



Worsham Business Center
604 & 608 W. Worsham St.
Willis, TX 77378

For Lease

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Worsham Business Center

 **stewart**

 **Burch**
EDUCATIONAL SERVICES



**±4,790 SF Available
(Divisible)**

Property Highlights

- ±13,022 SF Multi-Tenant Office/Retail Buildings
- Modern, move-in-ready office suites available
- Easy access from I-45 - close proximity to Conroe and The Woodlands
- Ample surface parking and dedicated signage opportunities
- Surrounded by retail and dining in The Market at Willis Shopping Center & Moran Ranch

**Move-in Ready
Suites Available**

Location Overview

SITE

Kroger Market Place



The Woodland Hills
2,500 Acre Development
4,500 Homes

- ROSS DRESS FOR LESS
- Durlington
- planet fitness
- PET SMART
- MEMORIAL HERMANN
- McALISTER'S DELI
- CRUST PIZZA
- PNC BANK
- FIRST WATCH THE DAYTIME CAFE
- WELLS FARGO



W Montgomery St

W Worsham St

Kennedy St

The Market at Willis Shopping Center



Fidelis Willis Apartments
252 Units

Moran Ranch
924 Single Family Homes
262 Acres



Willis Market Overview

Located along I-45 just north of Conroe and The Woodlands, Willis is one of Montgomery County's fastest-growing corridors. The city is experiencing steady residential growth, expanding retail development, and strong demand from service-oriented businesses.

With lush green spaces, top-rated schools, a skilled local workforce, and affordable housing, Willis offers an exceptional balance of accessibility, visibility, and quality of life. Its strategic location near Lake Conroe and major regional employment centers continues to attract retailers, professionals, and entrepreneurs seeking long-term growth opportunities in a thriving North Houston submarket.



