

**FOR
LEASE**

**1,252 SF
Coming Available**

**4,184 SF 2nd-Gen
Medical Space Available
(Can Subdivide)**

NewQuest
WILLIS PLAZA

NWC of FM 1097 and N. Woodson Street | Willis, Texas
Former Medical Clinic and Inline Available on Highly-Trafficked FM 1097

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Project Highlights

- 4,184 SF, 2nd-generation medical clinic available (can subdivide)
- 1,252 SF 2nd-generation space
- Close to newly-opened H-E-B, existing Kroger, and more
- Faces highly trafficked FM 1097

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46%
POPULATION
GROWTH
WITHIN 1 MILE
FROM 2020 TO 2024



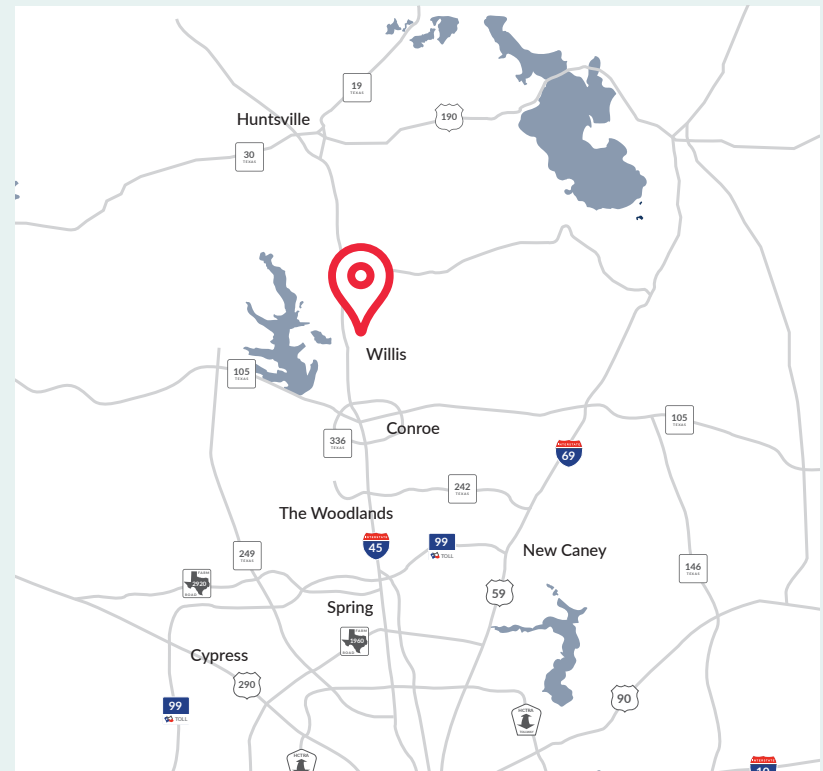
\$96K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 5 MILES

