



The Robert Graham TEAM



2.7 Unrestricted Acres – Unpriced
Call Robert Graham at (936) 672-2087
447 W Wally Wilkerson Parkway
Conroe, Texas 77303



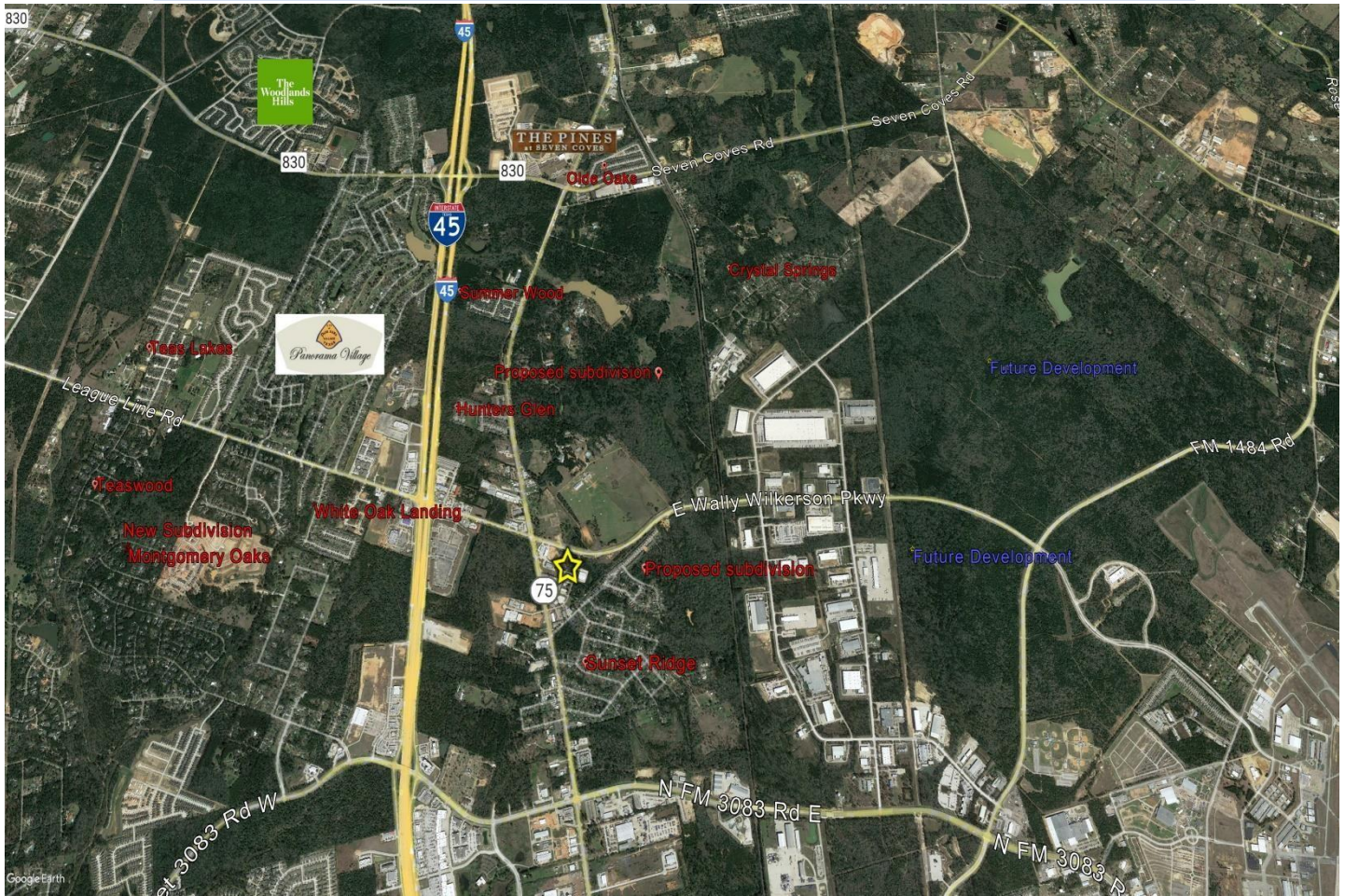
Arrowstar Realty
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COMMERCIAL PROPERTY FOR SALE – UNPRICED

