

The Robert Graham TEAM



13325 FM 830

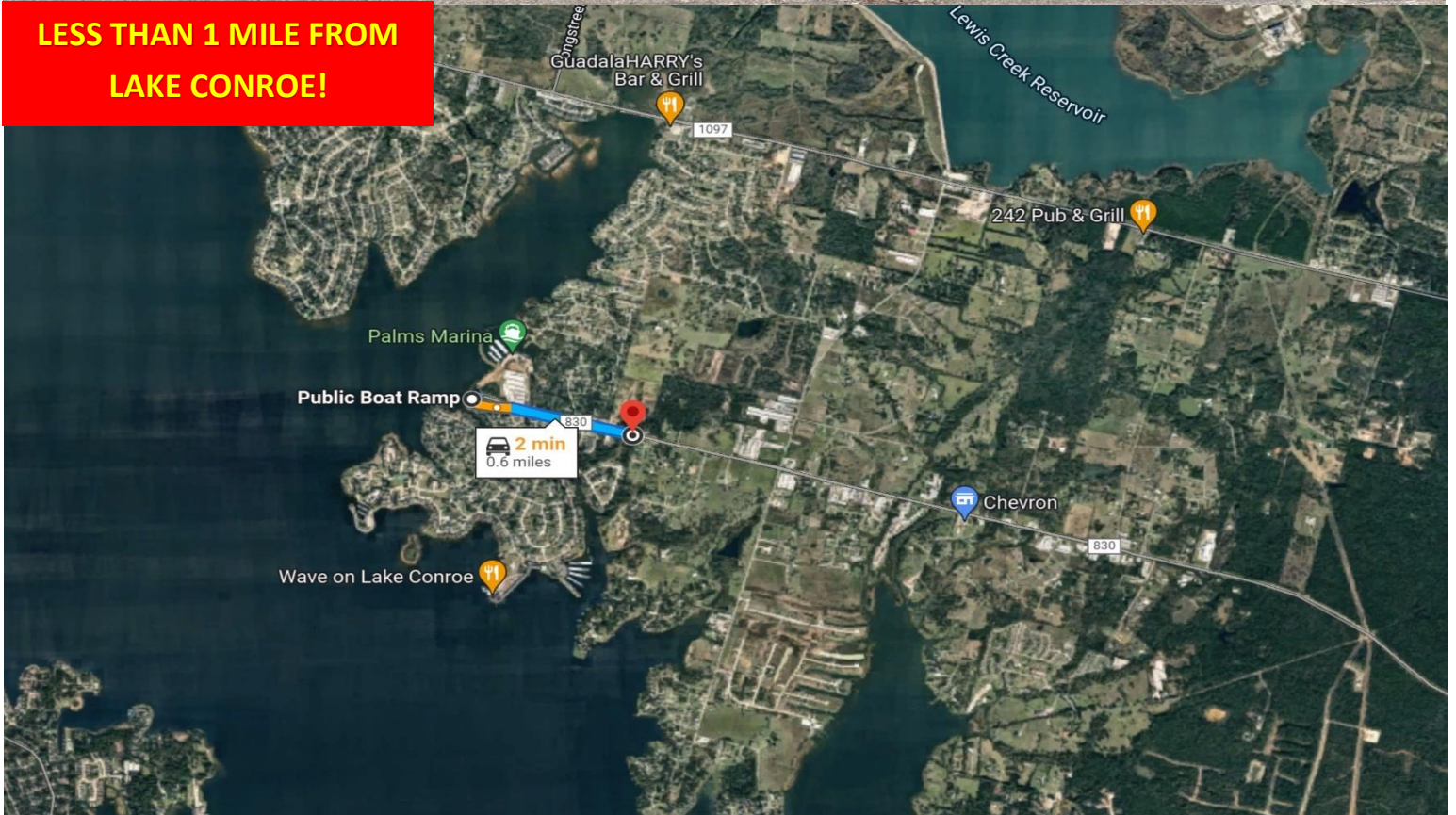
WILLIS, TX 77318

3.26 UNRESTRICTED ACRES!

FOR SALE - \$1,100,000



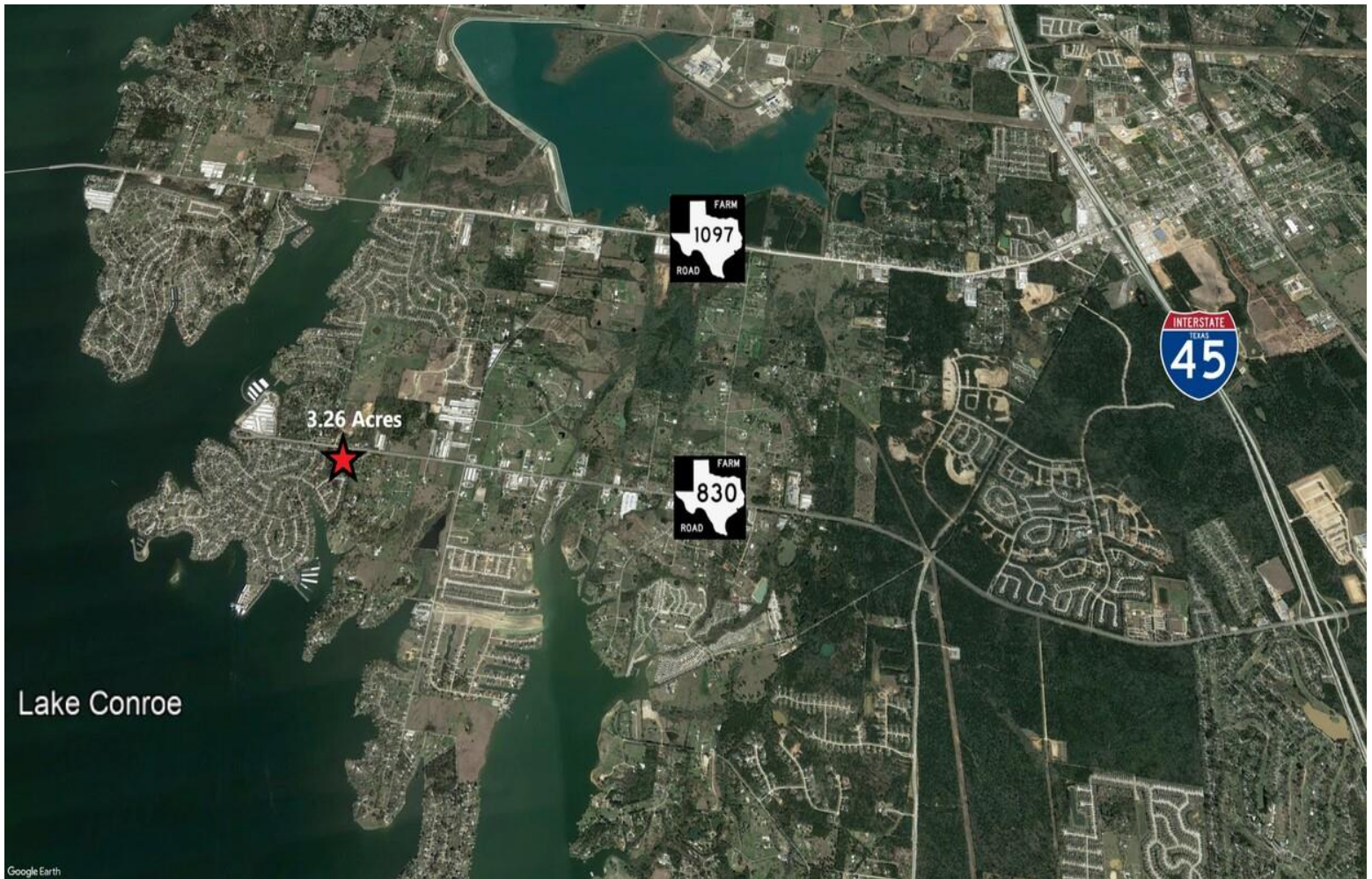
**LESS THAN 1 MILE FROM
LAKE CONROE!**



Arrowstar Realty
Robert Graham
(936) 672-2087
Robert@rgteamtx.com

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3.26 UNRESTRICTED ACRES
FOR SALE AT \$1,100,000 & FOR LEASE!
13325 FM 830 ROAD
WILLIS, TX 77318