2025 Population

3 Miles	21,596
5 Miles	49,736
10 Miles	183,790



2025 Households

3 Miles	7,671
5 Miles	18,459
10 Miles	69,574



2025 Average Household Income

3 Miles	\$105,673
5 Miles	\$115,058
10 Miles	\$112,800



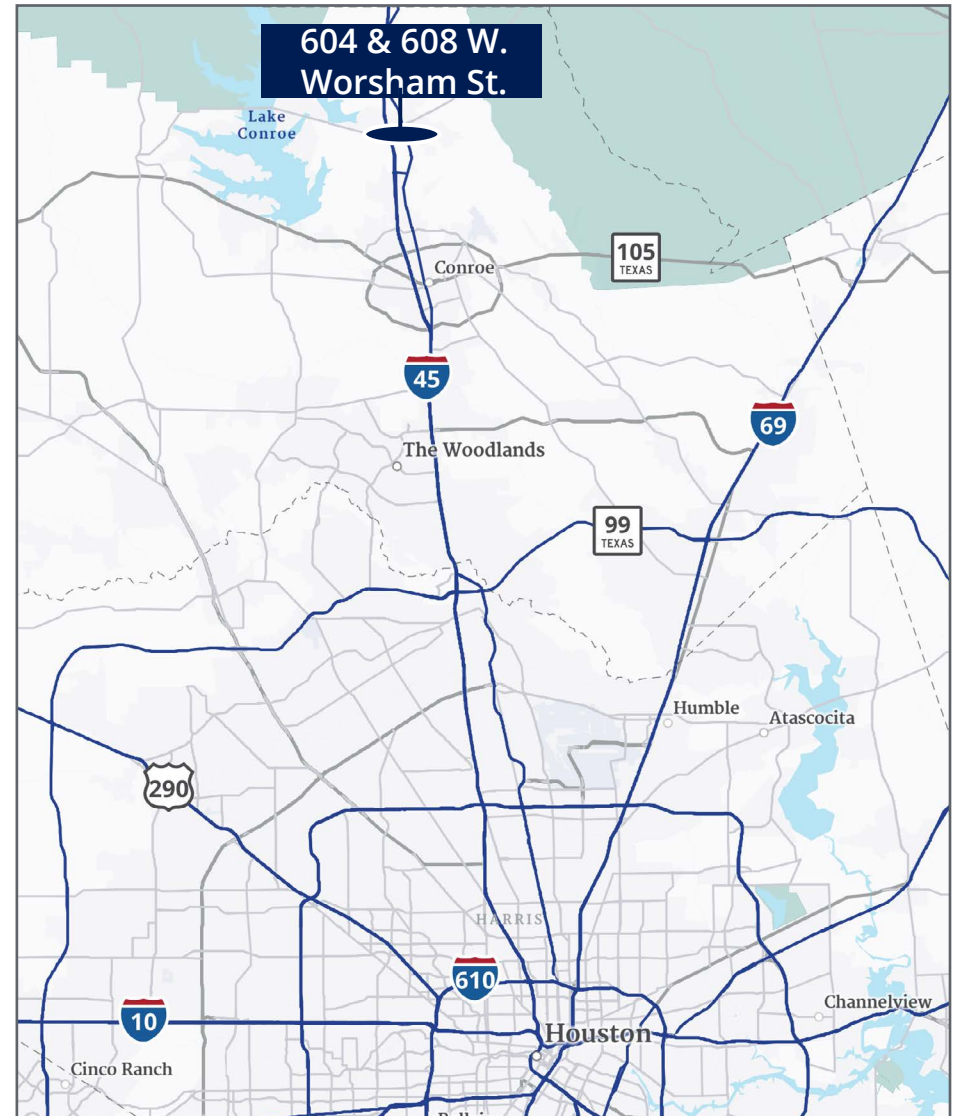
2025 Total Businesses

3 Miles	616
5 Miles	1,218
10 Miles	6,676

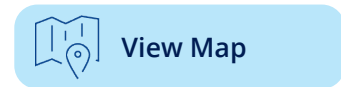


2025 Total Employees

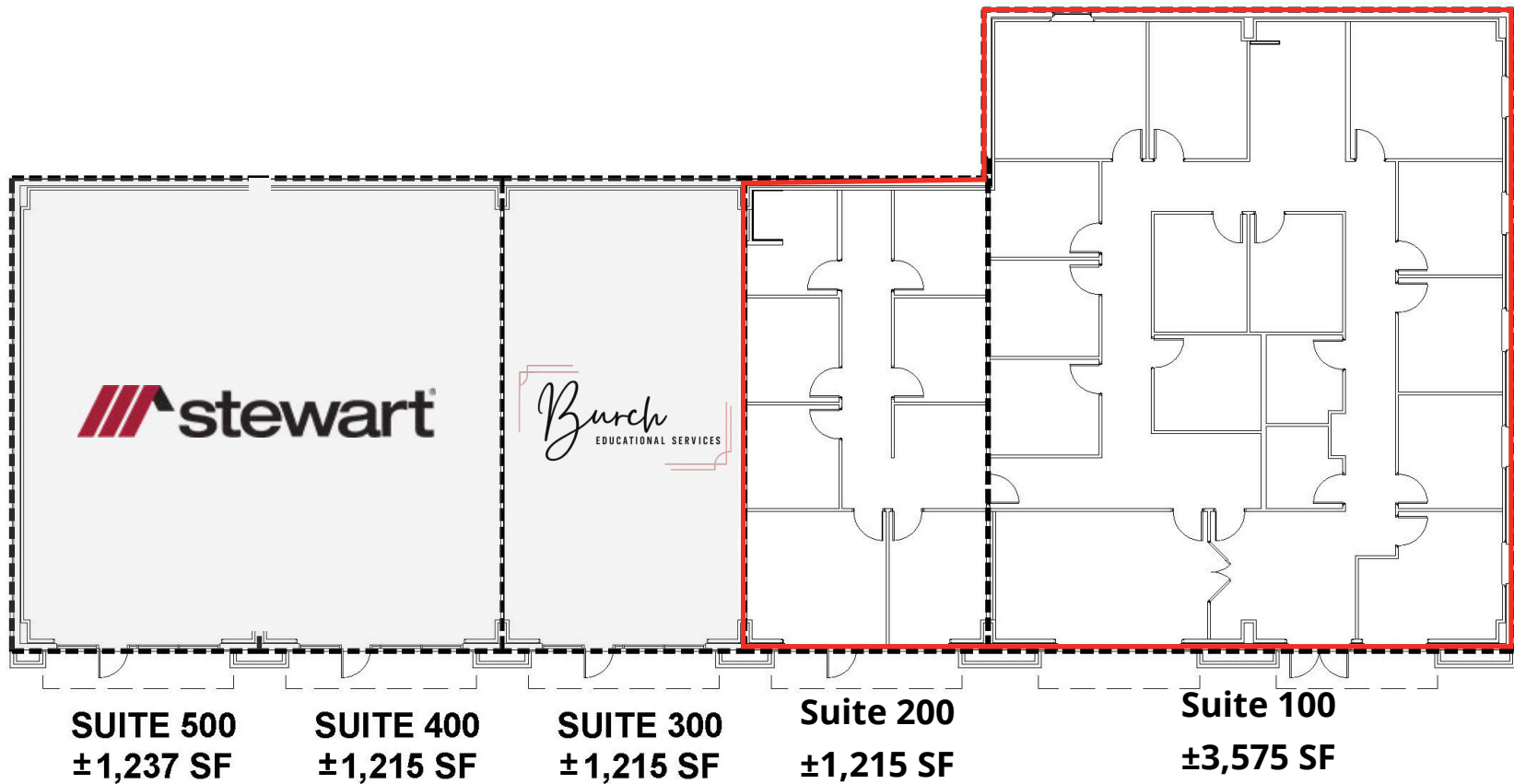
3 Miles	6,283
5 Miles	11,613
10 Miles	68,324



Quick Links



Floor Plan



±4,790 SF Available (Divisible)

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