2.7 CLEARED, UNRESTRICTED ACRES
447 W WALLY WILKERSON PARKWAY
CONROE, TX 77303



2.7 CLEARED, LEVEL ACRES ON WALLY WILKERSON PARKWAY, RIGHT BY LEAGUE LINE & HIGHWAY 75 IN CONROE! *** LESS THAN A MILE FROM I-45! *** GREAT VISIBILITY! EXCELLENT RETAIL FRONTAGE! CAN BE SUBDIVIDED! UTILITIES ARE AVAILABLE! PAD SITES AVAILABLE! HIGH TRAFFIC AREA! NEW EXTENSION THROUGH LEADING TO CONROE'S INDUSTRIAL PARK & TO THE CONROE AIRPORT! APPROXIMATELY 8,650 VPD DAILY TRAFFIC COUNT ON HIGHWAY 75 RIGHT BY THIS PROPERTY! UTILITIES ARE AVAILABLE TO THIS SITE! NEW GAS STATION WAS JUST RECENTLY BUILT ON THE CORNER ADJOINING THIS TRACT! GREAT SITE FOR A BUSINESS! CALL ROBERT GRAHAM 936 -672-2087 FOR MORE INFORMATION!

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BUSY LOCATION IN A GROWING AREA!



OVERVIEW

**2.7 ACRES LOCATED AT
447 W WALLY WILERSON PKWY
CONROE, TX 77303**

- OWNER FINANCING AVAILABLE!
- EXCELLENT RETAIL/STORAGE FRONTAGE!
- LOTS OF EXPOSURE!
- CLEAR, LEVEL ACREAGE!
- UTILITIES AVAILABLE!
- CAN BE SUBDIVIDED!
- HEAVY TRAFFIC AREA!
- PAD SITES AVAILABLE
- RIGHT BY HIGHWAY 75!
- BRAND NEW GAS STATION HAS BEEN BUILT NEXT DOOR!
- LESS THAN 1 MILE FROM I-45!

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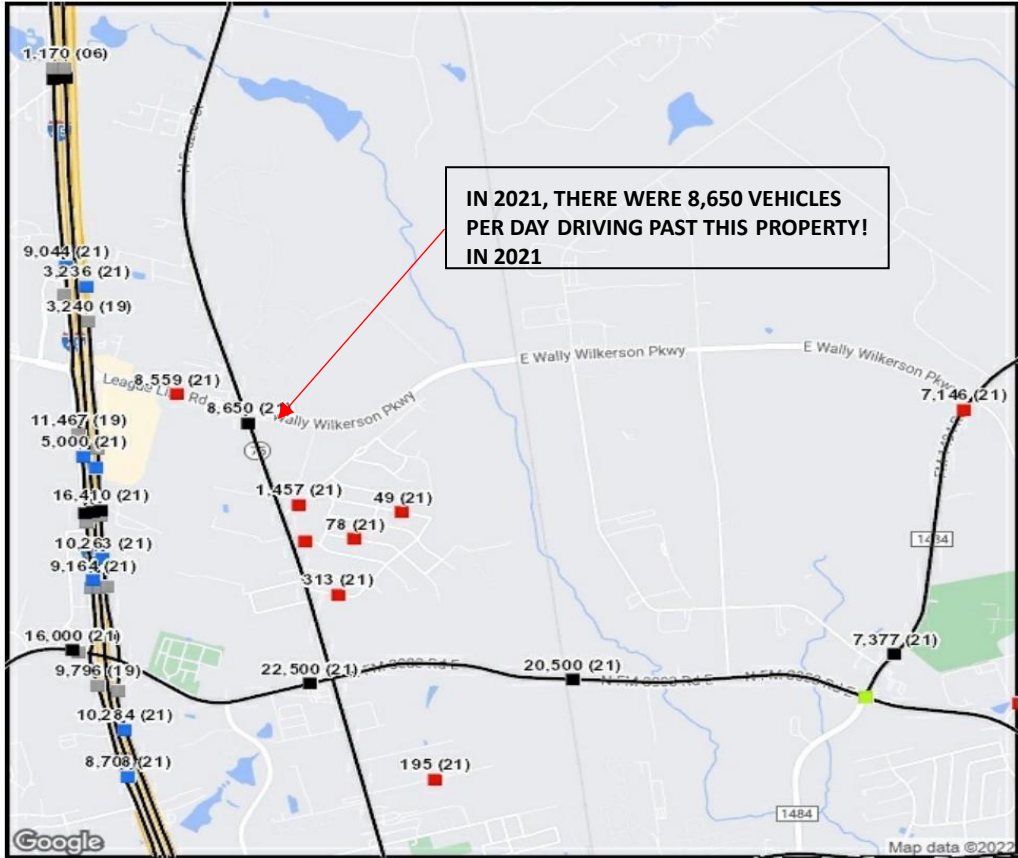
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AVERAGE DAILY TRAFFIC COUNT



