

For Sale

RIDGELAND HILLS
TOTAL UNITS: 505
OCCUPIED: 64
UNDER CONSTRUCTION: 213
FUTURE: 228

INTERSTATE 45

INTERSTATE 45

68-992 YPD

±46.484 ACRES
AVAILABLE

75
TEXAS

NORTH MEADOWS
TOTAL UNITS: 200

SOUTH MEADOWS
TOTAL UNITS: 152

OLD US HWY 75



LONGSTREET RD

LONGSTREET RD



GERALD ST

N CAMPBELL ST

LYNN LUCAS
MIDDLE SCHOOL

NewQuest

46.484 ACRES - I-45 & LONGSTREET RD

Neal Thomson
713.438.9513 | nthomson@newquest.com

Glenn Dickerson
281.477.4384 | gdickerson@newquest.com

NEQ of I-45 and Longstreet Rd Parkway
Prime Development or Investment Opportunity in Willis Texas

Mark Kidd
281.640.7137 | mkidd@newquest.com

Project Highlights

46.484 Acres Available For Sale in Willis, Texas

- Prime Development or Investment Opportunity in the Path of Growth – I-45 North Corridor, Willis, TX
- Strategically located at the northeast corner of I-45 and Long Street, this tract sits just one mile north of the Willis retail hub at I-45 and FM 1097. Positioned on the northern edge of the Willis trade area, the site offers exceptional visibility with over 2,200 feet of frontage along I-45 and access to utilities—making it ideal for immediate development or long-term investment
- Just 1.5 miles south, the Howard Hughes Corporation is actively developing The Woodlands Hills, a 2,000-acre master-planned community that will feature over 4,600 homes at full build-out. Other prominent communities in the area include Graystone Hills, Woodforest, April Sound, and Grand Central Park—further reinforcing the area’s residential momentum. On site detention is required, but underground solution is available per City of College Station
- Regional Connectivity & Growth Highlights: Less than 10 minutes to Lake Conroe, a major recreational destination, 5-minute drive to Conroe—recently ranked the fastest-growing city in the U.S., and with its unmatched location, strong surrounding development, and excellent regional access, this site presents a compelling opportunity to secure a foothold in one of Texas’ most dynamic growth corridors

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157%
POPULATION GROWTH
WITHIN 1 MILE
FROM 2020 TO 2026

