



OFFERING MEMORANDUM

**+/- 22.34 ACRES - FM 1097 WEST AND LONGSTREET CORNER**

Willis, Texas 77318

Marcus & Millichap

# INVESTMENT OVERVIEW AND HIGHLIGHTS

## FM 1097 WEST AND LONGSTREET ROAD

A +/- 22.34 acre site located on the signalized hard corner of FM 1097 West and Longstreet Road. Situated within the rapidly growing Willis market in Montgomery County, this prime tract offers great visibility and access in a high-traffic area - with dual frontage of +/- 1,425 feet along FM 1097 West and +/- 642 feet on Longstreet Road. The site is served utilities by C&R Water Supply, supporting a wide range of development opportunities including residential, commercial, or mixed-use projects. Surrounded by homes and upcoming development, this site presents a prime opportunity to enter this strategic location with immediate ingress and egress into Willis, Montgomery, Conroe, and Interstate 45 which is further enhanced by the widening of FM 1097 West Road. While lying roughly half a mile east of Lake Conroe, the site is free of any floodplain or floodway and is unencumbered by any zoning restrictions. With detention to be determined, the property offers tremendous flexibility in site planning.

The site is ideally placed to capitalize on the explosive growth of Montgomery County and surrounding communities that have spurred a host of new developments, like the future Willis ISD High School Complex, providing a rare opportunity to secure a significant land position on a signalized corner along one of the area's major thoroughfares.

<b>PROPERTY SIZE</b>	+/- 22.34 Acres
<b>PRICE</b>	Call Broker for Pricing
<b>SCHOOL</b>	Willis Independent School District
<b>FLOODPLAIN</b>	None
<b>UTILITIES</b>	Water and Sewer Available
<b>FRONTAGE</b>	+/- 1,425 Feet on FM 1097 West Road +/- 642 on Longstreet Road
<b>DETENTION</b>	TBD
<b>EASEMENTS</b>	Overhead Power along FM 1097 West Road
<b>ZONING</b>	None

## BROKER OF RECORD:

**TIM SPECK**

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Dallas, Texas 75244

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Lic #: 9002994

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# MARKET OVERVIEW AND DEMOGRAPHICS