Annual Network
 On-System & Toll
 Ramps & Connectors

TCDS Locations
 Annual ACR
 HOV
 Inactive
 M/C
 Perm
 Ramp
 TIC
 Toll
 Urban ACR
 WIMLTFP



8/10/2022

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https://www.txdot.gov/apps/statewide_mapping/StatewidePlanningMap.html

Maps | Measure | Query | LRS | Sketch | Legend | About

Map Legend

TxDOT Projects - Construction begins in 5 to 10 years

NOTES:

[Project Tracker Website](#)

Download Data

Level: 16, 30.356969, -95.469350

Construction begins in 5 to 10 years: (1 of 2)

Route Name	SH 75
CSJ	011003078
Project Class	WNF
Type of Work	WIDEN NON-FREEWAY
Layman Description	WIDEN ROAD - ADD LANES
Work Program	DDA

[Zoom to](#)

***Data from June 1, 2022**

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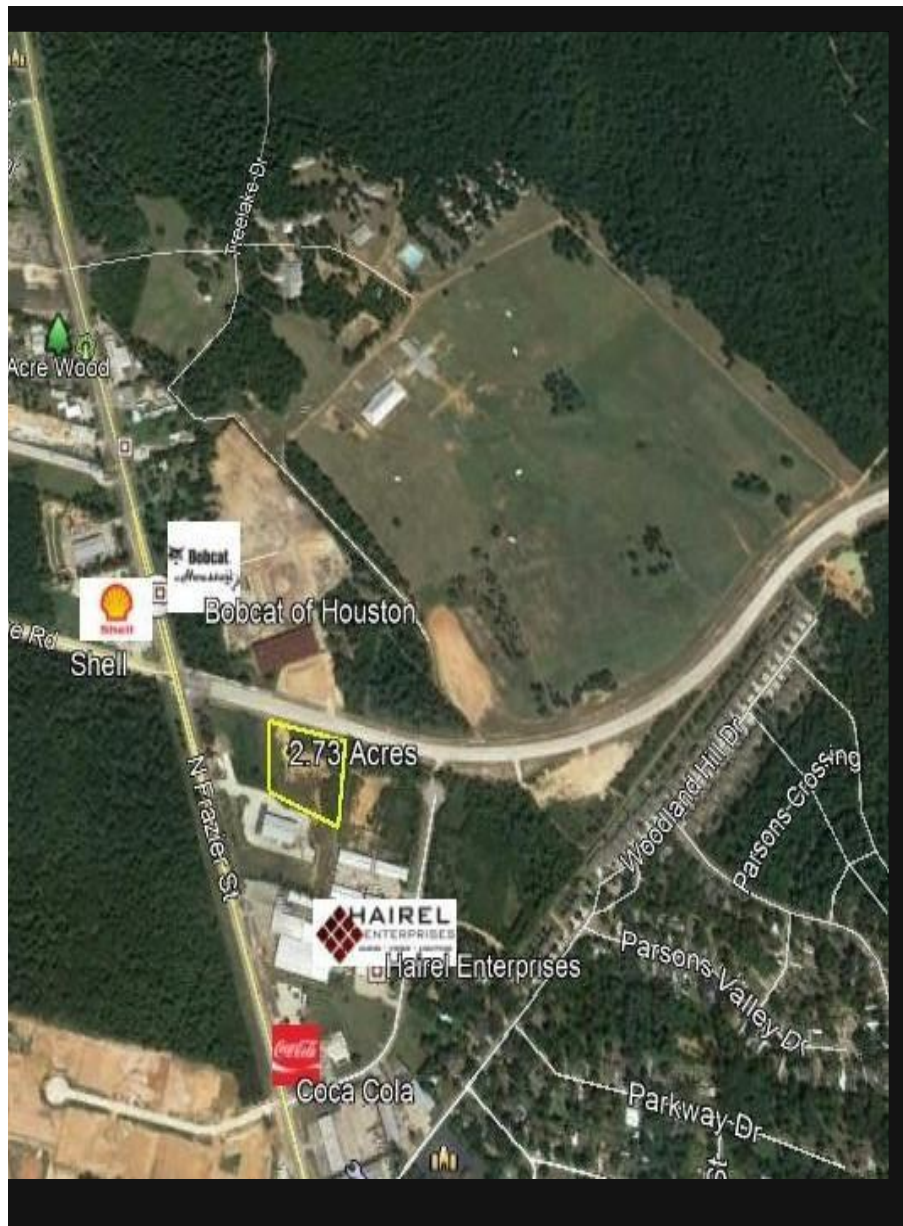
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AERIAL



