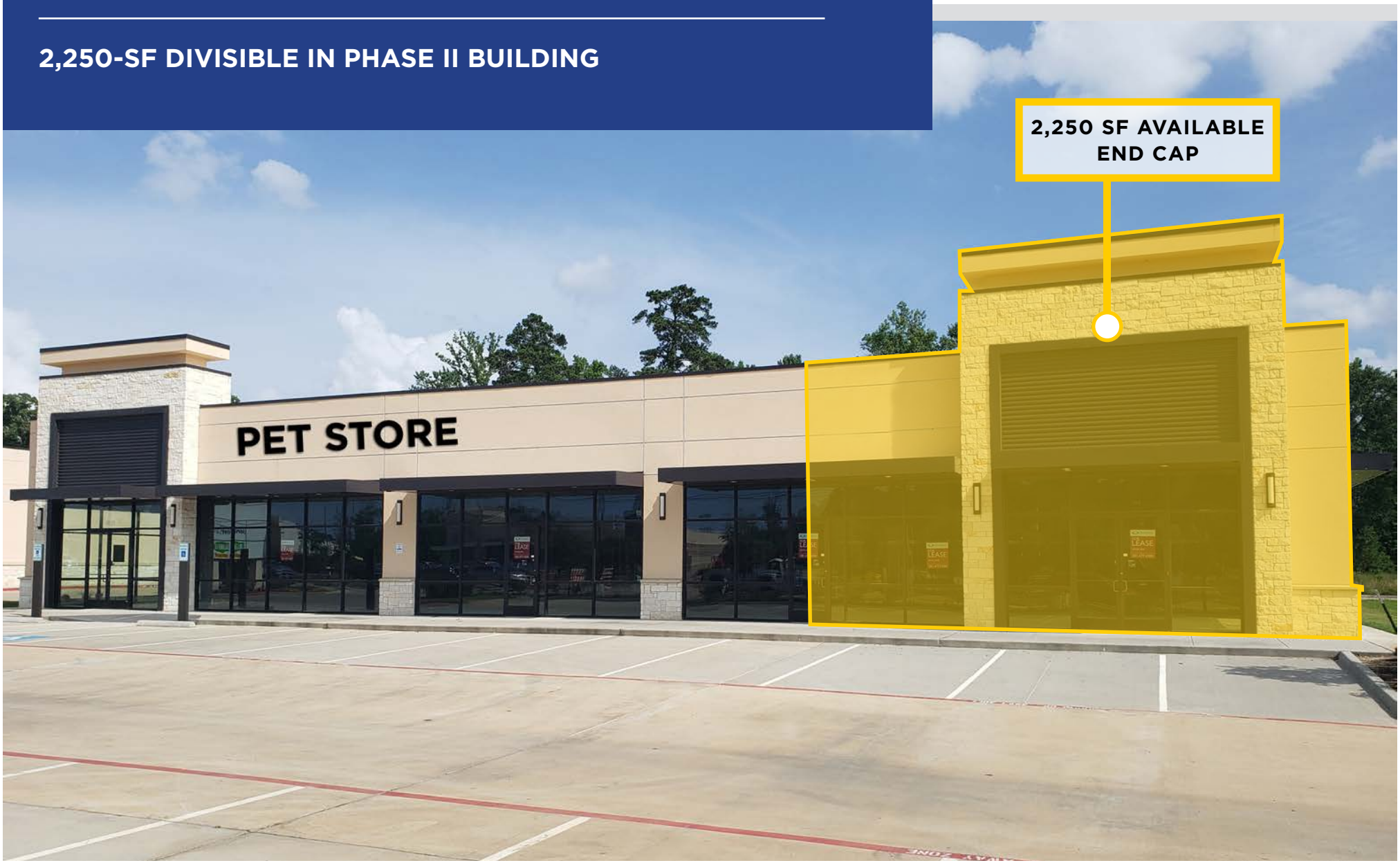
WILLIS CROSSING

SWQ OF I-45 & FM 1097 | WILLIS, TEXAS

2,250-SF DIVISIBLE IN PHASE II BUILDING

NewQuest PROPERTIES®



Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

PROJECT HIGHLIGHTS

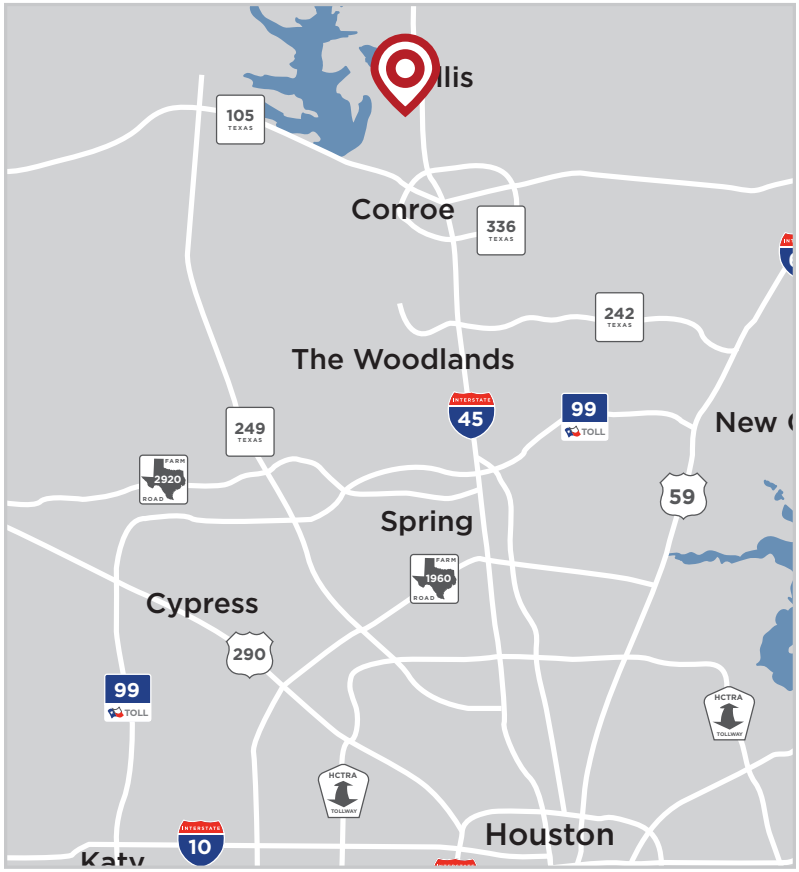
Willis Crossing

SWQ OF I-45 & FM 1097
WILLIS, TEXAS

- Shadow anchored by **Kroger Marketplace** – one of their top Texas stores
- Willis Crossing is located at a signalized intersection with **multiple access points**
- Close proximity to Howard Hughes master planned Woodland Hills community with more than **4,500 new homes** at completion
- Willis Crossing also serves communities like Bentwater, Point Aquarius, Harbor Town Club, Seven Coves, and **many other Lake Conroe communities**
- **Massive pylon on FM 1097** with available pylon positions

AVAILABLE

Up to **2,250-SF divisible** in the Phase II building



TRAFFIC COUNTS

78,347 VPD on I-45 South of FM 1097
23,896 VPD on FM 1097 East of I-45

42,773 POPULATION

within 5-miles

MAJOR AREA RETAILERS

Kroger · CVS Health · Walgreens · Burger King · Starbucks · Chick-fil-A · Spec's · McDonald's · Sherwin-Williams · GNC General Nutrition Centers · Chase · ALDI