FM 1097 WEST AND LONGSTREET ROAD

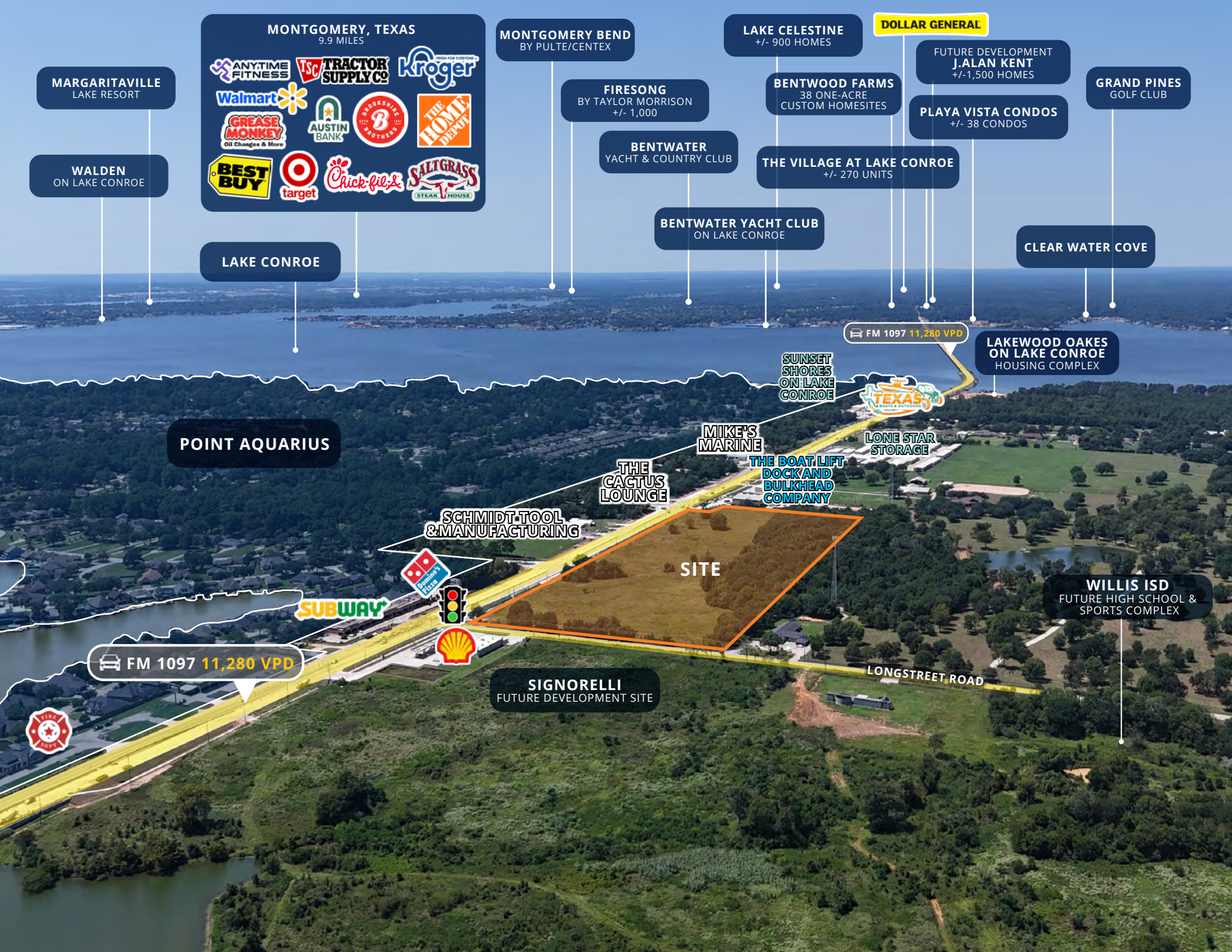
## CONROE-WILLIS, TEXAS

Located in Montgomery County just north of Houston, the Conroe-Willis area is one of the most rapidly expanding regions in Southeast Texas. Anchored by the Conroe, which has a population surpassing 100,000, and the budding city of Willis, the region benefits from strategic placement along the Interstate 45 corridor, offering direct access to Houston just 40 minutes south and Dallas (180 miles north). The area is also supported by Conroe-North Houston Regional Airport, which provides key logistics and aviation services for both corporate and general aviation users. With its excellent connectivity, lower cost of living, and abundant land, Conroe has emerged as a major center for business relocation and expansion. Consistently ranking among the fastest-growing cities in the U.S. Recent economic development is fueled by the region's diverse economy, with core industries including advanced manufacturing, distribution, construction, energy services, retail, and healthcare. As a result of the Conroe Park North Industrial Park and Grand Central Park developments, companies such as Crown Cork & Seal, McKesson, and Five Below have opened locations in the area.

The city of Willis, located just north of Conroe, is experiencing a similar economic and population boom. Driven by suburban spillover from Montgomery County, Willis is welcoming multiple master-planned communities, such as Moran Ranch, Chambers Creek, and The Estates of Texas Grand Ranch. Quickly transforming into a regional hub in its own right, Willis' residential development is complemented by new retail and commercial projects, school expansions, and infrastructure improvements. Quality of life is a major draw for both cities, with Lake Conroe offering 21,000 acres of water for boating, fishing, and lakeside living. The surrounding Sam Houston National Forest provides hiking, camping, and nature experiences, while Downtown Conroe boasts a growing arts and cultural district, complete with galleries, live music venues, and boutique shopping.



DEMOGRAPHICS	2	5	10
Residential Count	9,036	42,450	138,495
Avg HH Income	\$137,787	\$134,184	\$120,966
2024-2029 Projected Growth	7.99%	9.47%	10.46%