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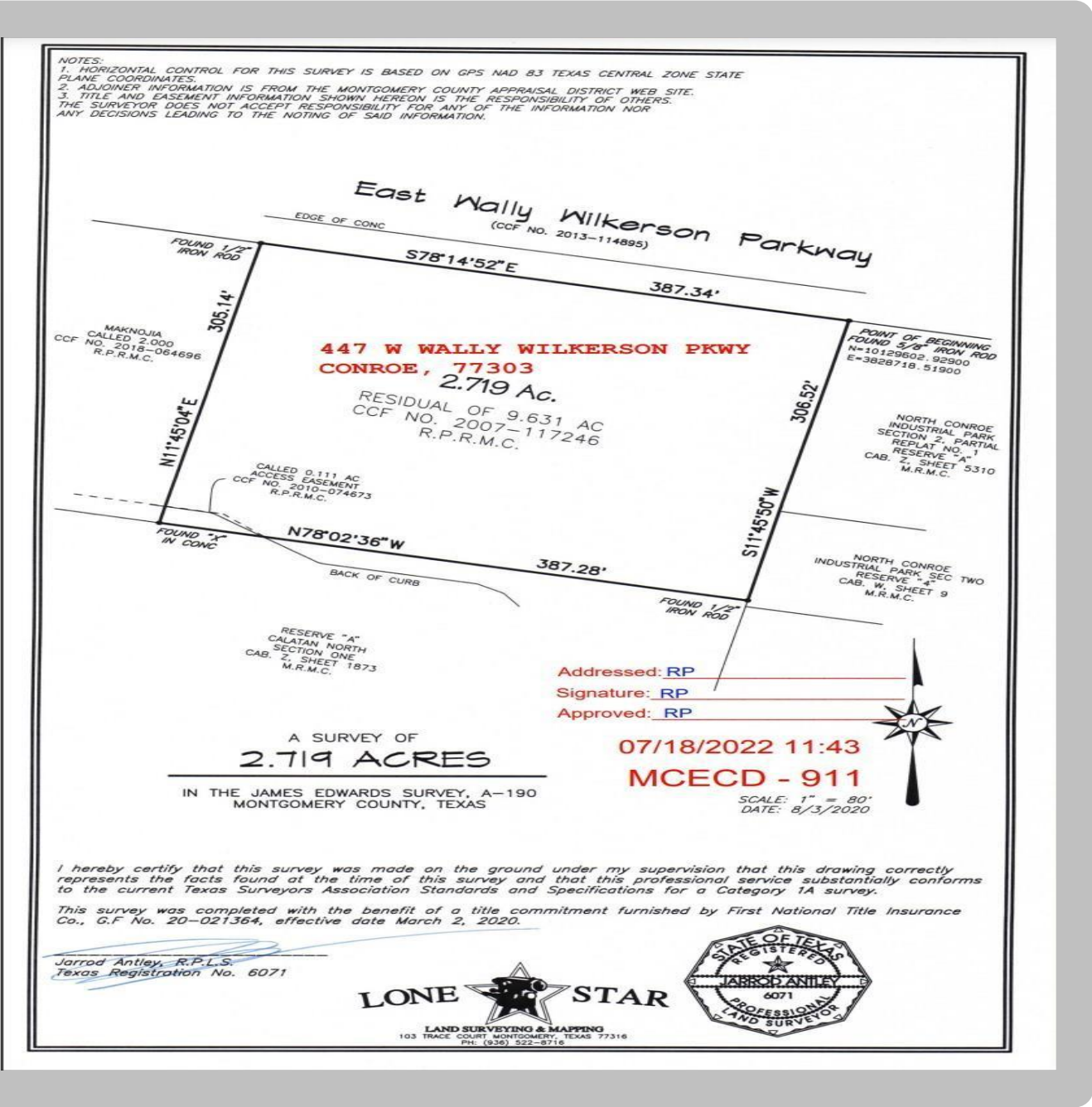
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SURVEY



