

[illegible]

2.3 ACRES – WILLIS, TX
SEC OF I-45 N. FEEDER RD. & LINCOLN RIDGE | WILLIS, TEXAS

2.3 ACRES AVAILABLE FOR SALE

KEVIN SIMS | NICK RAMSEY | 281.477.4300

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2.3 ACRES AVAILABLE FOR SALE IN WILLIS, TEXAS

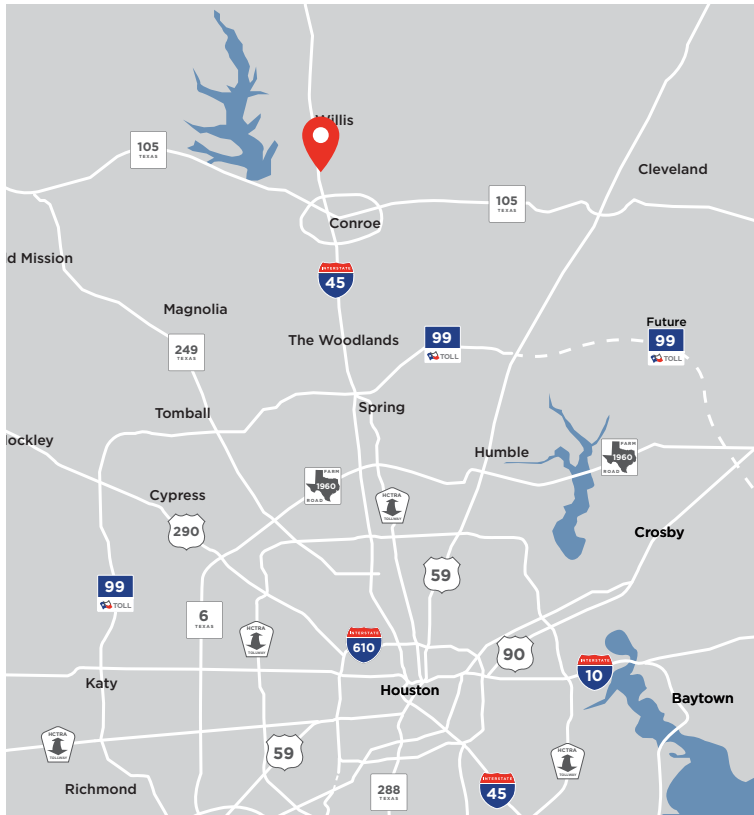
- Curb cuts and utilities to site
- In the heart of booming Montgomery County
- Easy access to I-45 North
- Located in "Opportunity Zone"

► KEVIN SIMS

KSIMS@NEWQUEST.COM
281.477.4366

► **NICK RAMSEY**

NRAMSEY@NEWQUEST.COM
281.477.4359



PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**
±2.3 acres
- ▶ **PRICE:**
Contact broker
- ▶ **SCHOOL DISTRICT:**
Willis ISD
- ▶ **TRAFFIC COUNTS:**
Approx. 68,768 vpd on I-45 North
Approx. 23,896 vpd on FM-1097



79,724
Current Population
Within a 7-Mile Radius



48.28%
Population Growth
Within a 7-mile Radius
from 2010 to 2020



\$77,617
Average HHI Within
a 7-Mile Radius

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 10/20

POSTAL COUNTS

	3 MILES	5 MILES	7 MILES
Current Households	5,974	15,323	30,063
Current Population	17,089	41,641	79,724
2010 Census Average Persons per Household	2.86	2.72	2.65
2010 Census Population	13,838	29,895	55,862
Population Growth 2010 to 2020	24.61%	40.05%	48.28%

CENSUS HOUSEHOLDS

1 Person Household	19.48%	20.47%	23.24%
2 Person Households	31.01%	35.10%	35.45%
3+ Person Households	49.52%	44.43%	41.31%
Owner-Occupied Housing Units	71.34%	73.99%	68.30%
Renter-Occupied Housing Units	28.66%	26.01%	31.70%

RACE AND ETHNICITY

2020 Estimated White	69.11%	75.37%	75.37%
2020 Estimated Black or African American	9.54%	7.89%	8.70%
2020 Estimated Asian or Pacific Islander	0.66%	1.34%	2.10%
2020 Estimated Other Races	19.77%	14.56%	12.99%
2020 Estimated Hispanic	34.90%	27.96%	28.21%

INCOME

2020 Estimated Average Household Income	\$56,950	\$68,219	\$77,617
2020 Estimated Median Household Income	\$61,546	\$65,804	\$68,410
2020 Estimated Per Capita Income	\$19,570	\$25,259	\$29,668