MARGARITAVILLE  
LAKE RESORT

WALDEN  
ON LAKE CONROE

LAKE CONROE

POINT AQUARIUS

FM 1097 11,280 VPD

**MONTGOMERY, TEXAS**  
9.9 MILES

**MONTGOMERY BEND**  
BY PULTE/CENTEX

**FIRESONG**  
BY TAYLOR MORRISON  
+/- 1,000

**BENTWATER**  
YACHT & COUNTRY CLUB

**BENTWATER YACHT CLUB**  
ON LAKE CONROE

**LAKE CELESTINE**  
+/- 900 HOMES

**BENTWOOD FARMS**  
38 ONE-ACRE  
CUSTOM HOMESITES

**THE VILLAGE AT LAKE CONROE**  
+/- 270 UNITS

**DOLLAR GENERAL**

**FUTURE DEVELOPMENT**  
**J. ALAN KENT**  
+/- 1,500 HOMES

**PLAYA VISTA CONDOS**  
+/- 38 CONDOS

**GRAND PINES**  
GOLF CLUB

**CLEAR WATER COVE**

**LAKELWOOD OAKES**  
ON LAKE CONROE  
HOUSING COMPLEX

**SIGNORELLI**  
FUTURE DEVELOPMENT SITE

**WILLIS ISD**  
FUTURE HIGH SCHOOL &  
SPORTS COMPLEX

**SCHMIDT TOOL**  
& MANUFACTURING

**SUBWAY**



**THE CACTUS**  
LOUNGE

**MIKE'S**  
MARINE

**THE BOAT LIFT**  
DOCK AND  
BULKHEAD  
COMPANY

**LONE STAR**  
STORAGE



**SUNSET**  
SHORES  
ON LAKE  
CONROE

FM 1097 11,280 VPD

LONGSTREET ROAD

**SITE**

WALNUT COVE

ROCKROSE RANCH  
+/- 700 HOMES

LONGSTREET  
MULTI-FAMILY - 60 UNITS

DEL WEBB AT  
CHAMBERS CREEK  
+/- 3,000 HOMES

RIDGELAND HILLS  
BY LEGEND HOMES

INTERSTATE 45  
4.9 MILES

LEWIS CREEK RESERVOIR

WILLIS ISD  
FUTURE HIGH SCHOOL &  
SPORTS COMPLEX

SIGNORELLI  
FUTURE DEVELOPMENT SITE

LONGSTREET ROAD

SITE

SCHMIDT TOOL  
& MANUFACTURING

THE BOAT LIFT  
DOCK AND  
BULKHEAD  
COMPANY

THE  
CACTUS  
LOUNGE

FM 1097 11,280 VPD

MIKE'S  
MARINE

POINT AQUARIUS



**RIDGELAND HILLS**  
BY LEGEND HOMES

**INTERSTATE 45**  
4.9 MILES

**WILLIS, TEXAS**  
5.8 MILES

**THE WOODLAND HILLS**  
BY HOWARD HUGHES

**LEWIS CREEK RESERVOIR**

Logos for Chick-fil-A, CHASE, Kroger, H-E-B, FIRST WATCH, MARCO'S PIZZA, and WHATABURGER.

**LEXINGTON HEIGHTS**

**LAKEVIEW MANOR**

**WILLIS ISD**  
FUTURE HIGH SCHOOL & SPORTS COMPLEX

**LAKE CONROE HILLS**

**SIGNORELLI**  
FUTURE DEVELOPMENT SITE

**LAKE CONROE**

**LONGSTREET ROAD**

Large orange-outlined area labeled **SITE**. Includes logos for Shell, Fire Dept, and Subway.

**POINT AQUARIUS**

**SCHMIDT-TOOL & MANUFACTURING**

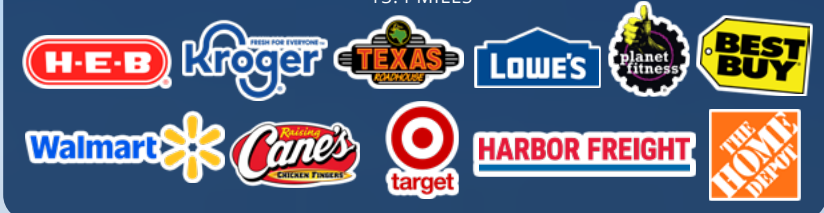
**THE BOAT LIFT DOCK AND BULKHEAD COMPANY**

**THE CACTUS LOUNGE**

**LONE STAR POST, PACK & PARCEL**

**FM 1097 11,280 VPD**

CONROE, TEXAS  
13.4 MILES



LAKEVIEW MANOR

SEVEN COVES

LAKE CONROE

PALMS MARINA

POINT AQUARIUS

FM 1097 11,280 VPD

SCHMIDT TOOL & MANUFACTURING

THE CACTUS LOUNGE

SUBWAY



THE BOAT LIFT DOCK AND BULKHEAD COMPANY

LONE STAR POST, PACK & PARCEL



SITE

LONGSTREET ROAD



CORINTHIAN POINT

ROCKROSE RANCH  
+/- 700 HOMES

DEL WEBB AT CHAMBERS  
+/- 3,000 HOMES

LAKE CONROE

WALNUT COVE

WILLIS ISD  
FUTURE HIGH SCHOOL &  
SPORTS COMPLEX

LONGSTREET  
MULTI-FAMILY - 60 UNITS

LONGSTREET ROAD

LONE STAR  
POST, PACK  
& PARCEL

THE BOAT LIFT  
DOCK AND  
BULKHEAD  
COMPANY

SITE

THE  
CACTUS  
LOUNGE

SCHMIDT TOOL  
& MANUFACTURING

FM 1097 11,280 VPD



POINT AQUARIUS

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## Information About Brokerage Services

2-10-2025

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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