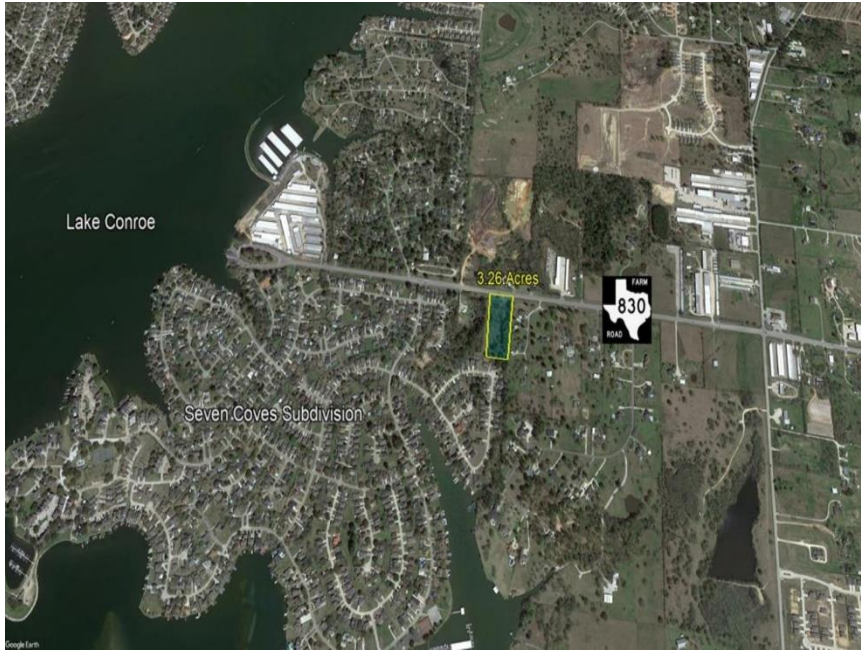


UNRESTRICTED CLEARED 3.26 ACRES ON FM 830 CLOSE TO LAKE CONROE! THIS PROPERTY IS OUT OF THE FLOOD PLAIN AND PER ATTACHED SURVEY, HAS 251.44 FT OF FRONTAGE! THIS LAND NEIGHBORS SEVEN COVES SUBDIVISION! ONLY A FEW MINUTES FROM I-45 AND NOT EVEN 1 MILE FROM LAKE CONROE! THIS WOULD MAKE THE PERFECT COMMERCIAL PROJECT, ESPECIALLY RV / BOAT STORAGE!

FOR ADDITIONAL INFORMATION, CONTACT ROBERT GRAHAM AT 936-672-2087!

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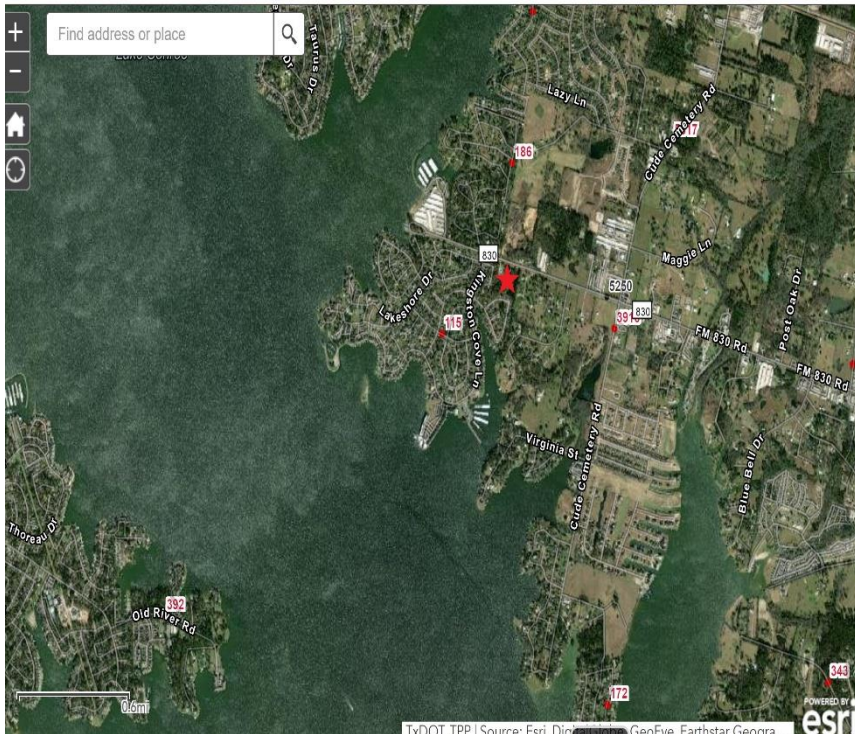


OVERVIEW

**13325 FM 830 ROAD
WILLIS, TX 77318**

- 3.26 UNRESTRICTED ACRES
- 251 FT OF FRONTAGE!
- LESS THAN 1 MILE FROM LAKE CONROE!
- PERFECT SPOT FOR BOAT/RV STORAGE!
- HEAVY TRAFFIC LOCATION (5,250 VPD)
- CONVENIENT LOCATION!
- CLOSE TO I-45!

