



# OFFERING MEMORANDUM

TBD FM 1097 E  
WILLIS, TX 77378

Property located at the corner of Carrol Ln and FM 1097. 6-acre property with cleared land. Potential for both commercial and residential use. Small pond on the property

**THE** COMMERCIAL  
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# PROPERTY SUMMARY

TBD FM 1097 E Willis, TX 77378

**SALE PRICE:** \$495,000

**PROPERTY TYPE:** Land

**LOT SIZE:** 6 Acres

This expansive 6-acre property is prominently located off FM 1097, boasting impressive frontage at the corner of Carrol Lane and FM 1097. This substantial frontage provides excellent visibility and accessibility, making it a prime location for a variety of uses. The property's corner position enhances its prominence and ease of access.



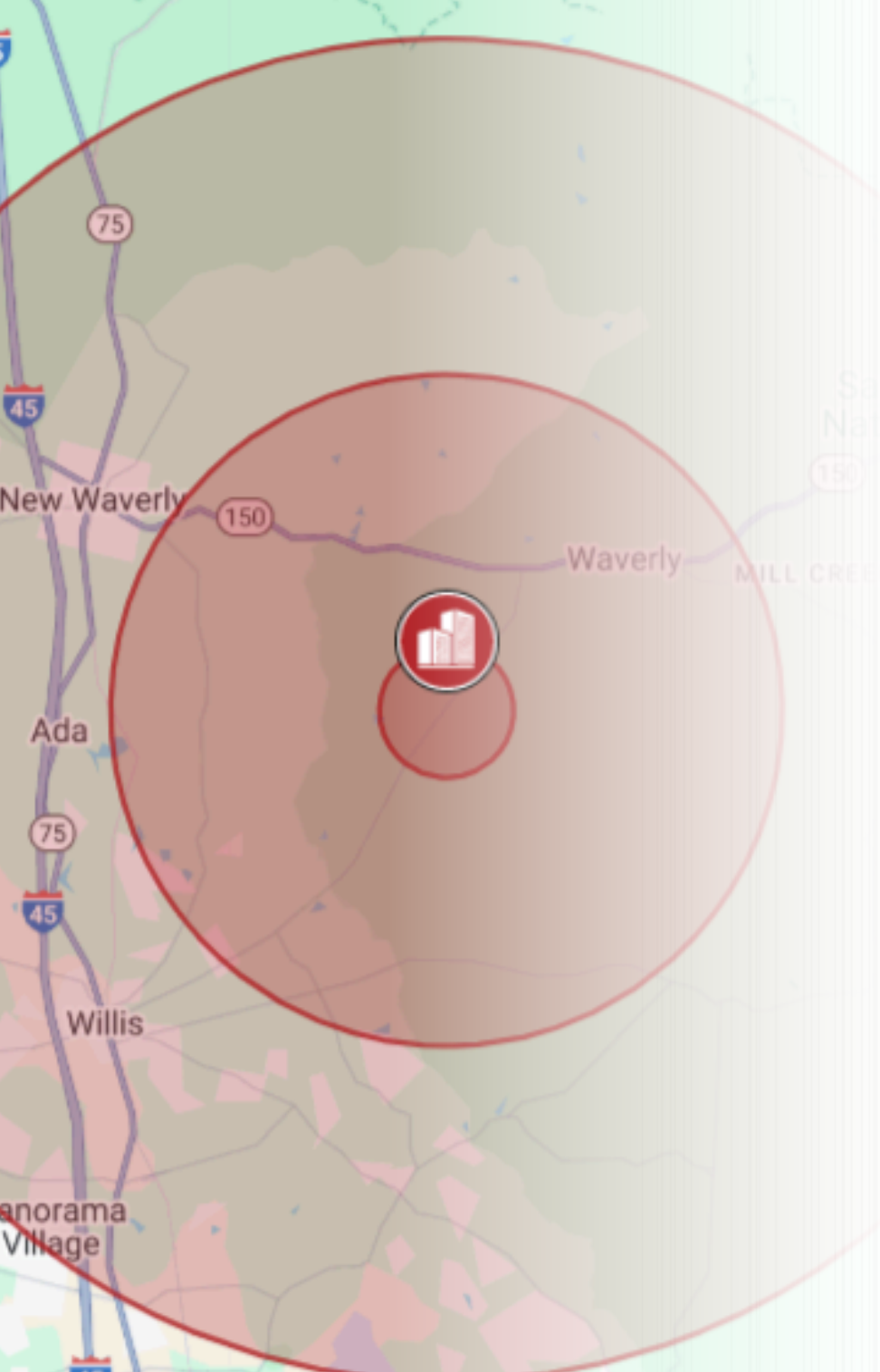


# PROPERTY HIGHLIGHTS

## 6 Acres on FM 1097

- Property located at the corner of Carrol Ln and FM 1097
- Road frontage on FM 1097
- 6-acre property with cleared land
- Potential for both commercial and residential use
- Small pond on the property
- Convenient location with easy access to Lake Conroe and local amenities
- Rare opportunity to own this stunning property





## AREA OVERVIEW

To reach this destination via FM 1097 E, you would head east on FM 1097E towards N Bell St for about 7.2 miles. After this drive, you would turn right onto Carrol Lane, where the property is conveniently situated on your right. This straightforward route ensures that the property is not only easy to locate but also well-connected to the surrounding areas, making it an ideal spot for potential development or investment in a region with growing appeal.

	0.3 Miles	0.5 Miles	1 Miles
Total households	73	2,825	17,761
Total population	154	6,897	44,128
Persons per household	2.1	2.4	2.5
Average household income	\$80,590	\$73,270	\$67,559
Average house value	\$447,826	\$252,420	\$204,363
Average age	51.1	42.1	41.2
Average age male	54	42.4	40.2
Average age female	44.1	39.6	40.3



# RETAILER MAP







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