



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

For Sale

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# Investment Overview

## Partial Owner User or Value-Add Opportunity

The property consists of 2 single-story buildings located only ±0.35 of 1 mile from I-45 and only 1/2 block off of FM 1097/W. Montgomery Street. This offering provides investors with a value-add acquisition opportunity through leasing up the remaining vacancy, while also accommodating a partial owner-occupant.

## ASSET PROFILE

Project Name	Worsham Business Center	
	Building Size	Year Built
604 W Worsham	±8,457 SF	2021
608 W Worsham	±4,565 SF	2024
<b>Total</b>	<b>±13,022 SF</b>	
Zoning	General Commercial	
Occupancy	±54%	
Land Area	±0.89 Acres	
Parking	44 spaces (3.4/1,000)	
Frontage	W Worsham St ±270' Kennedy St ±162' S Holland St ±145'	



**\$3,490,000**  
**(±\$268 PSF)**



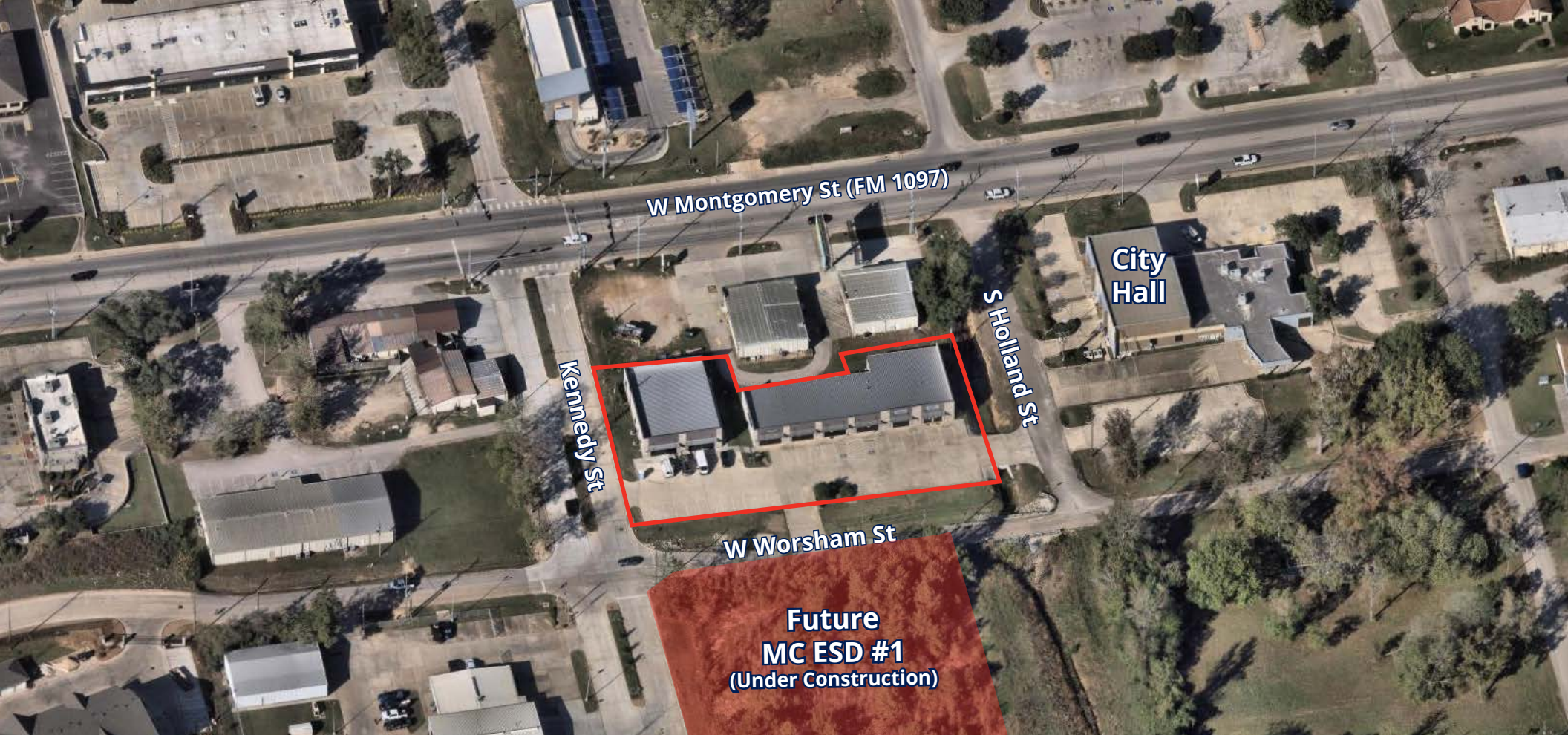
## Suite 100



Entry



Breakroom



## Investment Highlights:

- Strategic Location in High-Growth Corridor**  
 Prime Willis location with easy access to I-45, benefiting from rapid population growth and spillover demand from The Woodlands and Conroe
- Proven Tenant Demand & Existing Tenancy**  
 Established tenancy, including Stewart Title, demonstrates strong demand from transaction-oriented and service-based occupiers
- Value-Add Lease-Up Opportunity**  
 Brand new spec suite combined with low-cost conversion of second-generation spaces allow for quick lease-up with limited capital investment
- Functional Site with Tenant-Friendly Features**  
 Ample parking and strong signage visibility provide ease of access and leasing appeal for a wide range of tenants
- Positioned for North Houston Region Expansion Trends**  
 Montgomery County, one of the fastest-growing counties in Texas, is driving significant population and rooftop growth that fuels demand for neighborhood services, while Willis offers a lower-cost alternative to The Woodlands, attracting small businesses, entrepreneurs, and cost-sensitive office users
- New Residential Development in The Woodland Hills & Moran Ranch**

