

The Robert Graham TEAM



3,460 SF WAREHOUSE WITH 600 SF OFFICE ON .30 OF AN ACRE ON HWY 75!

***OWNER FINANCING AVAILABLE!* HIGH VISIBILITY LOCATION!**

FOR SALE: \$599,000 OR FOR LEASE AT \$4,579 / MONTH!

11130 N HIGHWAY 75

WILLIS, TX 77378



3,460 SF 3 Phase, 200 Amps, Industrial Flex Warehouse with 600 SF of Office Space! Warehouse has a 12' Eave height, two 10x16 roll up doors and one man door. Office square footage consists of one front 14x14 office with a technology room, a kitchenette/coffee bar, one restroom, and a large, oversized 22x14 back office that can be divided into multiple offices or even add an additional restroom! The possibilities are endless! Plenty of parking! This property is located in a high growth area, offers high visibility, and is conveniently located near I-45 and close to town!

Available Now at \$599,000 or at \$4,579 / month (Base Rent of \$3,979 at \$1.15/SF/Mo + \$600 Monthly NNN at \$0.18/SF/Mo).

For additional information, please contact Robert Graham at (936) 672-2087!

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OVERVIEW

11130 N HIGHWAY 75
WILLIS, TX 77378

- 3,460 SF WAREHOUSE / WAREHOUSE
- 2,860 SF WAREHOUSE SPACE
- 600 SF OF OFFICE
- 3-PHASE POWER
- TWO OFFICES – 14X14 OFFICE & AN OVERSIZED 22X14 OFFICE THAT COULD BE DIVIDED!
- TWO 10X16 ROLL UP DOORS!
- PLENTY OF PARKING!
- CONVENIENT LOCATION
- CLOSE TO I-45!



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AERIAL



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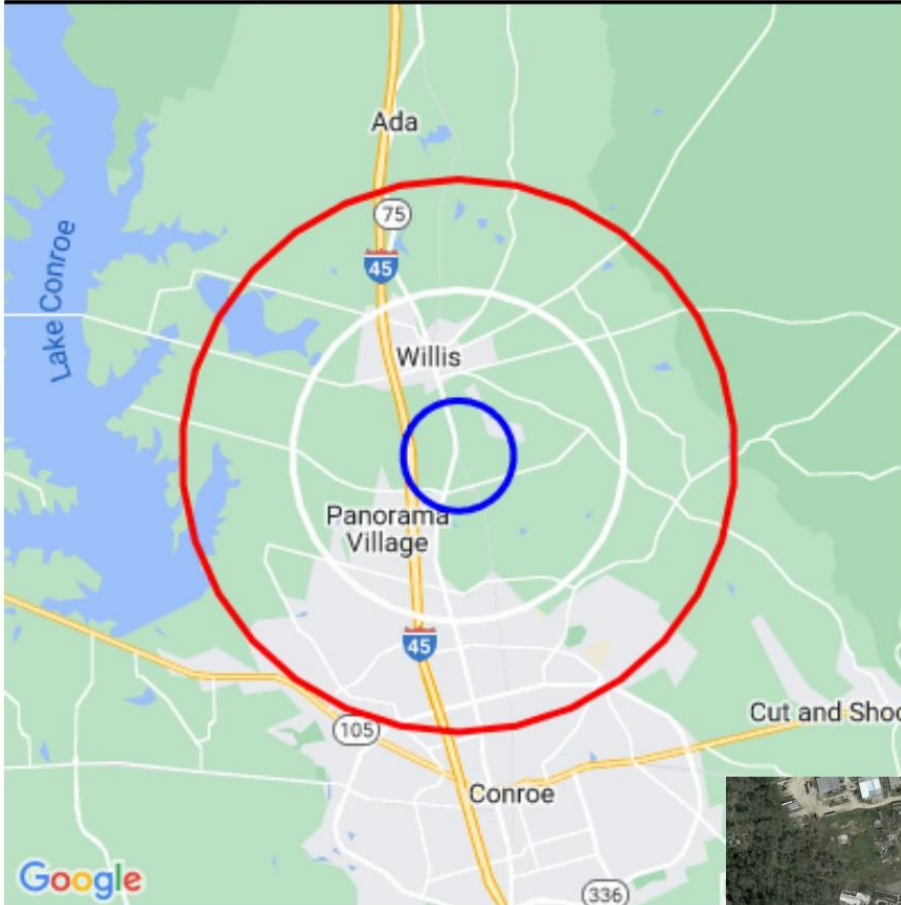
11130 N Highway 75



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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



11130 N Highway 75

Population

Distance	Male	Female	Total
1- Mile	446	460	906
3- Mile	7,507	7,725	15,232
5- Mile	16,962	17,358	34,320



