

2.7 Acres

2.37 Acres



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

**5.07 ACRES PRIME
COMMERCIAL FOR SALE**

12595 FM 1097 | WILLIS, TX 77378



OFFERING SUMMARY

SALE PRICE

SUBJECT TO OFFER

PROPERTY TYPE

LAND

LOT SIZE

5.07 ACRES

PROPERTY HIGHLIGHTS

This 5.07 acre tract on FM 1097 presents a prime opportunity in one of the most rapidly developing areas of Montgomery County. With direct frontage on FM 1097, the property offers high visibility, easy access, and strong positioning along a key corridor connecting Lake Conroe to Interstate 45.

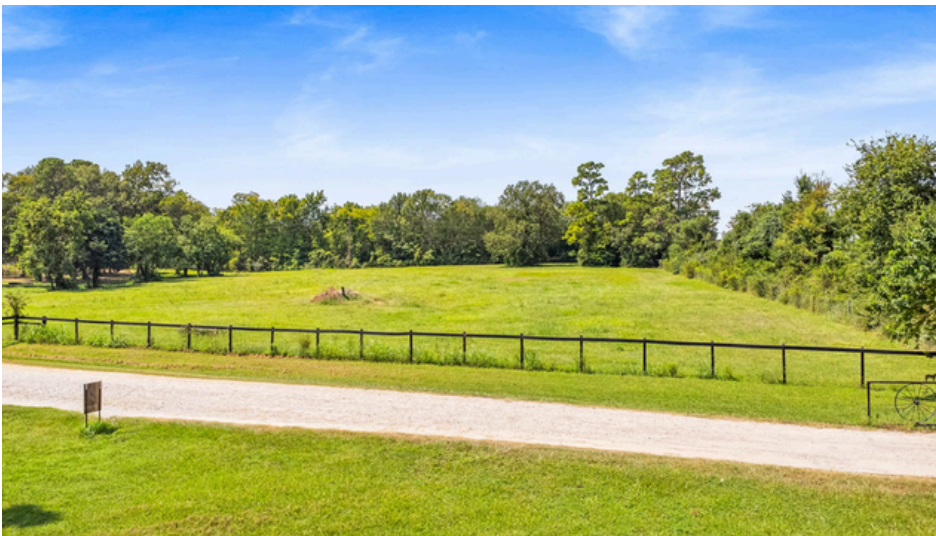
The site directly adjoins a future 42.6 acres residential development, which will bring additional rooftops and activity to the immediate area, creating demand for supporting retail and services.

With rapid population expansion, increasing traffic counts, and significant new housing and retail developments underway, this property is perfectly positioned for retail, commercial, or mixed-use projects to serve the growing Willis/Lake Conroe market.

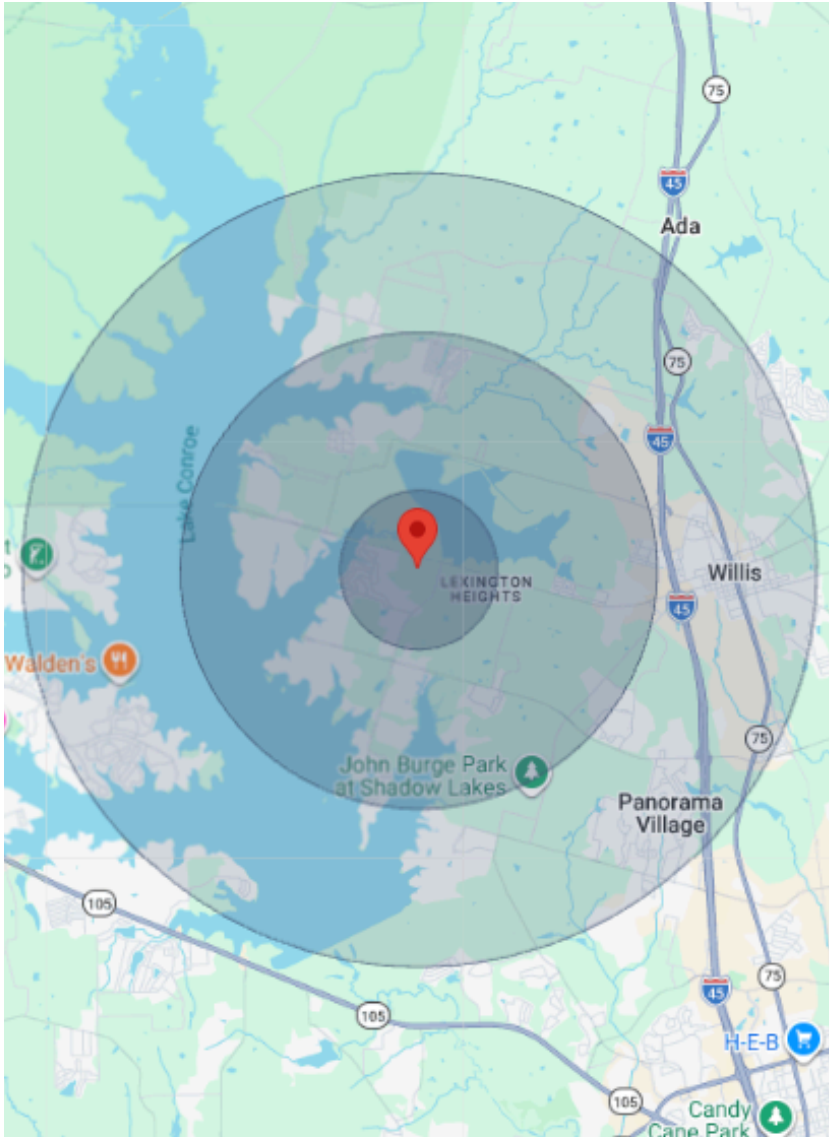
Aerial Map



Property Photos



Demographics



Positioned along the highly traveled FM 1097 corridor, this property delivers unmatched visibility and accessibility within the rapidly expanding Willis/Conroe market. Just west of Interstate 45, the site offers direct connectivity to Conroe, The Woodlands, and Huntsville, placing it at the center of regional growth.

Located only minutes from Downtown Willis and less than 10 minutes from Conroe, the property provides seamless access to shopping, dining, professional services, and Lake Conroe’s recreational attractions.

	1 Mile	3 Miles	5 Miles
Total population	1,816	16,834	47,088
Workday Population	924	8,037	21,859
Total household	660	6,475	18,545
Average household income	\$106,872	\$121,005	\$122,885
Average age	42.1	45.4	44.4
Male Population	932	8,343	23,829
Female Population	885	8,495	23,272

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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