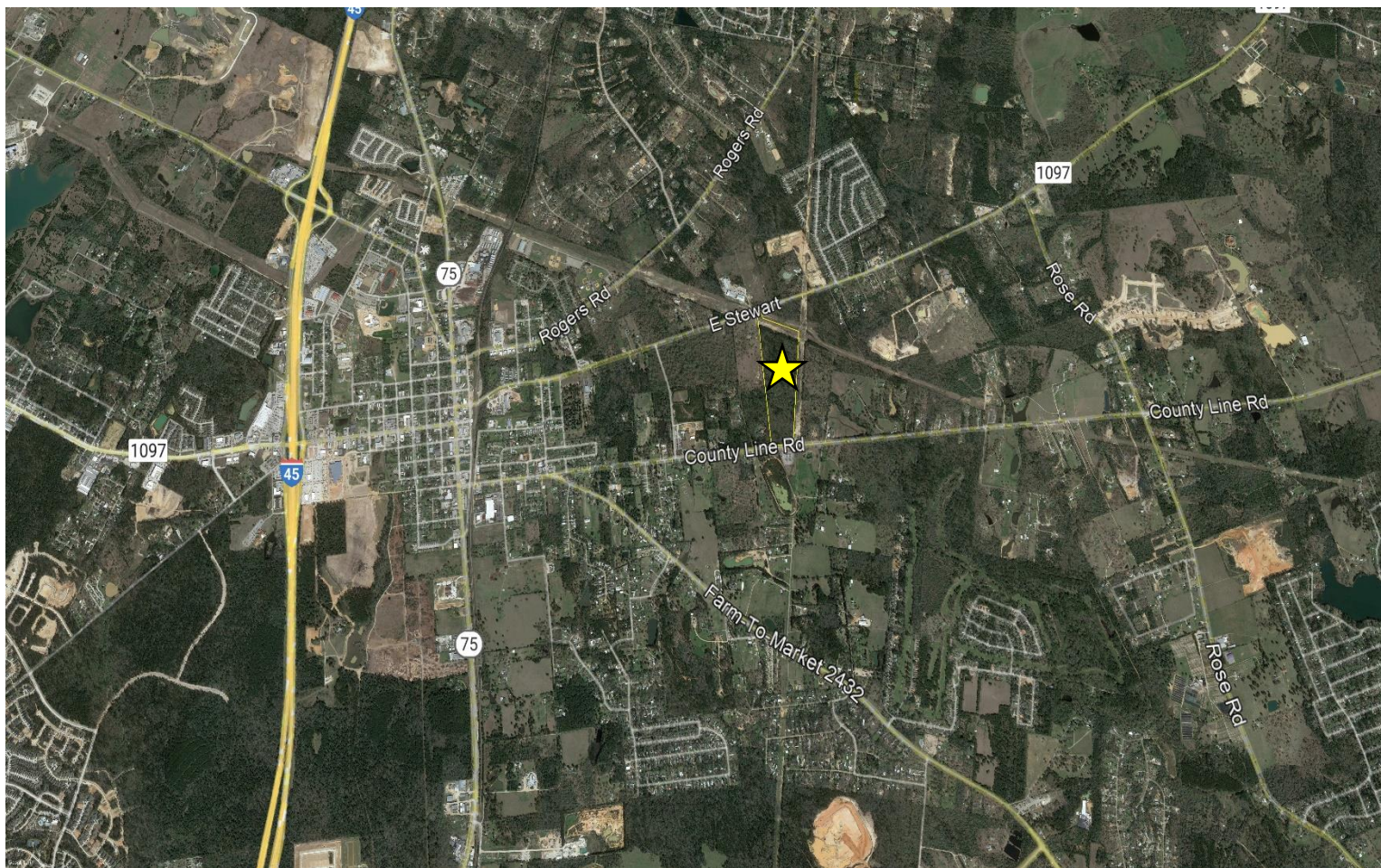


**44.8 +/- UNRESTRICTED ACRES FOR SALE FOR \$2,300,000**  
LOCATED BETWEEN 2 MAJOR ROADS – FM 1097 E & COUNTY LINE ROAD  
WILLIS. TX 77378