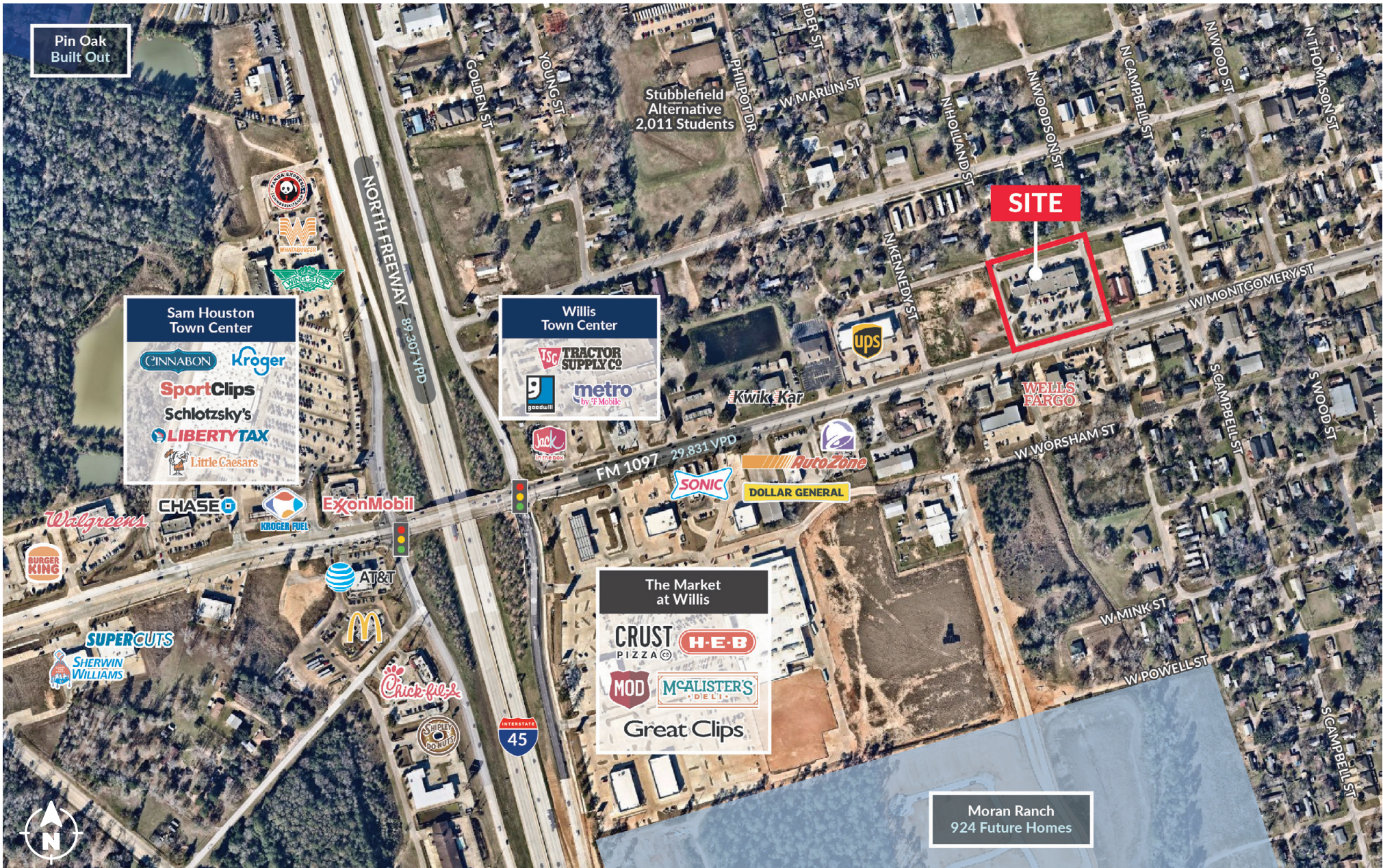


54K
CURRENT
POPULATION
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

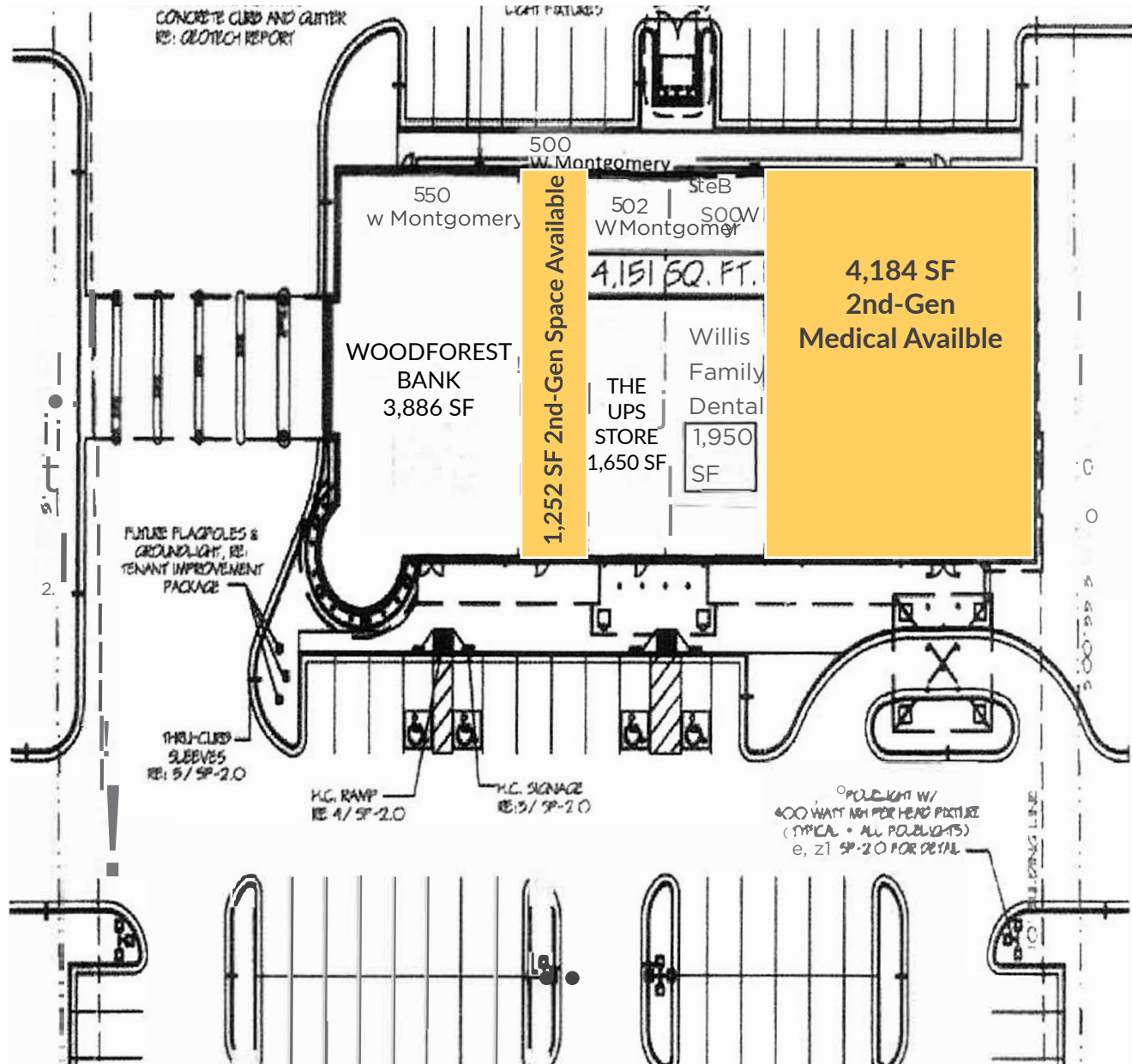
MAJOR AREA RETAILERS





08.23 | 01.23

Site Plan





Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	2,031	6,964	19,191
Current Population	5,870	20,625	54,287
2020 Census Population	4,150	17,496	37,257
Population Growth 2020 to 2024	41.46%	17.88%	45.71%
2024 Median Age	34.3	35.8	37.2

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	69.34%	68.84%	69.73%
Black or African American	6.18%	6.48%	7.53%
Asian or Pacific Islander	3.06%	3.65%	3.02%
Other Races	20.77%	20.36%	18.97%
Hispanic	25.57%	25.41%	25.04%

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$79,315	\$92,712	\$95,809
Median Household Income	\$63,442	\$72,800	\$82,349
Per Capita Income	\$27,202	\$31,988	\$34,283

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	10.41%	16.18%	22.38%
2 Person Households	32.17%	38.47%	38.21%
3+ Person Households	57.42%	45.34%	39.40%
Owner-Occupied Housing Units	53.84%	70.22%	75.89%
Renter-Occupied Housing Units	46.16%	29.78%	24.11%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

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.

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.

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.

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Nick Ramsey Sales Agent/Associate's Name	683176 License No.	nramsey@newquest.com Email	281.477.4359 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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



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