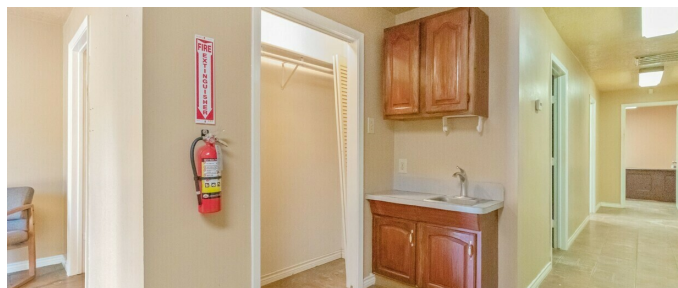
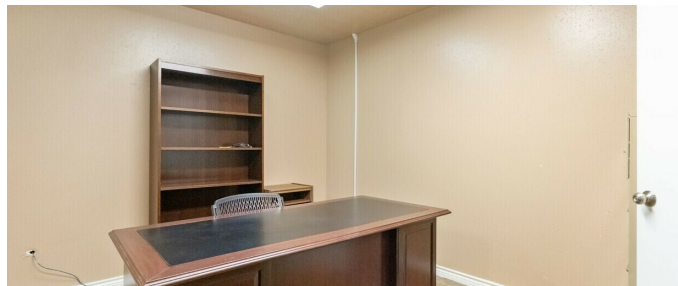
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