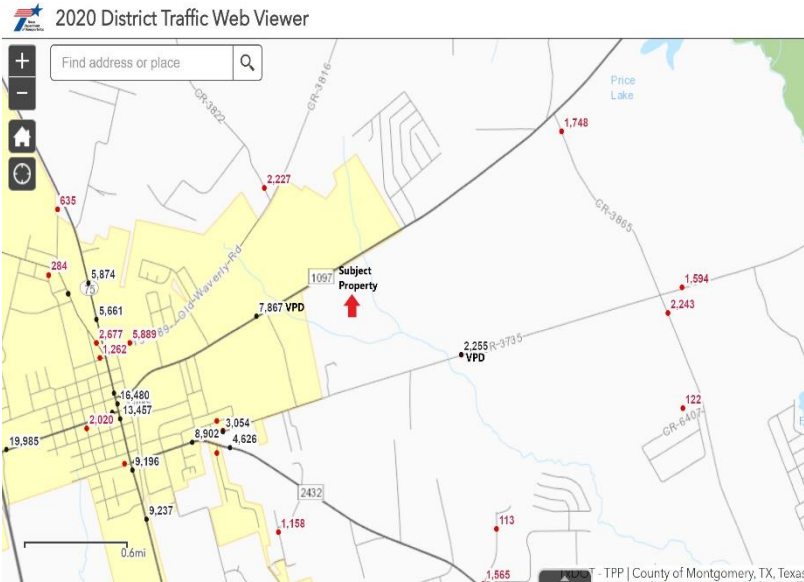
**UNRESTRICTED 44.8+/- ACRES IN WILLIS! SUPER LOCATION! THIS PROPERTY IS LOCATED ONLY 2.5 MILES EAST OF I-45 AND HAS FRONTAGE TO TWO MAJOR ROADS! FRONTS FM 1097 ROAD EAST AND HAS FRONTAGE ON COUNTY LINE ROAD! NO HOA, NO MUD! CITY UTILITIES ARE NOT FAR FROM THE TRACT - BUYER SHOULD CONFIRM AVAILABILITY TO SITE. PART OF THIS PROPERTY IS LOCATED IN THE FLOOD PLAIN. THIS PROPERTY HAS TONS OF POSSIBILITIES, AS THIS PROPERTY CAN BE USED FOR RESIDENTIAL OR COMMERCIAL USE!**



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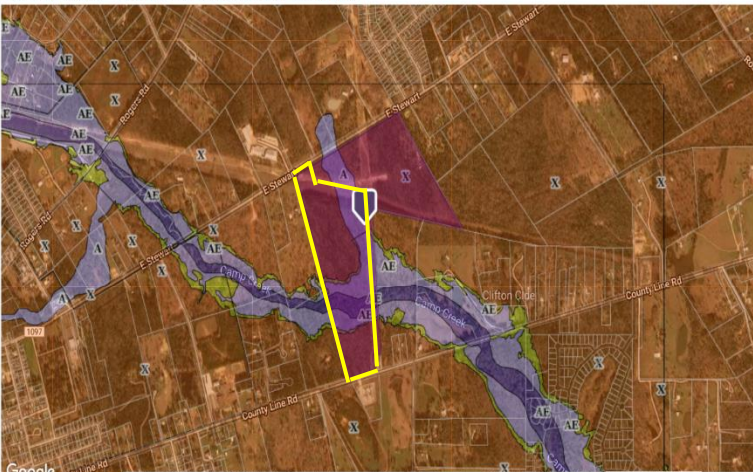
## OVERVIEW

**44.8+/- ACRES**  
**FM 1097 E & COUNTY LINE ROAD**  
**WILLIS, TX 77378**  
**LISTED AT: \$2,300,000**

- HAS ACCESS TO FM 1097 E!
- HAS ACCESS TO COUNTY LINE!
- UNRESTRICTED!
- CITY UTILITIES NOT FAR FROM TRACT!
- FRONTAGE – FM 1097!
- FRONTAGE – COUNTY LINE!
- NO HOA OR MUD!
- CLOSE TO TOWN!
- ONLY 2.5 MINUTES FROM I-45!