# 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 (FM 1097)

Library

City Hall

W Worsham St

MC ESD #1

Future MC ESD #1

Kennedy St

**The Market at Willis Shopping Center**



**Fidelis Willis Apartments**  
252 Units

**Moran Ranch**  
924 Single Family Homes  
262 Acres



604 W. Worsham | ±8,457 SF

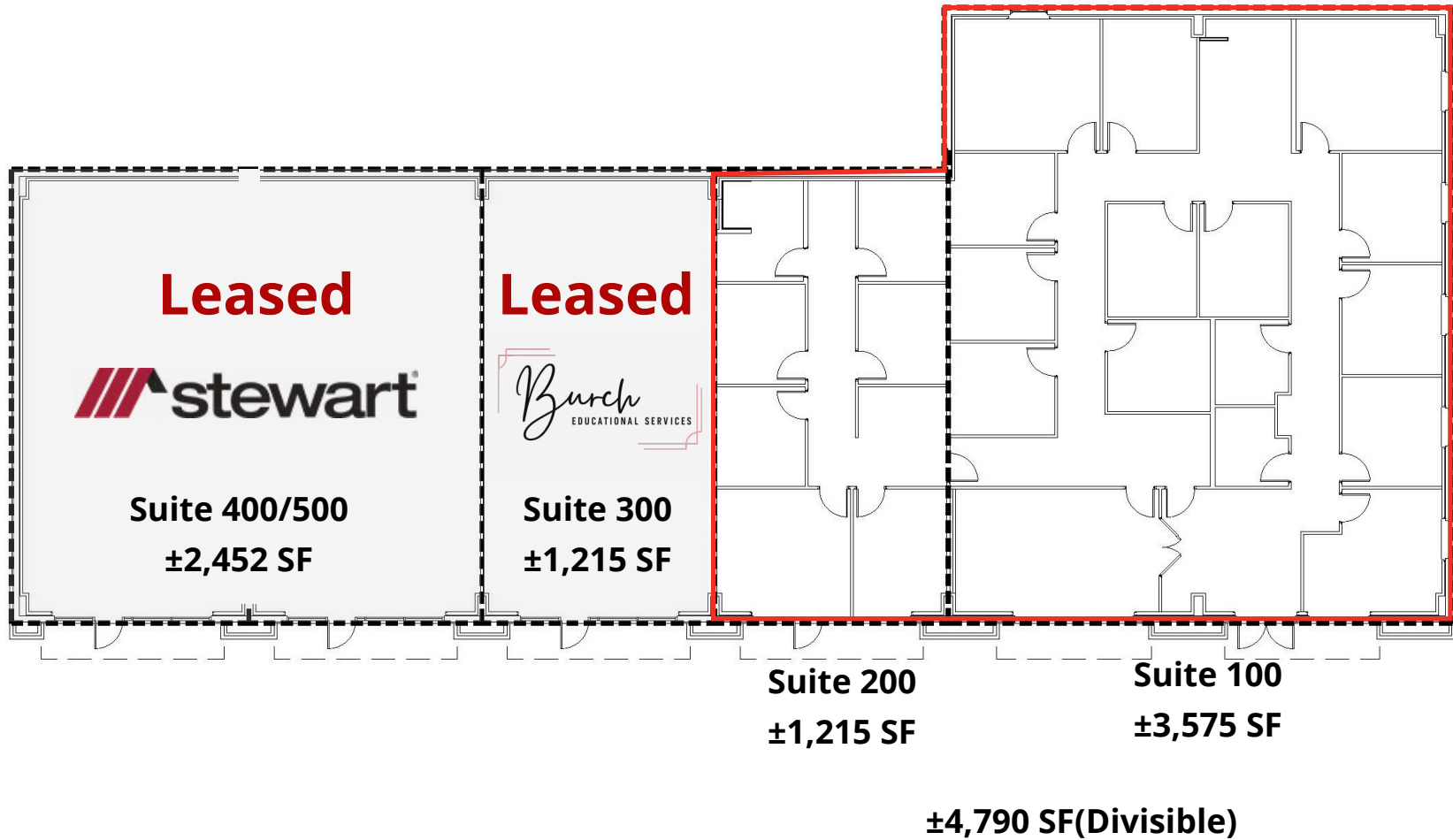