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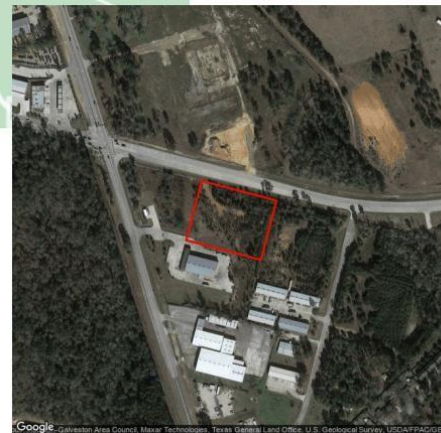
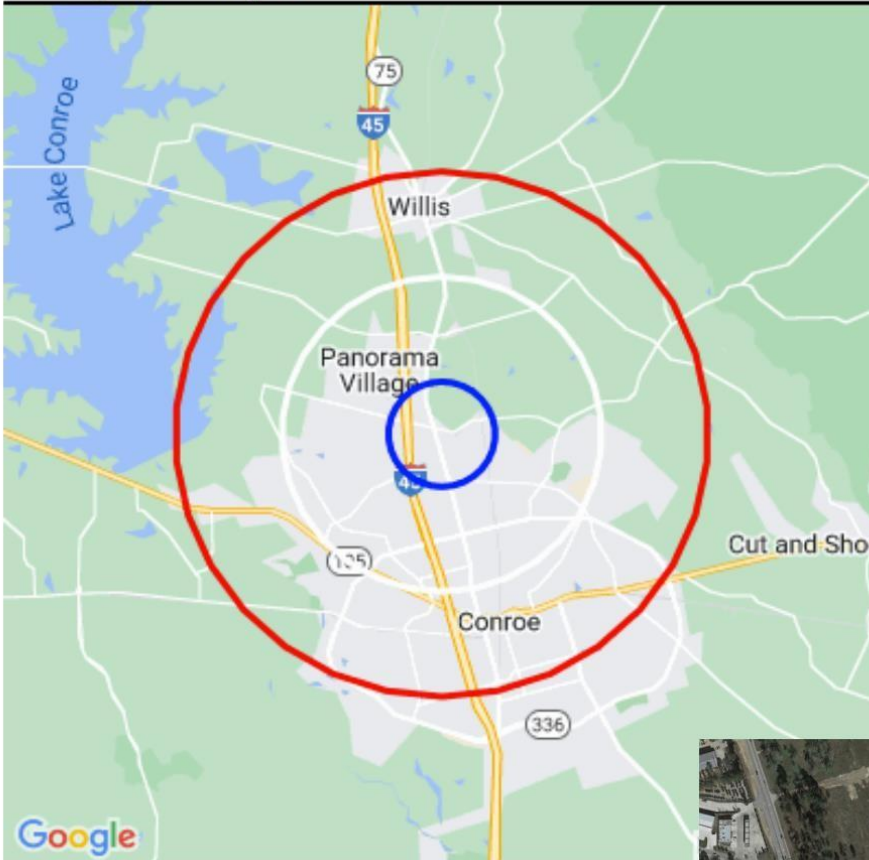
2.73 Acres League Line Rd



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

Demographic Report



2.73 Acres League Line Rd

Population

Distance	Male	Female	Total
1- Mile	1,067	1,070	2,137
3- Mile	11,706	11,115	22,821
5- Mile	30,146	29,853	59,999



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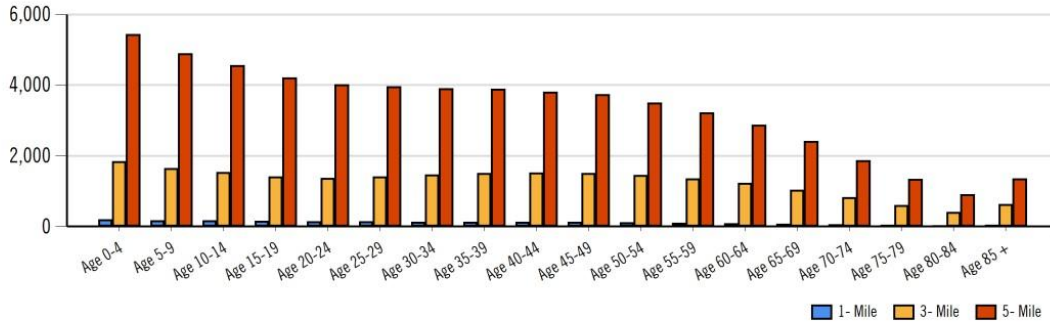
2.73 Acres League Line Rd