44.8 +/- AC FM 1097 Road, Willis, TX 77378 Montgomery County

Flood Map  
 Flood Zone Code: **A** Special Flood Hazard Area (SFHA): **In**  
 Flood Zone Date: **08/18/2014** Within 250 Feet of Multiple Flood Zone: **Yes (AE, A, X, X500)**  
 Flood Zone Panel: **48339C0240G** Flood Community Name: **MONTGOMERY COUNTY**  
 Flood Code Description: **Zone A-An Area Inundated By 100-Year Flooding**



Map data ©2021 Imagery ©2021, Houston-Galveston Area Council, Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency  
 Coastal 100-Year Floodway Coastal 100-year Floodplain 100-year Floodway 100-year Floodplain Undetermined  
 500-year Floodplain incl. levee protected area Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.

**CALL ROBERT GRAHAM FOR MORE DETAILS!**

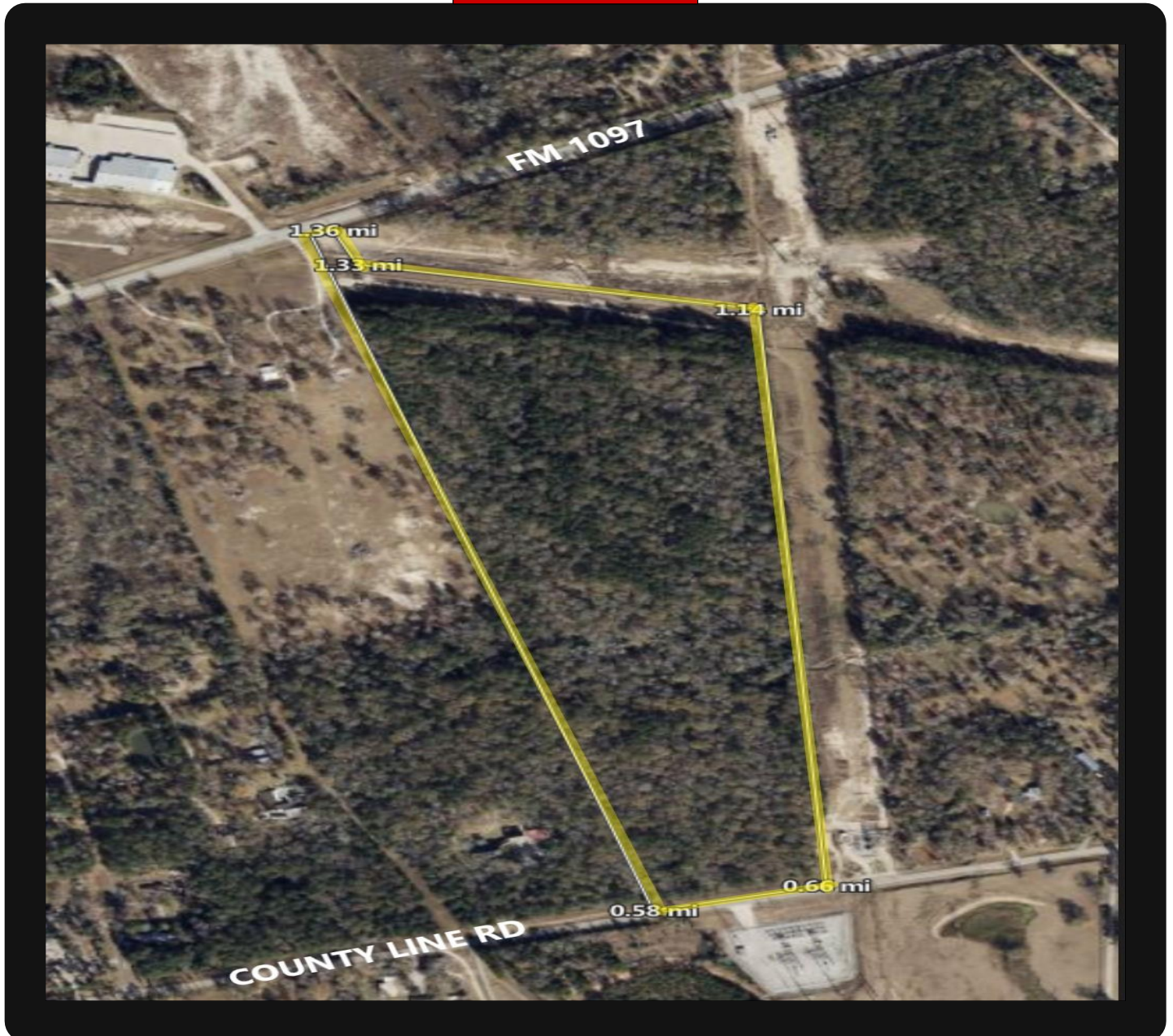
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AERIAL