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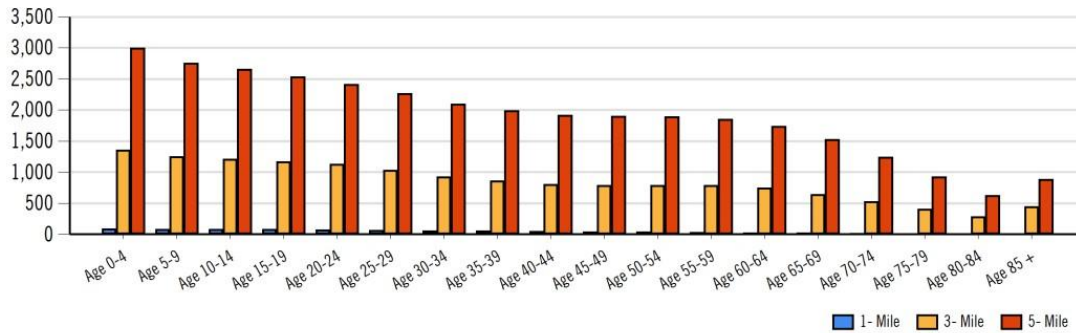


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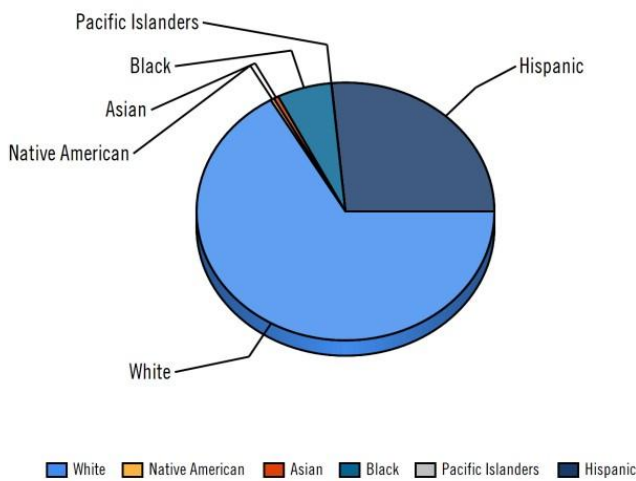
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Population by Distance and Age (2020)



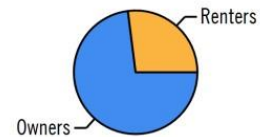
Ethnicity within 5 miles



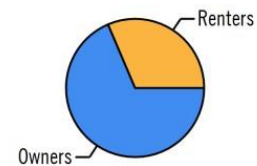
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	351	8	0.29 %
3-Mile	6,631	173	1.32 %
5-Mile	15,253	412	1.45 %



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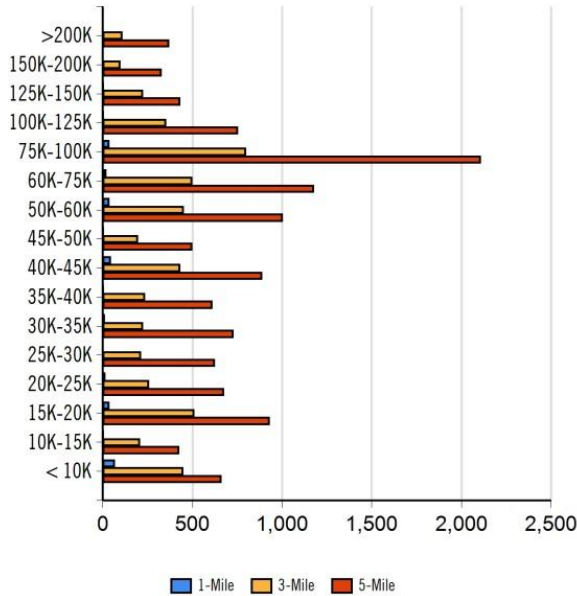
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	4	18	19	41	58	5	5	18	14	102	20	42
3-Mile	25	136	596	673	354	815	249	60	526	1,189	753	346	762
5-Mile	118	283	1,328	1,292	714	1,881	565	136	1,139	3,157	1,639	875	1,764

Household Income



Radius	Median Household Income
1-Mile	\$42,658.00
3-Mile	\$46,356.10
5-Mile	\$53,184.56

Radius	Average Household Income
1-Mile	\$45,799.50
3-Mile	\$55,716.90
5-Mile	\$63,382.78

Radius	Aggregate Household Income
1-Mile	\$11,376,563.22
3-Mile	\$312,138,940.58
5-Mile	\$777,530,395.22

Education

	1-Mile	3-mile	5-mile
Pop > 25	477	9,091	20,937
High School Grad	289	3,660	7,896
Some College	57	1,895	4,475
Associates	7	335	830
Bachelors	13	1,026	2,545
Masters	7	251	597
Prof. Degree	3	103	365
Doctorate	0	28	67