EDUCATION (AGE 25+)

2020 Estimated High School Graduate	\$29,668	32.66%	30.03%
2020 Estimated Bachelors Degree	10.96%	15.10%	17.27%
2020 Estimated Graduate Degree	4.55%	6.35%	7.71%

AGE

2020 Median Age	7.71%	37.3	36.5
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TEXAS OVERVIEW

51

**FORTUNE 500
COMPANIES
CALL TEXAS HOME**



**RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES
IN AMERICA**



**POPULATION
28,995,881**



**2ND LARGEST
STATE ECONOMY
IN THE U.S.A.**



**#1 JOBS CREATOR
IN THE NATION
342,800 JOBS
ADDED IN 2019**



**#1 STATE FOR
BUSINESS CLIMATE
BUSINESS FACILITIES
MAGAZINE | 2020**



**#1 STATE IN
AMERICA
TO START A BUSINESS**



**TOP STATE FOR
JOB GROWTH
14+ MILLION WORKERS**



**BEST STATE
FOR BUSINESS
15TH YEAR IN A ROW**



**NO STATE
INCOME TAX**



**LARGEST
MEDICAL CENTER
2ND LARGEST CANCER CENTER
MD ANDERSON, HOUSTON**

FORT WORTH

#1 In U.S. job growth market | 2020
#2 Top-moving destination | 2019
#4 Fastest-growing city in the nation
Leads the country in employment and population growth | 2020

DALLAS

#6 Fastest-growing housing market | 2020
21 Fortune 500 companies
300 Corporate headquarters
8,300 Californians move in area yearly
Top 10 Hottest Job Markets | 2019

HOUSTON

#5 Best Places to Live in Texas | 2020
Most Diverse City in the Nation
#3 in the World in "Cities of the Future"
Analysis | 2020
23 Fortune 500 Companies
Over 5M SF of industrial space opened
or secured by Amazon since 2018

AUSTIN

#1 Fastest-growing major metro | 2020
#1 Best city to start a business | 2020
#2 Best city for young professionals | 2020
#3 Fastest-growing city in the nation
Best place to live in the U.S. for the
3rd year in a row | 2020

SAN ANTONIO

#2 Fastest-growing city in the nation
#4 Best places to live in Texas | 2020
#34 Best places to live in America



**66% OF THE POPULATION LIVES WITHIN
THE TEXAS TRIANGLE OF DALLAS,
HOUSTON, SAN ANTONIO, AND AUSTIN**



**NAMED THE #1 CORPORATE MOVE DESTINATION
FOR THE 6TH YEAR IN A ROW**

WHY TEXAS



ECONOMIC POWERHOUSE

RANKED **9TH LARGEST ECONOMY** WORLD-WIDE BASED ON GDP, AHEAD OF AUSTRALIA, MEXICO, SPAIN, AND RUSSIA



NATION'S #1 EXPORTER

EXPORTED **\$331 BILLION IN GOODS** INTERNATIONALLY: MEXICO, CANADA, CHINA, SOUTH KOREA, JAPAN, BRAZIL, NETHERLANDS



TOP OIL & GAS EXPORTER

PRODUCES **40% OF AMERICA'S OIL** AND RESPONSIBLE FOR **24%** OF THE NATION'S MARKETED NATURAL GAS PRODUCTION



HOME TO WORLD-LEADING COMPANIES

51 FORTUNE 500 COMPANIES, INCLUDING: EXXONMOBIL, AT&T, HEWLETT PACKARD, SYSCO, AMERICAN AIRLINES, AND **1,400+ FOREIGN COMPANIES**: TOYOTA, SIEMENS, SHELL OIL AND **2.4 MILLION** SMALL BUSINESSES



MANUFACTURING LEADER

ACCOUNTS FOR **10% OF TOTAL MANUFACTURING** IN THE UNITED STATES (OVER \$226 BILLION PER YEAR)



2ND LARGEST WORKFORCE IN AMERICA

14+ MILLION WORKERS



WORLD-CLASS AIRPORTS

380 AIRPORTS SERVE TEXAS TRAVELERS



TOP-NOTCH SCHOOLS

37 PUBLIC UNIVERSITIES AND UPPER-DIVISION CENTERS INCLUDING RICE, TEXAS A&M, SOUTHERN METHODIST - **RANKED IN BEST IN THE WORLD BY U.S. NEWS & WORLD REPORT** | 2019

Information About Brokerage Services

Texas law requires all real estate license holders 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.

Home Asset, Inc., dba NewQuest Properties	420076	-	(281)477-4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest Properties or by any agent, independent associate or employee of NewQuest Properties. This information is subject to change without notice.

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