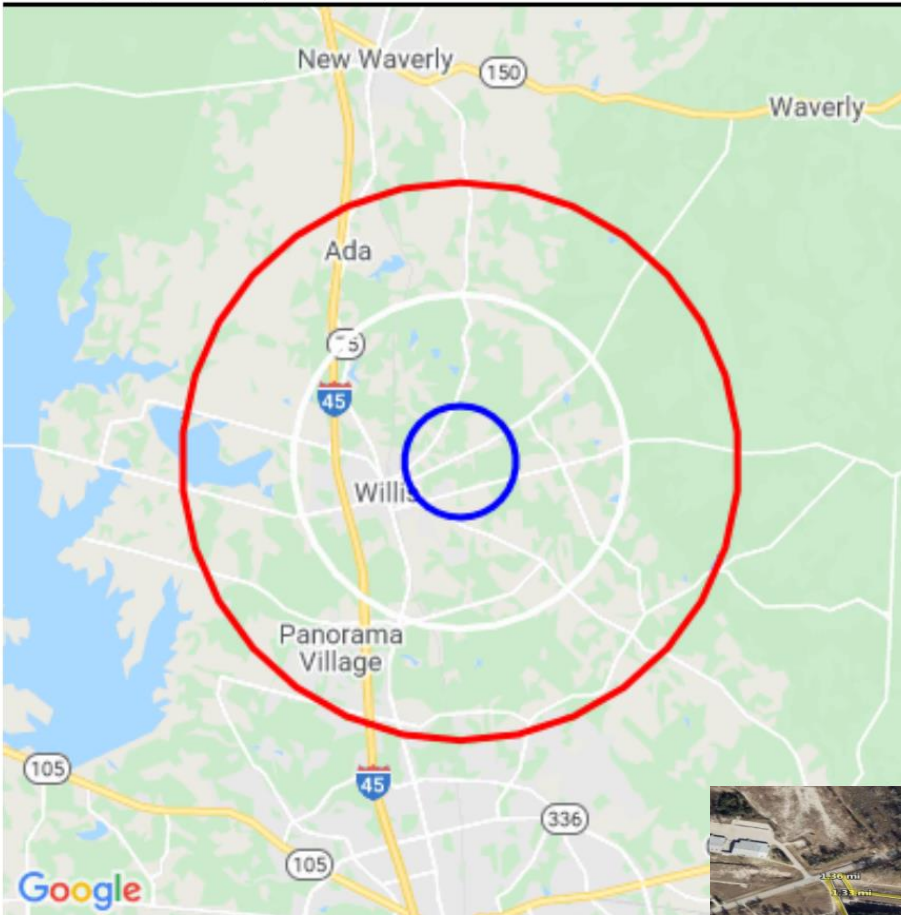


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## Demographic Report



**44.8 +/- Acres**

### Population

Distance	Male	Female	Total
1- Mile	498	529	1,026
3- Mile	6,980	7,259	14,238
5- Mile	11,738	12,159	23,896