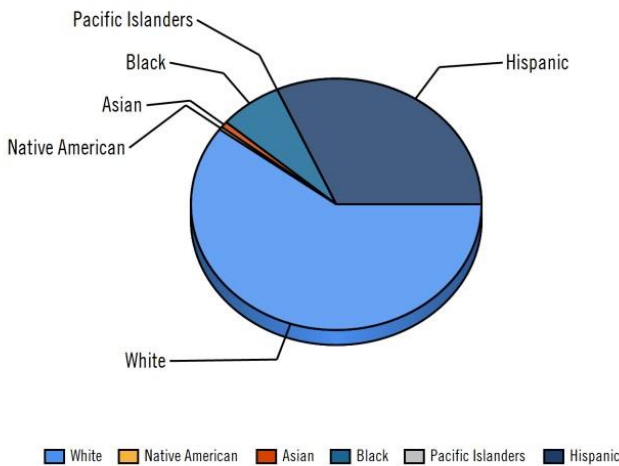
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Population by Distance and Age (2020)



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	1,015	42	0.88 %
3-Mile	10,370	277	1.56 %
5-Mile	26,561	746	2.00 %



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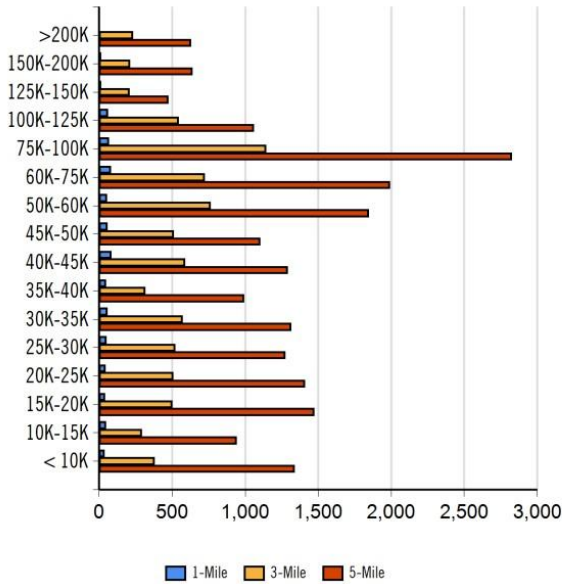
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	22	117	82	37	124	2	18	52	175	144	53	177
3-Mile	42	223	1,118	859	455	1,352	376	144	983	1,964	954	536	1,158
5-Mile	147	569	2,665	2,214	1,048	3,420	1,149	262	2,687	4,946	3,084	1,029	2,705

Household Income



Radius	Median Household Income
1-Mile	\$49,415.00
3-Mile	\$53,563.18
5-Mile	\$47,497.86

Radius	Average Household Income
1-Mile	\$63,745.00
3-Mile	\$64,786.45
5-Mile	\$54,907.94

Radius	Aggregate Household Income
1-Mile	\$39,587,821.24
3-Mile	\$500,713,895.57
5-Mile	\$1,247,176,386.28

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,282	15,003	36,841
High School Grad	723	4,777	10,384
Some College	232	3,075	7,945
Associates	82	712	1,461
Bachelors	74	2,102	4,560
Masters	8	559	1,131
Prof. Degree	5	285	642
Doctorate	0	37	145

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	0 %	25 %	38 %
Teen's	26 %	57 %	77 %
Expensive Homes	0 %	22 %	11 %
Mobile Homes	31 %	131 %	180 %
New Homes	8 %	71 %	78 %
New Households	35 %	91 %	98 %
Military Households	23 %	39 %	19 %
Households with 4+ Cars	16 %	43 %	56 %
Public Transportation Users	2 %	6 %	7 %
Young Wealthy Households	0 %	68 %	72 %

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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2.73 Acres League Line Rd