# Floor Plan



View Survey



Virtual Tour



608 W. Worsham | ±4,565 SF

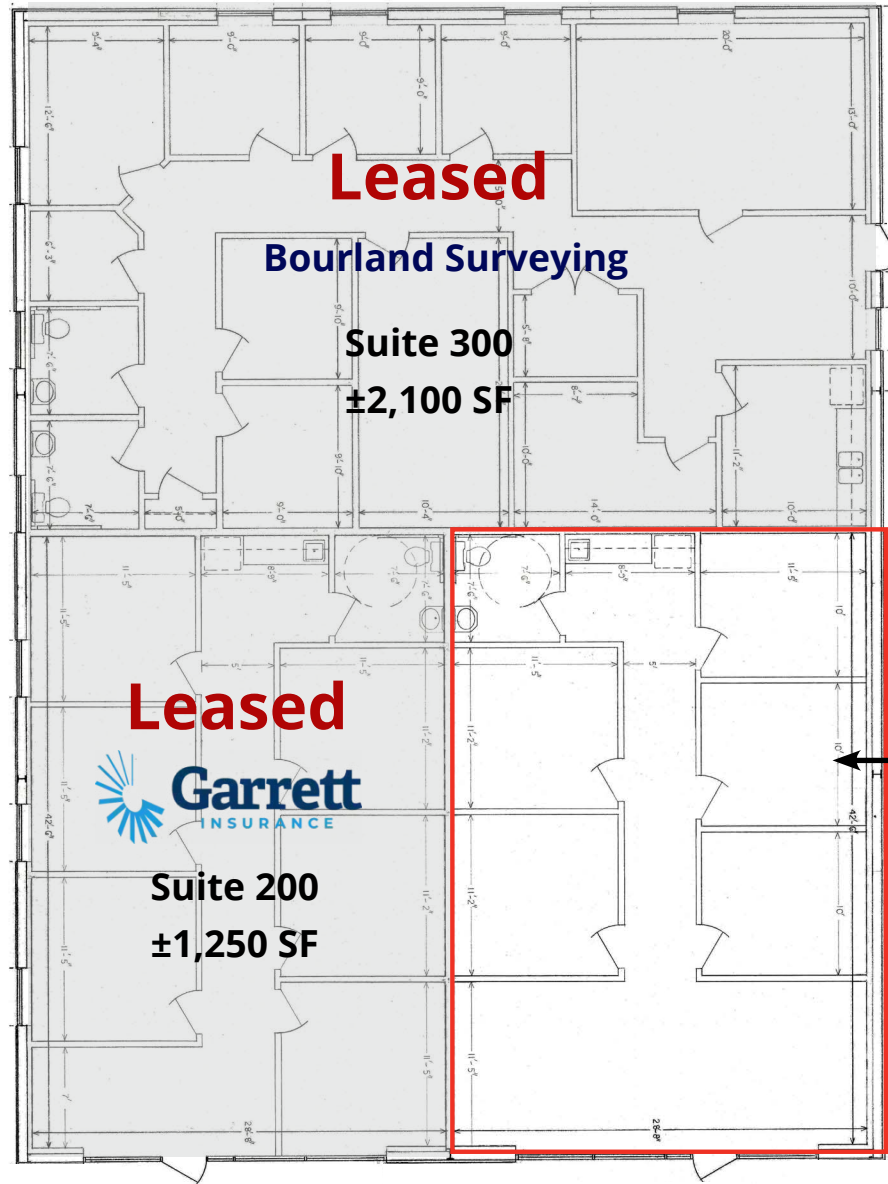
# Floor Plan



View Survey



Virtual Tour



**Leased**

**Bourland Surveying**

**Suite 300**  
**±2,100 SF**

**Leased**



**Suite 200**  
**±1,250 SF**

**Suite 100**  
**±1,215 SF Available**

# 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