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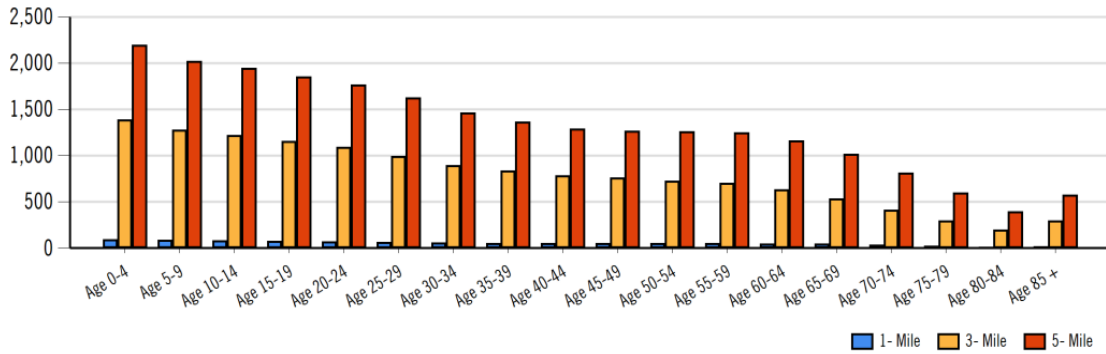
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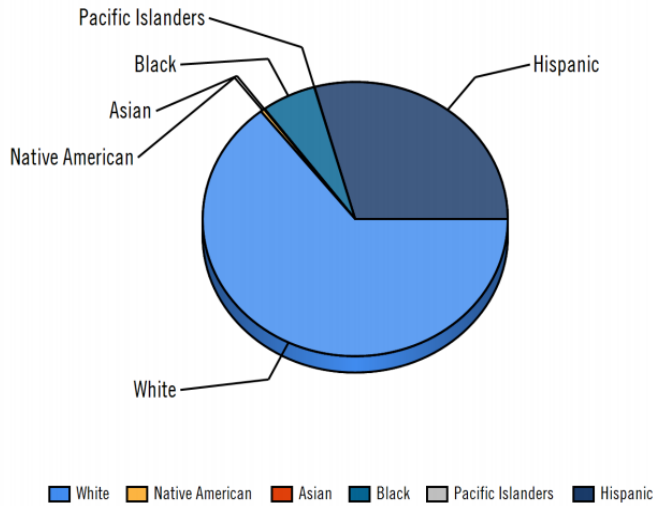
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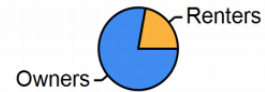
## Population by Distance and Age (2020)



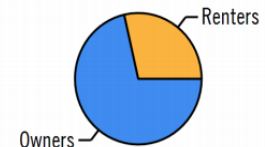
## Ethnicity within 5 miles



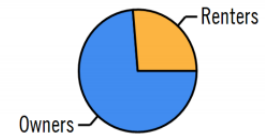
## Home Ownership 1 Mile



## Home Ownership 3 Mile



## Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	448	14	0.24 %
3-Mile	5,977	173	1.66 %
5-Mile	10,291	292	1.54 %