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NewQuest Properties

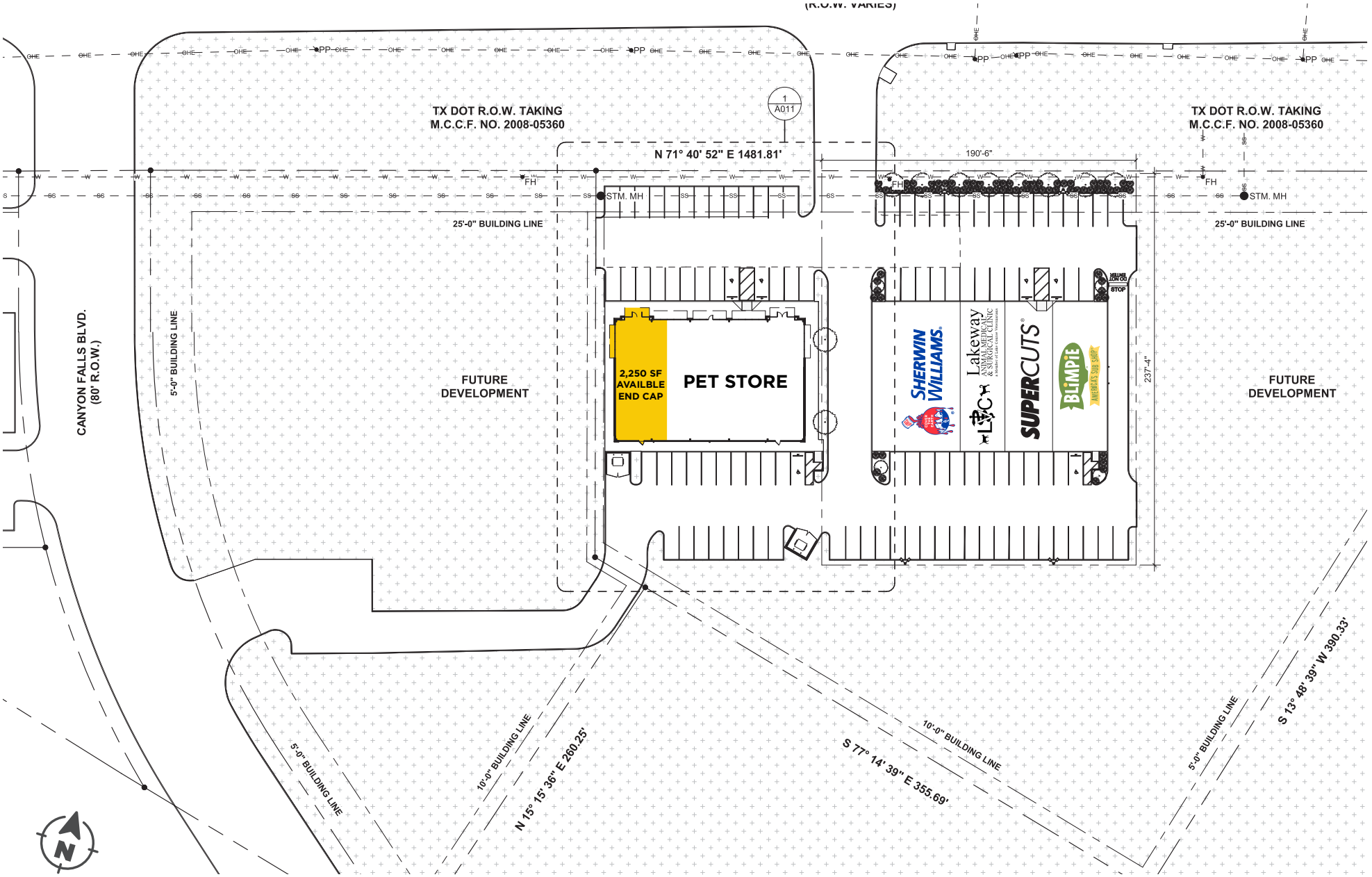
WILLIS
FM 1097
23,896 VPD
SITE
HWY 75 N
Howard Hughes
Master Planned Community
2,000 Acres
4,600 Homes
INTERSTATE 45 N
78,347 VPD
LAKE
CONROE
SEVEN COVES RD
OUTLETS at CONROE
N