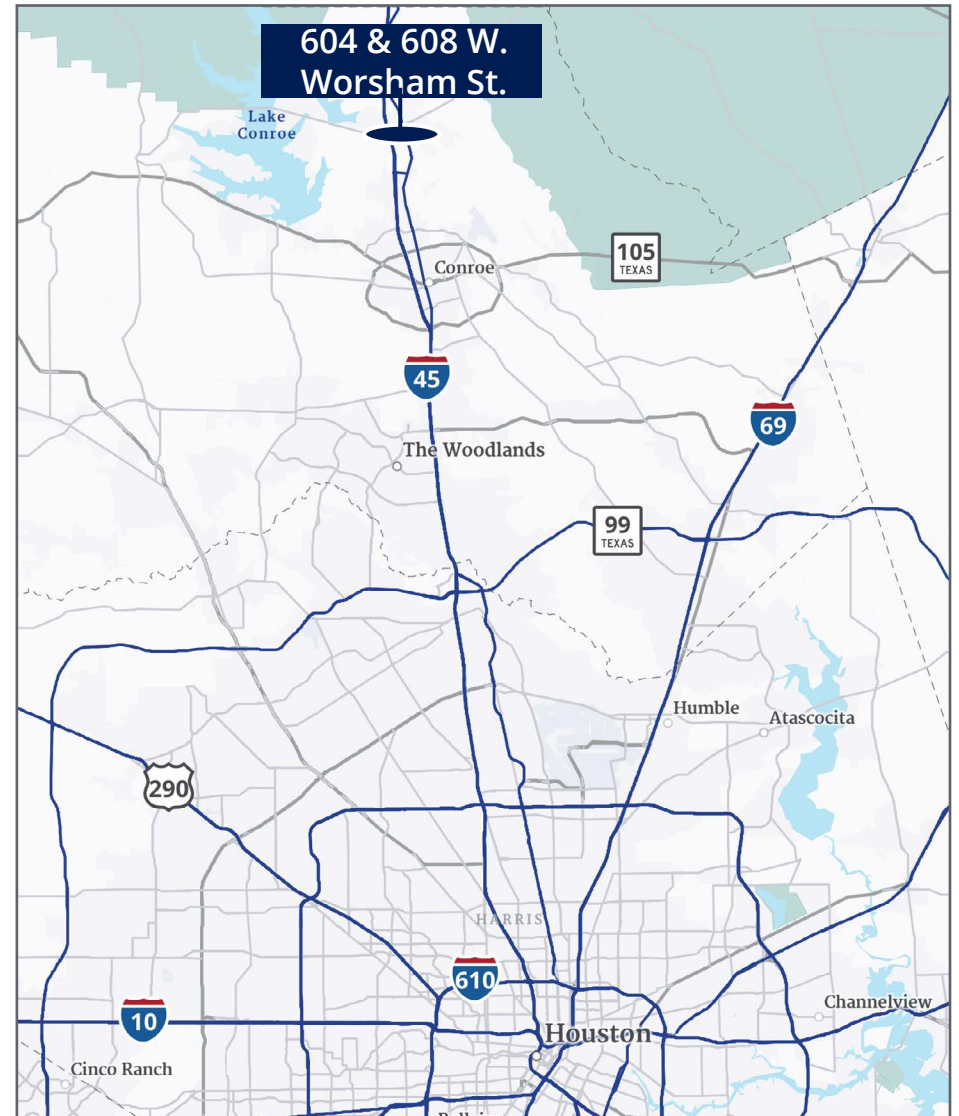
### 2025 Total Businesses

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

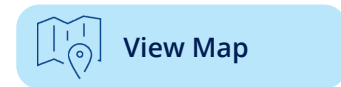


### 2025 Total Employees

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



Quick Links



For Sale

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