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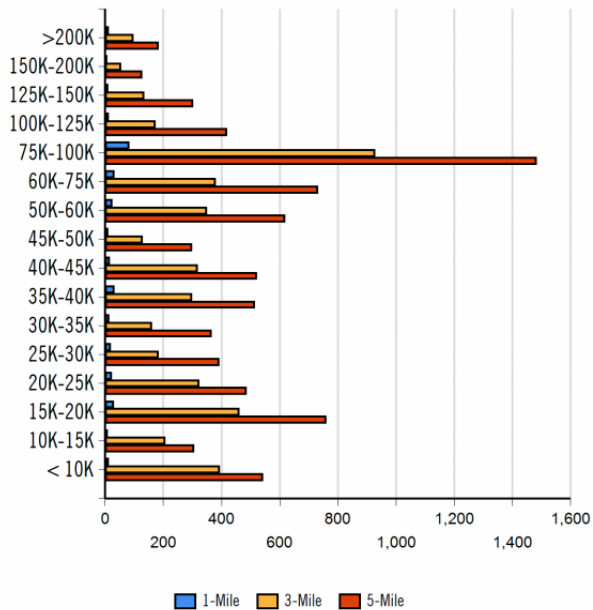
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	7	43	32	24	67	20	1	26	105	33	27	51
3-Mile	56	124	576	498	394	837	194	30	342	1,187	662	265	709
5-Mile	111	216	1,006	880	590	1,346	419	78	643	2,093	1,030	536	1,151

## Household Income



Radius	Median Household Income
1-Mile	\$51,841.33
3-Mile	\$48,642.50
5-Mile	\$48,191.69

Radius	Average Household Income
1-Mile	\$62,184.00
3-Mile	\$54,628.63
5-Mile	\$58,044.92

Radius	Aggregate Household Income
1-Mile	\$21,314,755.07
3-Mile	\$254,583,161.51
5-Mile	\$472,645,063.20

## Education

	1-Mile	3-mile	5-mile
Pop > 25	609	8,103	14,107
High School Grad	230	3,465	5,727
Some College	119	1,475	2,779
Associates	20	216	433
Bachelors	32	398	1,049
Masters	9	122	276
Prof. Degree	7	83	152
Doctorate	5	50	74

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	6 %	56 %	52 %
Teen's	10 %	79 %	73 %
Expensive Homes	0 %	0 %	6 %
Mobile Homes	43 %	320 %	285 %
New Homes	16 %	103 %	97 %
New Households	10 %	78 %	72 %
Military Households	0 %	0 %	2 %
Households with 4+ Cars	5 %	26 %	34 %
Public Transportation Users	1 %	3 %	4 %
Young Wealthy Households	0 %	0 %	8 %

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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# The Robert Graham TEAM

## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	<b>15,806,809</b>		<b>200,731,222</b>		<b>360,442,541</b>	
<b>Average annual household</b>	<b>46,236</b>		<b>43,271</b>		<b>44,417</b>	
<b>Food</b>	<b>6,024</b>	<b>13.03 %</b>	<b>5,716</b>	<b>13.21 %</b>	<b>5,837</b>	<b>13.14 %</b>
Food at home	4,011		3,848		3,909	
Cereals and bakery products	573		545		554	
Cereals and cereal products	205		194		197	
Bakery products	368		350		356	
Meats poultry fish and eggs	795		770		783	
Beef	184		178		182	
Pork	145		140		144	
Poultry	149		145		147	
Fish and seafood	125		122		123	
Eggs	66		63		64	
Dairy products	403		385		390	
Fruits and vegetables	806		770		783	
Fresh fruits	116		112		114	
Processed vegetables	156		151		153	
Sugar and other sweets	149		142		145	
Fats and oils	128		122		124	
Miscellaneous foods	759		732		742	
Nonalcoholic beverages	347		336		341	
Food away from home	2,013		1,868		1,927	
Alcoholic beverages	321		297		306	
<b>Housing</b>	<b>16,895</b>	<b>36.54 %</b>	<b>16,006</b>	<b>36.99 %</b>	<b>16,347</b>	<b>36.80 %</b>
Shelter	10,150		9,614		9,825	
Owned dwellings	5,965		5,501		5,701	
Mortgage interest and charges	2,984		2,748		2,839	
Property taxes	2,015		1,831		1,905	
Maintenance repairs	966		922		957	
Rented dwellings	3,425		3,443		3,423	
Other lodging	760		669		699	
Utilities fuels	4,068		3,887		3,965	
Natural gas	377		353		363	
Electricity	1,636		1,604		1,604	
Fuel oil	156		144		148	
Telephone services	1,246		1,206		1,234	
Water and other public services	632		601		615	
<b>Household operations</b>	<b>1,134</b>	<b>2.45 %</b>	<b>1,048</b>	<b>2.42 %</b>	<b>1,078</b>	<b>2.43 %</b>
Personal services	326		293		300	
Other household expenses	807		755		778	
Housekeeping supplies	566		537		548	
Laundry and cleaning supplies	159		153		154	
Other household products	328		306		316	
Postage and stationery	79		77		78	
Household furnishings	977		918		929	
Household textiles	69		69		67	
Furniture	211		187		189	
Floor coverings	22		20		21	
Major appliances	140		132		135	
Small appliances	81		75		78	
Miscellaneous	452		433		436	
<b>Apparel and services</b>	<b>1,227</b>	<b>2.65 %</b>	<b>1,166</b>	<b>2.69 %</b>	<b>1,180</b>	<b>2.66 %</b>
Men and boys	251		229		227	
Men 16 and over	211		190		188	
Boys 2 to 15	40		39		38	
Women and girls	434		415		422	
Women 16 and over	356		339		347	
Girls 2 to 15	78		75		75	
Children under 2	87		84		85	