TPP District Traffic Web Viewer



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SURVEY



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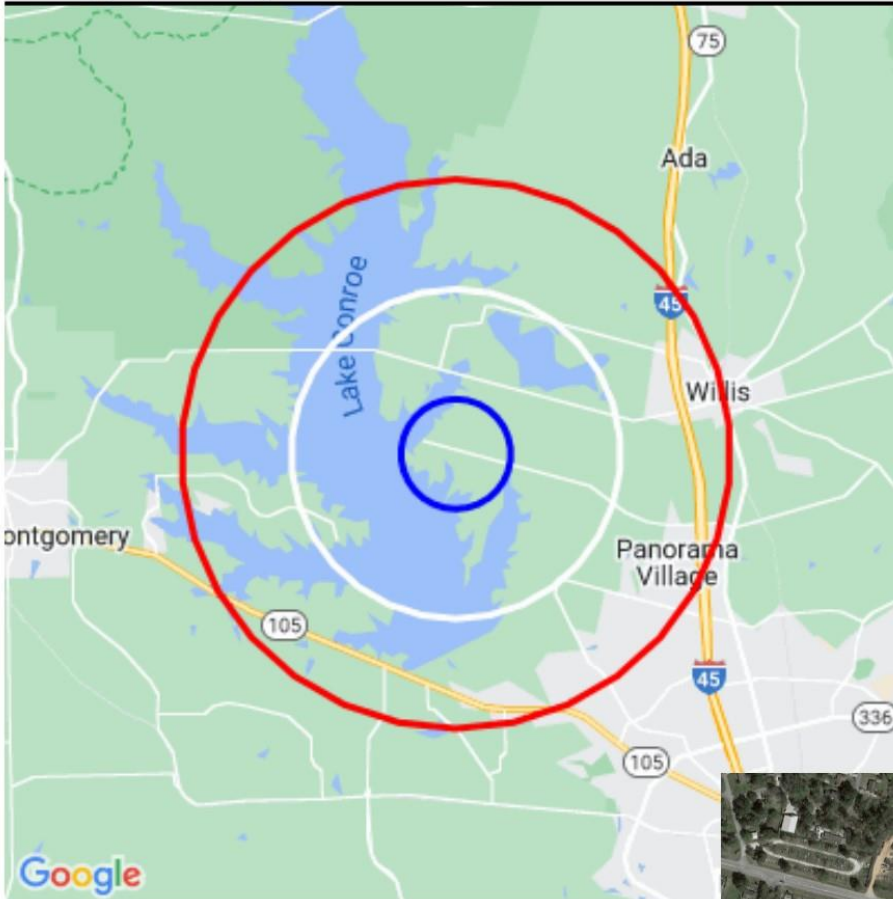
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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

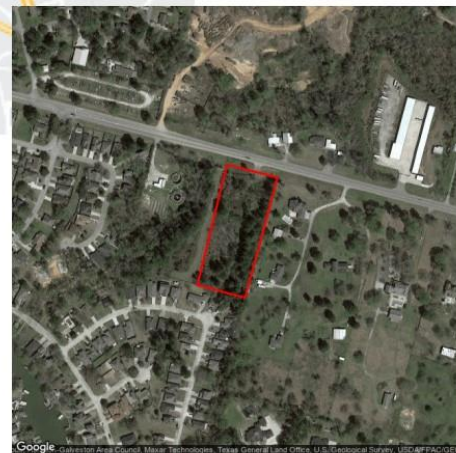
Demographic Report



13325 FM 830

Population

Distance	Male	Female	Total
1- Mile	1,224	1,322	2,546
3- Mile	5,437	5,600	11,037
5- Mile	17,460	17,948	35,408



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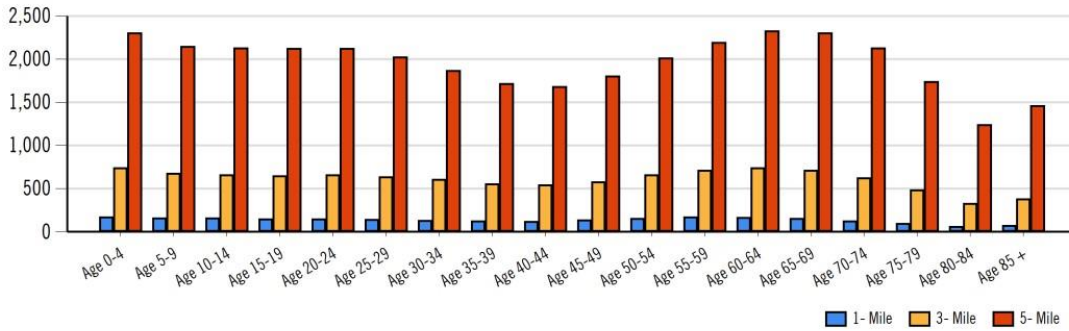


