

FOR SALE



ROGERS RD

0.58 Acres

3.61 Acres

11,000+ VPD

MILL ST

FM 1097



E STEWART



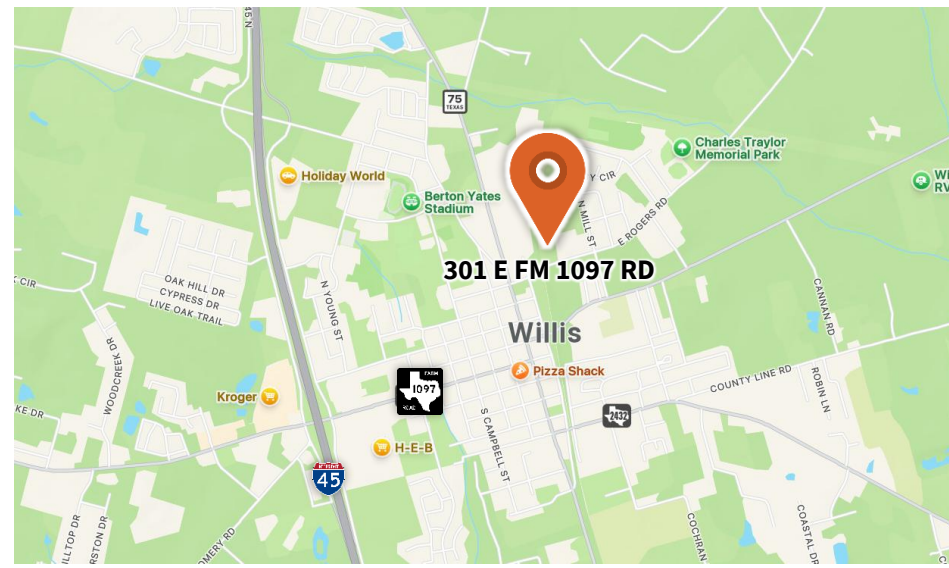
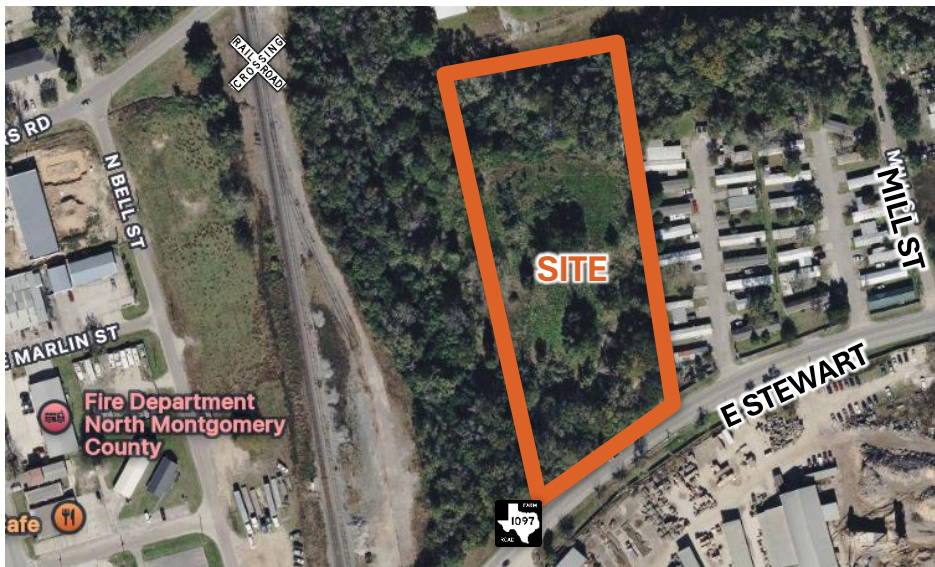
LAKE CONROE

**UP TO ± 4.19 ACRES – E FM 1097
WILLIS, TX**



ASHLEY GIBSON // (936) 270-1024 // ASHLEY@HRPTX.COM

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PROPERTY HIGHLIGHTS

- Situated near Downtown Willis with Quick Access to Interstate 45
- Surrounded by Growing Industrial Facilities

DEMOGRAPHICS

Population (2024):	1 mi. - 4,477 3 mi. - 20,176 5 mi. - 41,920
Avg. Household Income:	1 mi. - \$61,388 3 mi. - \$64,105 5 mi. - \$68,147
Traffic Count:	E STEWART / FM 1097: 11,000+ vpd

PROPERTY INFORMATION

Price:	REDUCED \$2.54 / Sq. Ft. (\$465,000)
Property Size:	+/- 4.194 Acres
Utilities:	Available via City of Willis
Frontage:	Approximately 210 Ft. on E Stewart / FM 1097
Additional Information:	• Suited for Commercial / Industrial • Two (2) Curb Cuts Along on E Stewart / FM 1097

WARNING: ENTER AT YOUR OWN RISK
Structures contain hazardous conditions. Use extreme caution.
Seller and Broker are not liable for injury or damage.

