

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

STRATEGIC DEVELOPMENT SITE FOR SALE

11242 LONGSTREET RD | WILLIS, TX 77318



OFFERING SUMMARY

SALE PRICE

\$1,150,000

YEAR BUILT

2021

PROPERTY TYPE

LAND

LOT SIZE

9.4 ACRES

PROPERTY HIGHLIGHTS

- Seller Financing and Joint Venture options available
- 1,230 SF building
- Built in 1992
- Public Utilities Available
- 1000 ft. gravel rd.
- Spacious layout
- Versatile for office use
- Well-maintained property
- Ample parking space

Aerial Map

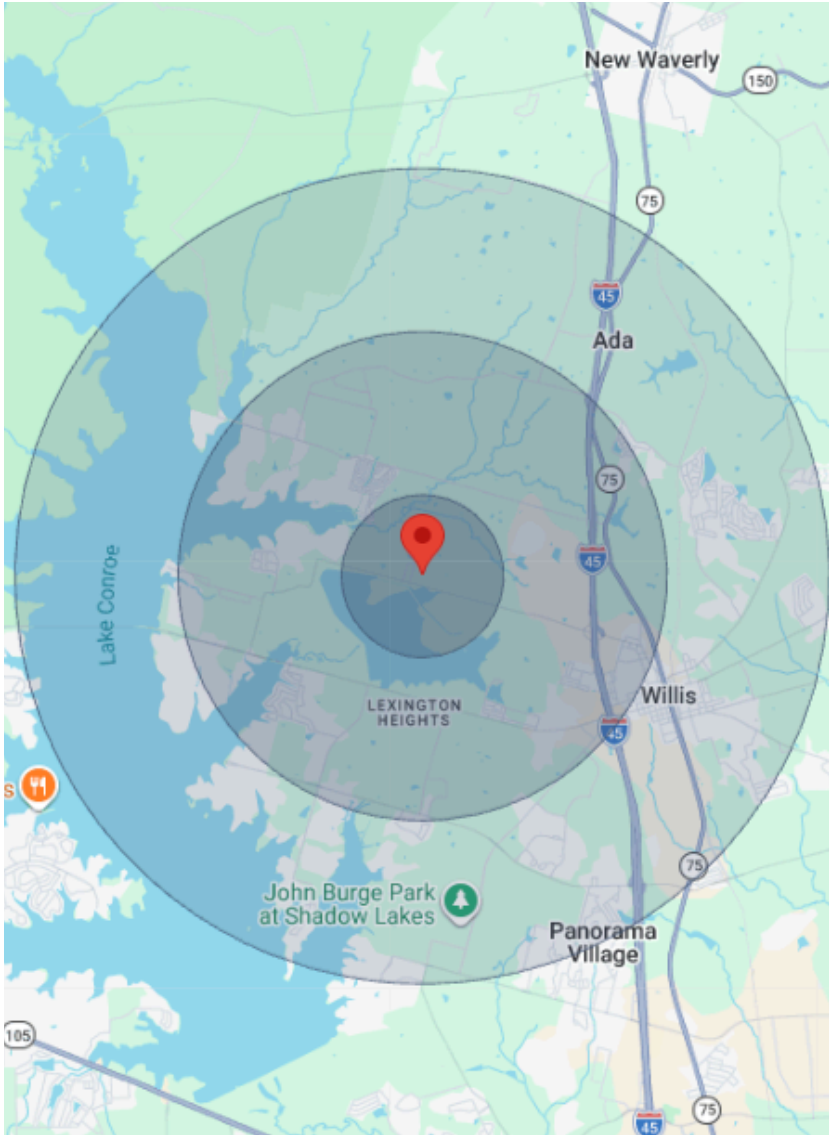


Property Photos



Demographics

Located along Longstreet Rd with convenient access to FM 830 and I-45, this property offers a prime location just minutes from Lake Conroe and the rapidly developing Willis area. Surrounded by residential growth and close to major thoroughfares, this site is ideal for commercial or mixed-use development in a high-demand corridor.



	1 Mile	3 Miles	5 Miles
Total population	1,231	13,805	36,343
Workday Population	571	6,281	16,857
Total household	467	5,108	13,844
Average household income	\$86,490	\$102,069	\$114,610
Average age	42.7	42.1	43.8
Male Population	663	6,912	18,199
Female Population	569	6,898	18,155

Demographics data derived from AlphaMap

Market Overview

Willis, Texas is a rapidly growing community located in northern Montgomery County along the Interstate 45 corridor, just north of Conroe and within the expanding North Houston metropolitan area. Its strategic location provides convenient access to The Woodlands, Conroe, and Downtown Houston, while maintaining a more affordable, small-town environment that continues to attract both residents and businesses seeking growth opportunities.

The Willis area has experienced strong residential development in recent years, driven by expanding master-planned communities and its proximity to Lake Conroe. This sustained population growth has increased demand for retail, medical, hospitality, and service-oriented commercial properties. Ongoing development along Interstate 45 and surrounding corridors reflects rising consumer activity and growing investor confidence in the submarket.

Willis benefits from a diverse regional economy supported by healthcare, retail, construction, logistics, education, and professional services. Many residents commute to nearby employment centers in Conroe and The Woodlands, contributing to stable household incomes and consistent consumer demand. Continued infrastructure improvements and regional expansion further support long-term economic momentum.

From a real estate perspective, Willis offers strong growth potential supported by increasing rooftops, relatively limited commercial supply, and continued suburban expansion. Its location along a major growth corridor, combined with proximity to Lake Conroe and key employment hubs, positions the market for sustained demand and long-term value appreciation within the North Houston region.



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