03.20 | 03.20

AERIAL

12.20 | 03.20

SITE PLAN



07.21 | 02.20

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 04/21

POPULATION	3 MILES	5 MILES	7 MILES
Current Households	5,888	15,821	33,477
Current Population	16,335	42,773	88,361
2010 Census Population	12,706	30,119	61,021
Population Growth 2010 to 2020	29.77%	42.78%	50.03%
2020 Median Age	36.2	37.8	36.9

INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	$59,311	$69,912	$80,486
Median Household Income	$61,965	$66,532	$69,179
Per Capita Income	$20,987	$26,123	$30,995

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES
White	71.17%	75.99%	75.94%
Black or African American	9.30%	7.76%	8.56%
Asian or Pacific Islander	0.78%	1.48%	2.12%
Hispanic	32.14%	26.92%	27.51%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES
1 Person Household	20.21%	20.43%	23.41%
2 Person Households	32.30%	35.93%	35.91%
3+ Person Households	47.49%	43.64%	40.68%
Owner-Occupied Housing Units	71.88%	74.39%	68.48%
Renter-Occupied Housing Units	28.12%	25.61%	31.52%

TEXAS OVERVIEW

95 FORTUNE 500 COMPANIES
CALL TEXAS HOME

POPULATION
28,995,881

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

#1 STATE IN AMERICA
TO START A BUSINESS

TOP STATE FOR GROWTH
14+ MILLION WORKERS
374,000 NEW RESIDENTS | 2020

NO STATE
INCOME TAX

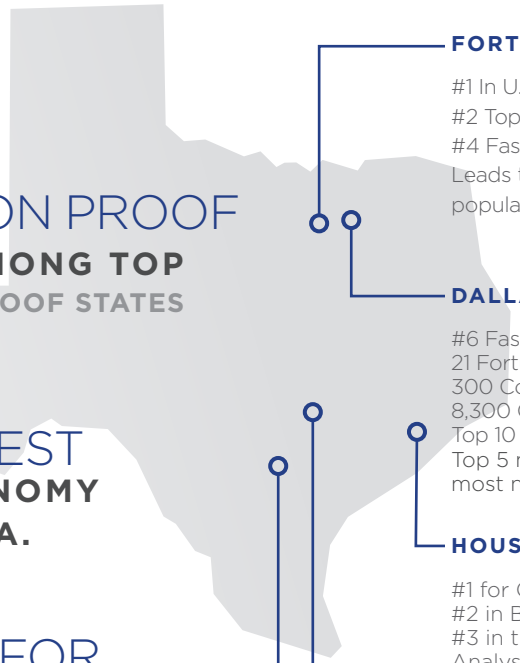
RECESSION PROOF
RANKED AMONG TOP
RECESSION-PROOF STATES IN AMERICA

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

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

BEST STATE
FOR BUSINESS
15TH YEAR IN A ROW

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
Top 5 metropolitan areas in the country for most new single-family home starts in 2020.

HOUSTON

#1 for Corporate Moves | 2020
#2 in Business Expansion | 2015-2020
#3 in the World in "Cities of the Future" Analysis | 2020
#5 Best Places to Live in Texas | 2020
Most Diverse City in the Nation
23 Fortune 500 Companies
Over 5M SF of industrial space opened or secured by Amazon since 2018
Top 5 metropolitan areas in the country for most new single-family home starts in 2020.

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
Record-breaking $17.5B in Residential Closings | 2020
Top 5 metropolitan areas in the country for most new single-family home starts in 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

NewQuest PROPERTIES®

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

SOURCES: OFFICE OF THE GOVERNOR - ED, US CENSUS BUREAU, AND FORBES ; ADDITIONAL RESOURCES AVAILABLE UPON REQUEST

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
$13.9 BILLION IN STATE & LOCAL TAXES IN 2020

HOME TO WORLD-LEADING COMPANIES
95 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 (0VER $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

NewQuest PROPERTIES®

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 pro erty 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

EQUAL HOUSING OPPORTUNITY

NewQuest PROPERTIES

8827 W. Sam Houston Parkway N. | Suite 200 | Houston, Texas 77040 | 281.477.4300

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