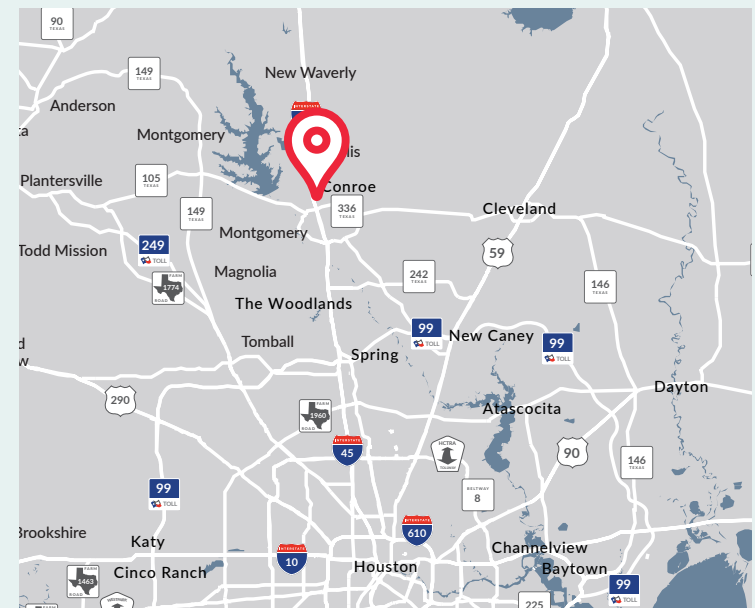


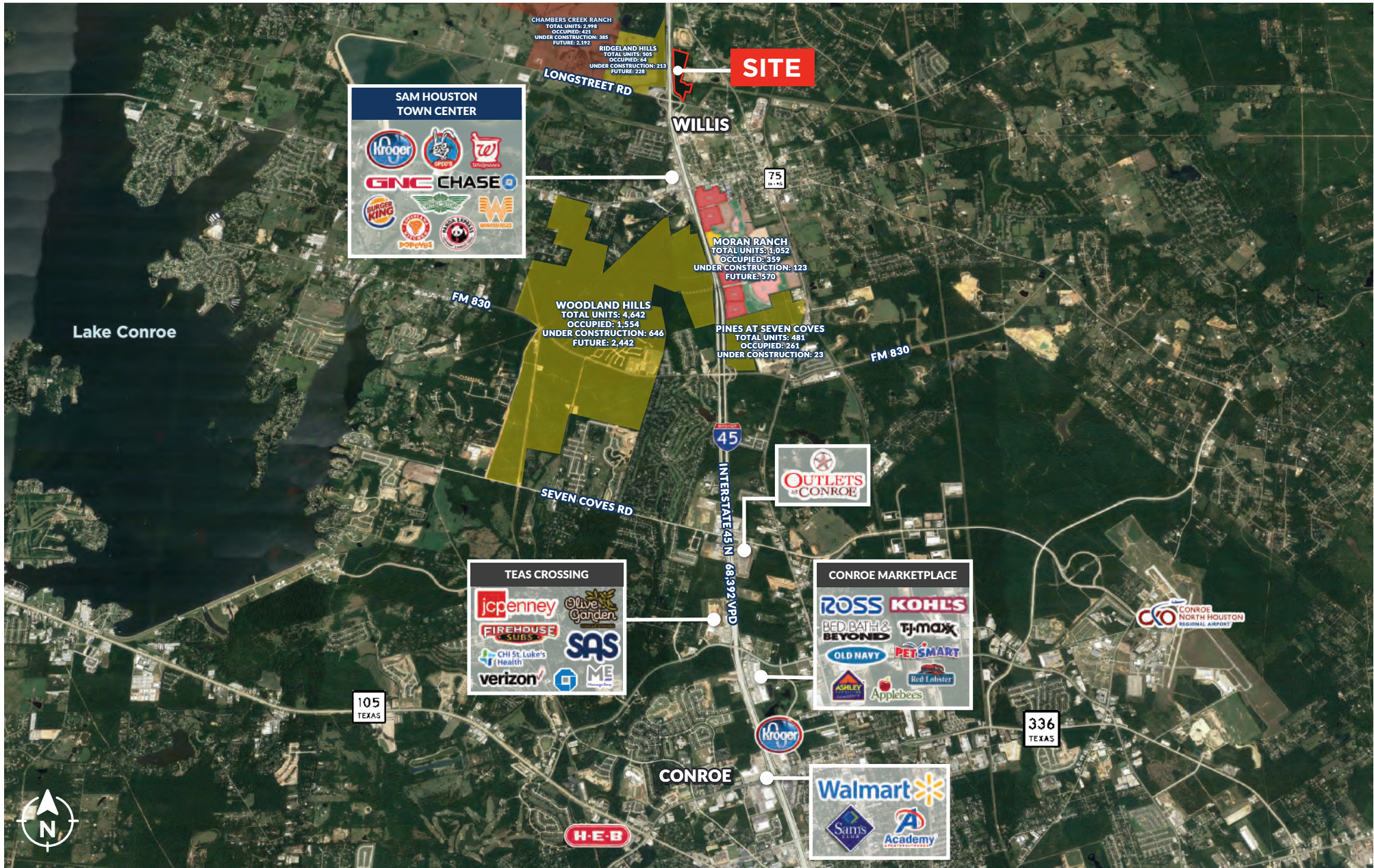
34K
CURRENT POPULATION
WITHIN 5 MILES



\$125K
AVERAGE HHI
WITHIN 1 MILE

- **Approximate Size:**
±46.484 acres
*Survey available upon request
- **Price:**
\$2.50 psf
- **School District:**
Willis ISD
- **Frontage:**
Approx. 2,648.09 ft on I-45 N
- **Utilities:**
Available via City of Willis
- **Traffic Counts:**
Approx. 68,392 vpd on I-45 N





TxDOT Traffic Counts as of 2024

07.26 | 05.25

Demographics

2020 Census, 2026 Estimates with Delivery Statistics as of 04/26

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	1,316	6,398	18,509
Current Population	3,812	19,310	52,273
2020 Census Average Persons per Household	2.90	3.02	2.82
2020 Census Population	1,483	13,101	33,633
Population Growth 2020 to 2026	157.00%	47.39%	55.42%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	12.99%	13.23%	21.87%
2 Person Households	41.77%	36.83%	33.49%
3+ Person Households	45.24%	49.94%	44.65%
Owner-Occupied Housing Units	41.96%	62.28%	71.65%
Renter-Occupied Housing Units	58.04%	37.72%	28.35%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	54.81%	60.06%	66.21%
Black or African American	21.74%	11.61%	8.84%
Asian or Pacific Islander	0.53%	1.42%	1.76%
Other Races	22.32%	26.13%	22.37%
Hispanic	27.57%	31.79%	28.05%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$124,975	\$110,019	\$119,864
Median Household Income	\$68,026	\$81,543	\$92,091
Per Capita Income	\$44,417	\$37,309	\$43,444
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	26.27%	28.52%	29.82%
Estimated Bachelor's Degree	11.31%	17.16%	18.66%
Estimated Graduate Degree	8.01%	8.03%	9.96%
AGE	1 MILE	3 MILES	5 MILES
Median Age	30.3	34.2	37.8

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Neal Thomson	600513	nthomson@newquest.com	713.438.9513
Sales Agent/Associate's Name	License No.	Email	Phone
Glenn Dickerson	542479	gdickerson@newquest.com	281.477.4384
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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