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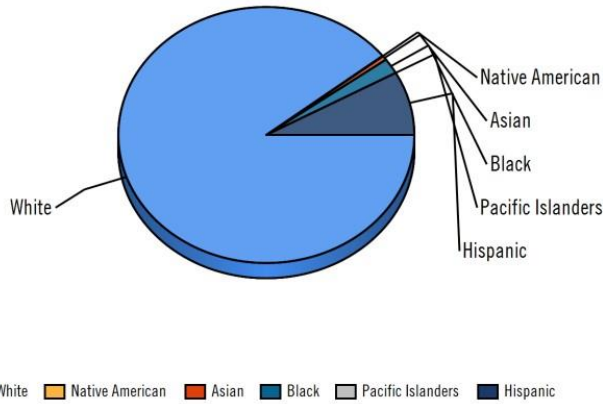
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Population by Distance and Age (2020)



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	1,143	9	0.27 %
3-Mile	4,984	59	0.50 %
5-Mile	15,539	363	1.15 %



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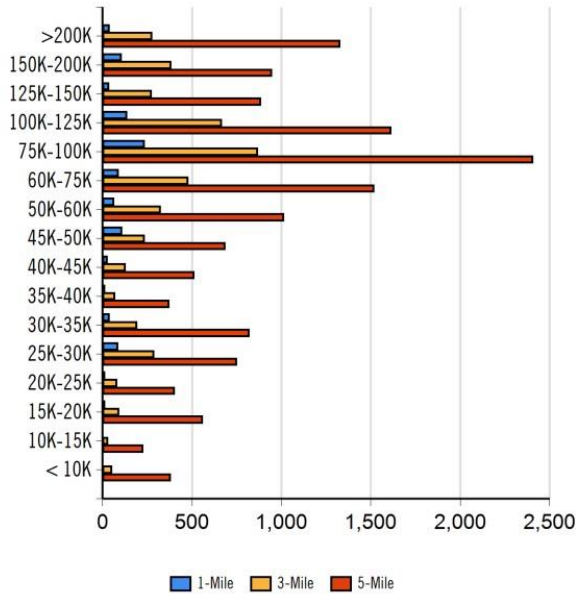
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14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	20	65	114	79	23	140	98	68	87	177	40	93	122
3-Mile	43	197	439	432	139	654	255	123	540	922	247	288	545
5-Mile	148	563	1,363	1,217	584	1,706	850	290	1,719	3,291	1,094	628	1,454

Household Income



Radius	Median Household Income
1-Mile	\$77,853.00
3-Mile	\$81,326.33
5-Mile	\$69,934.24

Radius	Average Household Income
1-Mile	\$86,555.00
3-Mile	\$90,218.22
5-Mile	\$79,769.57

Radius	Aggregate Household Income
1-Mile	\$92,626,057.79
3-Mile	\$424,779,683.73
5-Mile	\$1,330,283,747.61

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,732	7,631	24,563
High School Grad	472	2,144	6,277
Some College	606	2,325	7,351
Associates	115	406	1,252
Bachelors	353	1,490	5,530
Masters	82	385	1,424
Prof. Degree	0	68	401
Doctorate	0	17	75

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	45 %	53 %	71 %
Teen's	31 %	40 %	48 %
Expensive Homes	45 %	53 %	34 %
Mobile Homes	3 %	88 %	97 %
New Homes	107 %	143 %	162 %
New Households	37 %	52 %	62 %
Military Households	31 %	28 %	20 %
Households with 4+ Cars	37 %	39 %	43 %
Public Transportation Users	0 %	1 %	3 %
Young Wealthy Households	0 %	35 %	44 %