FOR MORE INFORMATION CONTACT:
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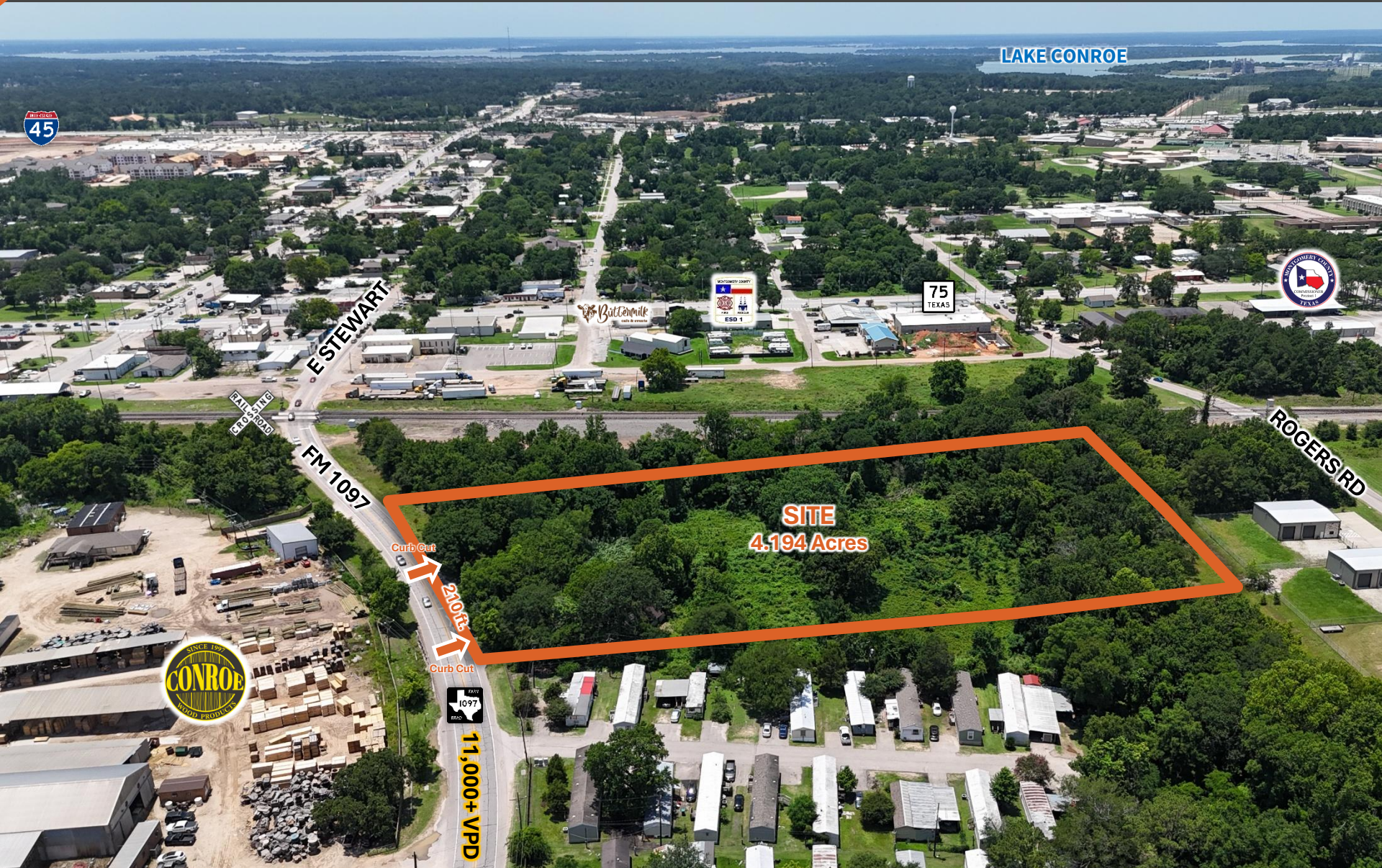


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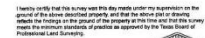


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WILLIS MARKET OVERVIEW

Fast-Growing Commercial Hub

Willis, TX is quickly emerging as one of Montgomery County's most promising markets for commercial investment. Located just north of Conroe and near Lake Conroe, Willis combines strategic location, expanding infrastructure, and accelerating population growth—making it a prime area for business and development.

Montgomery County has seen a 37% population surge over the past decade, far exceeding state and national averages. Willis plays a key role in that growth, with new residential developments and an increasing demand for retail, healthcare, and service-based businesses. The area's median household income surpasses \$89K, and nearby master-planned communities continue to draw in affluent residents.

Thousands of new homes are planned or under construction near Willis, with continued expansion along the I-45 corridor. Proximity to Lake Conroe, which welcomes over 2 million annual visitors, offers businesses added exposure and a consistent flow of potential customers.

With the county's population expected to grow another 25% in the next decade, Willis is well-positioned to support long-term demand for retail, office, and professional services—making it an exceptional opportunity for commercial investors.



Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Hutson Realty Partners, LLC	9011707	ryan@hutsonrealtypartners.com	(936) 270-1024
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
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

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