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	<b>15,806,809</b>		<b>200,731,222</b>		<b>360,442,541</b>	
<b>Average annual household</b>	<b>46,236</b>		<b>43,271</b>		<b>44,417</b>	
<b>Transportation</b>	<b>6,373</b>	<b>13.78 %</b>	<b>5,983</b>	<b>13.83 %</b>	<b>6,144</b>	<b>13.83 %</b>
Vehicle purchases	1,463		1,346		1,376	
Cars and trucks new	728		657		689	
Cars and trucks used	689		649		648	
Gasoline and motor oil	2,053		1,960		2,010	
Other vehicle expenses	2,454		2,302		2,370	
Vehicle finance charges	165		151		158	
Maintenance and repairs	828		785		807	
Vehicle insurance	1,165		1,089		1,121	
Vehicle rental leases	294		276		283	
Public transportation	408		373		386	
<b>Health care</b>	<b>3,631</b>	<b>7.85 %</b>	<b>3,396</b>	<b>7.85 %</b>	<b>3,522</b>	<b>7.93 %</b>
Health insurance	2,405		2,255		2,334	
Medical services	753		691		718	
Drugs	354		339		356	
Medical supplies	117		109		112	
<b>Entertainment</b>	<b>2,737</b>	<b>5.92 %</b>	<b>2,565</b>	<b>5.93 %</b>	<b>2,645</b>	<b>5.95 %</b>
Fees and admissions	480		433		453	
Television radios	1,016		968		991	
Pets toys	990		929		960	
Personal care products	594		556		568	
Reading	49		46		48	
Education	1,106		997		1,007	
Tobacco products	404		400		404	
<b>Miscellaneous</b>	<b>729</b>	<b>1.58 %</b>	<b>673</b>	<b>1.56 %</b>	<b>710</b>	<b>1.60 %</b>
Cash contributions	1,311		1,191		1,237	
Personal insurance	4,828		4,273		4,457	
Life and other personal insurance	153		144		150	
Pensions and Social Security	4,675		4,129		4,306	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		2018	2020	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	4,210	3,151	33.24 %	753	3,240	3,281	929	588	
3-Mile	2020	8,137	6,117	29.83 %	1,544	6,173	5,855	2,282	1,330	
5-Mile	2020	14,287	10,830	29.78 %	2,805	10,753	10,505	3,782	1,938	
1-Mile	2023	4,522	3,151	43.37 %	809	3,480	3,516	1,006	600	
3-Mile	2023	8,733	6,117	39.56 %	1,656	6,626	6,274	2,459	1,375	
5-Mile	2023	15,306	10,830	39.20 %	3,004	11,518	11,249	4,057	2,145	



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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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
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
<b>Robert Graham</b>	<b>466722</b>	<b>robert@arrowstarrealty.com</b>	<b>(936)672-2087</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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IABS 1-0 Date



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