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	31,724,440		363,549,228		921,949,786	
Average annual household	46,136		46,529		43,074	
Food	6,074	13.17 %	6,087	13.08 %	5,700	13.23 %
Food at home	4,020		4,024		3,830	
Cereals and bakery products	571		571		544	
Cereals and cereal products	205		204		194	
Bakery products	366		367		349	
Meats poultry fish and eggs	811		805		774	
Beef	189		188		179	
Pork	149		146		141	
Poultry	154		151		147	
Fish and seafood	129		127		122	
Eggs	65		66		63	
Dairy products	401		404		380	
Fruits and vegetables	809		810		767	
Fresh fruits	118		119		112	
Processed vegetables	157		157		151	
Sugar and other sweets	149		149		141	
Fats and oils	129		128		122	
Miscellaneous foods	755		760		723	
Nonalcoholic beverages	347		346		333	
Food away from home	2,054		2,062		1,870	
Alcoholic beverages	315		326		292	
Housing	16,860	36.54 %	16,966	36.46 %	15,989	37.12 %
Shelter	10,195		10,244		9,627	
Owned dwellings	5,939		6,034		5,465	
Mortgage interest and charges	2,944		3,013		2,693	
Property taxes	2,003		2,021		1,827	
Maintenance repairs	991		999		944	
Rented dwellings	3,485		3,433		3,477	
Other lodging	771		775		683	
Utilities fuels	4,033		4,049		3,887	
Natural gas	378		376		354	
Electricity	1,621		1,624		1,584	
Fuel oil	151		154		145	
Telephone services	1,254		1,261		1,204	
Water and other public services	627		632		599	
Household operations	1,114	2.41 %	1,129	2.43 %	1,039	2.41 %
Personal services	307		315		283	
Other household expenses	806		814		755	
Housekeeping supplies	569		567		538	
Laundry and cleaning supplies	156		156		150	
Other household products	331		328		308	
Postage and stationery	82		81		79	
Household furnishings	949		975		897	
Household textiles	68		71		67	
Furniture	203		208		184	
Floor coverings	24		24		21	
Major appliances	137		140		132	
Small appliances	86		83		79	
Miscellaneous	429		448		412	
Apparel and services	1,215	2.63 %	1,216	2.61 %	1,141	2.65 %
Men and boys	231		232		213	
Men 16 and over	191		192		174	
Boys 2 to 15	40		39		38	
Women and girls	449		446		421	



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Women 16 and over	377	373	349
Girls 2 to 15	72	73	72
Children under 2	92	88	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	31,724,440		363,549,228		921,949,786	
Average annual household	46,136		46,529		43,074	
Transportation	6,328	13.72 %	6,397	13.75 %	5,928	13.76 %
Vehicle purchases	1,447		1,472		1,311	
Cars and trucks new	764		769		665	
Cars and trucks used	645		661		609	
Gasoline and motor oil	2,058		2,069		1,959	
Other vehicle expenses	2,395		2,430		2,277	
Vehicle finance charges	160		165		150	
Maintenance and repairs	838		843		782	
Vehicle insurance	1,104		1,124		1,073	
Vehicle rental leases	293		298		270	
Public transportation	427		425		381	
Health care	3,620	7.85 %	3,664	7.87 %	3,417	7.93 %
Health insurance	2,402		2,421		2,276	
Medical services	733		756		687	
Drugs	368		369		343	
Medical supplies	116		117		109	
Entertainment	2,699	5.85 %	2,749	5.91 %	2,533	5.88 %
Fees and admissions	494		500		432	
Television radios	996		1,008		962	
Pets toys	983		997		922	
Personal care products	590		596		549	
Reading	51		51		48	
Education	1,142		1,118		1,007	
Tobacco products	406		404		404	
Miscellaneous	769	1.67 %	763	1.64 %	697	1.62 %
Cash contributions	1,280		1,303		1,193	
Personal insurance	4,783		4,883		4,170	
Life and other personal insurance	149		154		141	
Pensions and Social Security	4,634		4,728		4,028	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,639	2,672	36.18 %	928	2,451	1,733	1,906	85
3-Mile	2020	13,620	10,403	31.17 %	3,716	9,054	7,888	5,732	1,658
5-Mile	2020	32,636	24,603	32.60 %	7,540	23,155	20,150	12,486	3,488
1-Mile	2023	3,881	2,672	45.33 %	988	2,615	1,847	2,034	175
3-Mile	2023	14,504	10,403	40.01 %	3,948	9,650	8,392	6,112	2,018
5-Mile	2023	35,073	24,603	43.57 %	8,090	24,891	21,605	13,468	4,041



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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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