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	5 %	47 %	42 %
Teen's	18 %	66 %	68 %
Expensive Homes	0 %	0 %	2 %
Mobile Homes	62 %	225 %	220 %
New Homes	2 %	74 %	90 %
New Households	26 %	66 %	72 %
Military Households	0 %	3 %	7 %
Households with 4+ Cars	1 %	28 %	38 %
Public Transportation Users	0 %	4 %	5 %
Young Wealthy Households	0 %	21 %	13 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	10,950,268		235,061,866		563,631,433	
Average annual household	40,076		43,490		46,218	
Food	5,323	13.28 %	5,740	13.20 %	6,043	13.07 %
Food at home	3,662		3,855		4,010	
Cereals and bakery products	520		545		569	
Cereals and cereal products	186		194		203	
Bakery products	333		351		366	
Meats, poultry fish and eggs	739		773		800	
Beef	174		180		186	
Pork	136		141		146	
Poultry	139		146		150	
Fish and seafood	112		122		126	
Eggs	62		64		66	
Dairy products	362		384		402	
Fruits and vegetables	725		772		806	
Fresh fruits	166		113		118	
Processed vegetables	146		151		156	
Sugar and other sweets	137		142		148	
Fats and oils	117		122		128	
Miscellaneous foods	696		732		759	
Nonalcoholic beverages	323		336		346	
Food away from home	1,661		1,885		2,033	
Alcoholic beverages	263		299		322	
Housing	15,207	37.95 %	16,075	36.96 %	16,876	36.51 %
Shelter	9,162		9,650		10,173	
Owned dwellings	5,063		5,544		5,991	
Mortgage interest and charges	2,488		2,763		2,993	
Property taxes	1,668		1,843		2,010	
Maintenance repairs	906		937		987	
Rented dwellings	3,529		3,441		3,418	
Other lodging	570		673		763	
Utilities fuels	3,795		3,903		4,044	
Natural gas	340		355		374	
Electricity	1,558		1,585		1,624	
Fuel oil	139		145		153	
Telephone services	1,179		1,213		1,259	
Water and other public services	579		604		630	
Household operations	944	2.36 %	1,054	2.42 %	1,123	2.43 %
Personal services	241		293		313	
Other household expenses	703		760		809	
Housekeeping supplies	493		538		566	
Laundry and cleaning supplies	143		152		157	
Other household products	278		307		327	
Postage and stationery	71		77		81	
Household furnishings	811		918		969	
Household textiles	58		68		70	
Furniture	153		186		205	
Floor coverings	18		21		23	
Major appliances	139		133		138	
Small appliances	70		76		82	
Miscellaneous	372		432		448	
Apparel and services	1,020	2.55 %	1,165	2.68 %	1,211	2.62 %
Men and boys	178		223		236	
Men 16 and over	143		185		197	
Boys 2 to 15	35		38		39	
Women and girls	388		418		439	
Women 16 and over	313		342		364	
Girls 2 to 15	75		75		74	
Children under 2	83		84		87	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	10,950,268		235,061,866		563,631,433	
Average annual household	40,076		43,490		46,218	
Transportation	5,541	13.83 %	6,020	13.84 %	6,362	13.77 %
Vehicle purchases	1,168		1,348		1,457	
Cars and trucks new	598		666		752	
Cars and trucks used	530		643		662	
Gasoline and motor oil	1,913		1,974		2,057	
Other vehicle expenses	2,158		2,318		2,431	
Vehicle finance charges	148		153		164	
Maintenance and repairs	733		792		837	
Vehicle insurance	1,035		1,095		1,134	
Vehicle rental leases	242		277		296	
Public transportation	301		328		416	
Health care	3,233	8.07 %	3,432	7.89 %	3,641	7.88 %
Health insurance	2,180		2,277		2,406	
Medical services	636		698		751	
Drugs	315		346		366	
Medical supplies	100		110		116	
Entertainment	2,343	5.85 %	2,585	5.94 %	2,735	5.92 %
Fees and admissions	360		438		491	
Television radios	947		973		1,007	
Pets toys	835		938		992	
Personal care products	503		557		592	
Reading	41		47		50	
Education	814		988		1,098	
Tobacco products	411		401		405	
Miscellaneous	672	1.68 %	685	1.58 %	750	1.62 %
Cash contributions	1,222		1,197		1,294	
Personal insurance	3,480		4,295		4,833	
Life and other personal insurance	127		146		154	
Pensions and Social Security	3,353		4,148		4,678	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		2018	2019	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	2,274	1,629	39.59 %	450	1,715	1,420	854	51	
3-Mile	2020	10,908	8,319	29.34 %	2,229	8,121	7,632	3,276	1,422	
5-Mile	2020	20,780	15,783	30.18 %	4,371	15,312	14,914	5,866	3,019	
1-Mile	2023	2,489	1,629	52.79 %	493	1,877	1,555	934	52	
3-Mile	2023	11,710	8,319	39.10 %	2,391	8,718	8,188	3,522	1,582	
5-Mile	2023	22,179	15,783	39.45 %	4,657	16,349	15,924	6,255	3,359	



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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.

Arrowstar Realty	9005193		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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
IABS 1-0 Date

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