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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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	55,428,702		248,374,166		788,805,412	
Average annual household	53,791		54,709		51,268	
Food	6,875	12.78 %	7,014	12.82 %	6,628	12.93 %
Food at home	4,392		4,463		4,275	
Cereals and bakery products	630		635		608	
Cereals and cereal products	226		226		216	
Bakery products	404		409		391	
Meats poultry fish and eggs	864		878		850	
Beef	199		205		199	
Pork	156		156		152	
Poultry	163		164		160	
Fish and seafood	139		144		138	
Eggs	71		71		69	
Dairy products	449		459		436	
Fruits and vegetables	903		912		866	
Fresh fruits	134		135		127	
Processed vegetables	170		171		164	
Sugar and other sweets	159		163		157	
Fats and oils	140		141		135	
Miscellaneous foods	820		838		804	
Nonalcoholic beverages	365		373		361	
Food away from home	2,483		2,551		2,352	
Alcoholic beverages	394		410		375	
Housing	19,089	35.49 %	19,222	35.13 %	18,268	35.63 %
Shelter	11,587		11,636		11,054	
Owned dwellings	7,214		7,288		6,734	
Mortgage interest and charges	3,636		3,719		3,396	
Property taxes	2,442		2,463		2,279	
Maintenance repairs	1,135		1,104		1,058	
Rented dwellings	3,449		3,300		3,358	
Other lodging	1,045		1,047		962	
Utilities fuels	4,383		4,373		4,214	
Natural gas	412		418		398	
Electricity	1,721		1,711		1,670	
Fuel oil	180		176		167	
Telephone services	1,371		1,367		1,310	
Water and other public services	698		699		667	
Household operations	1,325	2.46 %	1,362	2.49 %	1,287	2.47 %
Personal services	378		407		367	
Other household expenses	947		955		899	
Housekeeping supplies	642		652		625	
Laundry and cleaning supplies	167		172		166	
Other household products	379		385		366	
Postage and stationery	96		94		92	
Household furnishings	1,151		1,196		1,107	
Household textiles	86		89		82	
Furniture	273		282		258	
Floor coverings	34		33		30	
Major appliances	148		143		135	
Small appliances	96		98		94	
Miscellaneous	513		550		505	
Apparel and services	1,346	2.50 %	1,457	2.66 %	1,371	2.67 %
Men and boys	263		299		275	
Men 16 and over	222		252		230	
Boys 2 to 15	41		47		45	
Women and girls	512		519		494	
Women 16 and over	443		445		422	
Girls 2 to 15	69		74		72	
Children under 2	90		92		91	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	55,428,702		248,374,166		788,805,412	
Average annual household	53,791		54,709		51,268	
Transportation	7,308	13.59 %	7,457	13.63 %	6,954	13.56 %
Vehicle purchases	1,768		1,838		1,661	
Cars and trucks new	1,002		968		873	
Cars and trucks used	720		823		746	
Gasoline and motor oil	2,260		2,264		2,155	
Other vehicle expenses	2,720		2,781		2,616	
Vehicle finance charges	193		191		176	
Maintenance and repairs	962		980		920	
Vehicle insurance	1,211		1,242		1,181	
Vehicle rental leases	353		366		337	
Public transportation	559		571		520	
Health care	4,227	7.86 %	4,163	7.61 %	3,914	7.63 %
Health insurance	2,738		2,694		2,558	
Medical services	926		908		830	
Drugs	427		423		395	
Medical supplies	136		137		129	
Entertainment	3,183	5.92 %	3,256	5.95 %	3,019	5.89 %
Fees and admissions	653		676		606	
Television radios	1,084		1,089		1,044	
Pets toys	1,172		1,197		1,107	
Personal care products	697		714		666	
Reading	64		62		59	
Education	1,435		1,528		1,425	
Tobacco products	413		396		398	
Miscellaneous	904	1.68 %	877	1.60 %	834	1.63 %
Cash contributions	1,457		1,437		1,369	
Personal insurance	6,396		6,709		5,982	
Life and other personal insurance	182		193		175	
Pensions and Social Security	6,213		6,515		5,807	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Year	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	2,167	1,701	29.06 %	417	1,658	1,891	276	636	
3-Mile	2020	12,906	10,096	27.70 %	2,661	9,637	10,422	2,484	4,118	
5-Mile	2020	27,134	21,650	24.48 %	5,828	20,020	21,898	5,236	7,952	
1-Mile	2023	2,270	1,701	34.78 %	436	1,737	1,997	273	721	
3-Mile	2023	13,434	10,096	32.99 %	2,772	10,028	10,956	2,478	4,743	
5-Mile	2023	28,346	21,650	30.71 %	6,099	20,896	22,996	5,350	9,111	



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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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