



The Robert Graham
TEAM



UNRESTRICTED IN WILLIS – CLOSE TO FM 830 & LAKE CONROE!

ASKING PRICE: \$829,000

6,585 SF 2 STORY HOUSE ON 3.006 ACRES LOCATED AT

11325 FOREST TRAILS DRIVE

WILLIS, TX 77318



Welcome home! This impressive and unique 6,585 SF split-home is on 3 unrestricted acres and includes a 40'x45' barn with horse stalls and a 30'x90' A/C & heated shop! There's an automatic privacy gate and paved driveway to welcome you and your guests! So much STORAGE and so many FEATURES in this home: 5 zoned HVAC units, 2 hot water heaters, a RainSoft Water Softener, a central vacuum system throughout, oversized laundry room, 2 pantries, 2 balconies, fully fenced yard, 30 AMP RV hook-up with septic, mud room, and a Texas basement below part of the house. The home has a 4-car tandem garage attached to it and a 2-car garage behind the home. This is a convenient location, less than 5 minutes from I-45, but tucked away in a sought-after area! NO MUD TAX. NO HOA FEES!

VIRTUAL TOUR: <https://my.matterport.com/show/?m=EGZbwFGEkoG>

FOR QUESTIONS OR TO SCHEDULE AN APPOINTMENT, CALL ROBERT GRAHAM AT 936-672-2087 OR LINDA GRAHAM AT 936-203-4151

Arrowstar Realty
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OVERVIEW

**11325 FOREST TRAILS DRIVE
WILLIS, TX 77318**

- UNRESTRICTED 3.066 ACRES!
- 6,585 SF 2 STORY HOUSE WITH 2 BALCONIES!
- 5 BEDROOMS, 3.5 BATHROOMS
- SPACIOUS BEDROOMS!
- 30X90 CLIMATE CONTROLLED SHOP!
- 40X45 SHOP WITH 2 STALLS
- 4 CAR TANDEM GARAGE!
- LOTS OF STORAGE SPACE THROUGHOUT!
- 2 CAR GARAGE IN BACKYARD
- DECK OFF THE BACKDOOR!
- FULLY FENCED WITH AUTOMATIC DRIVEWAY GATE!
- NOT IN ANY FLOOD ZONE!
- CLOSE TO FM 830 & FM 1097!
- ONLY A FEW MINUTES FROM I-45!



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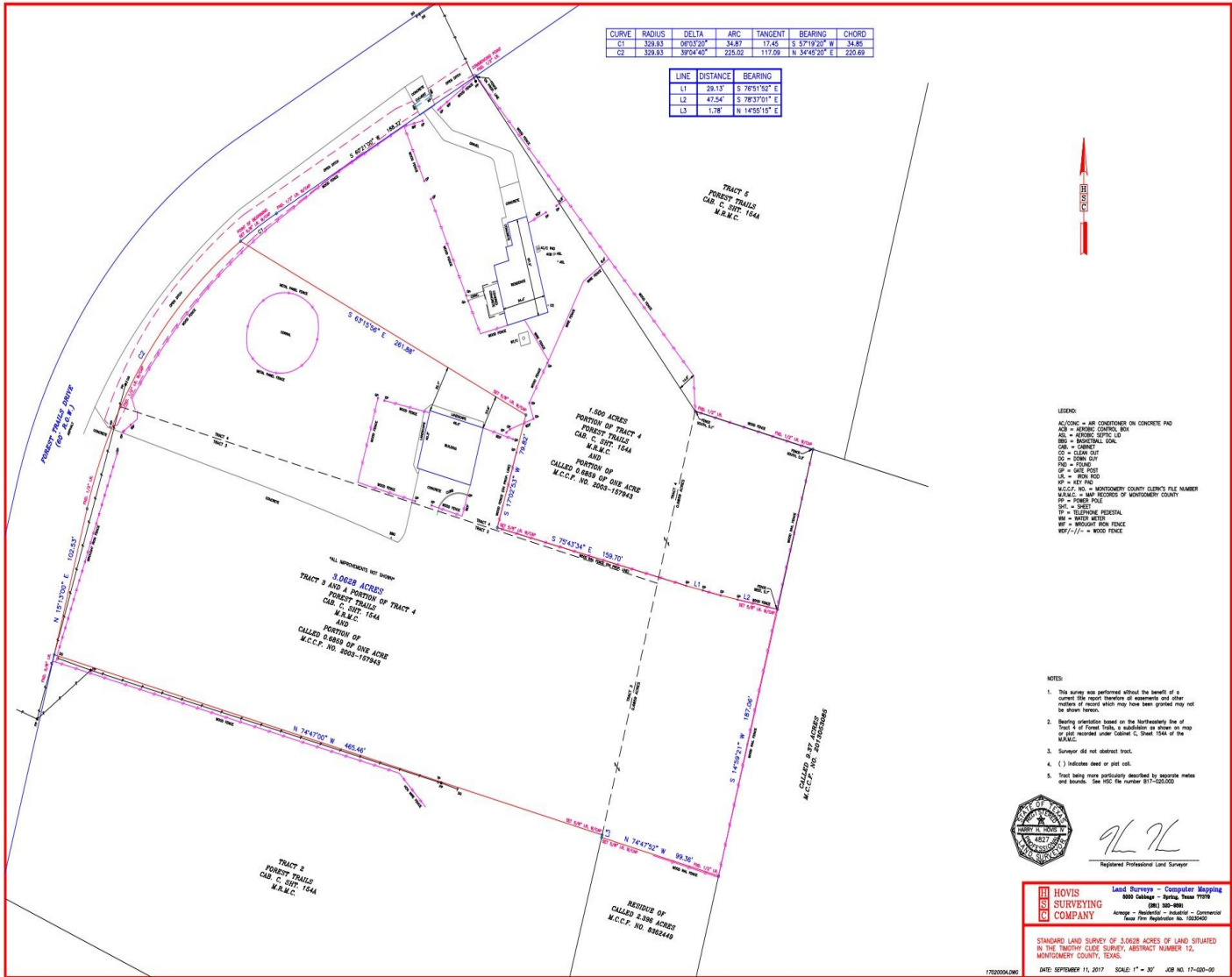
AERIAL



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SURVEY



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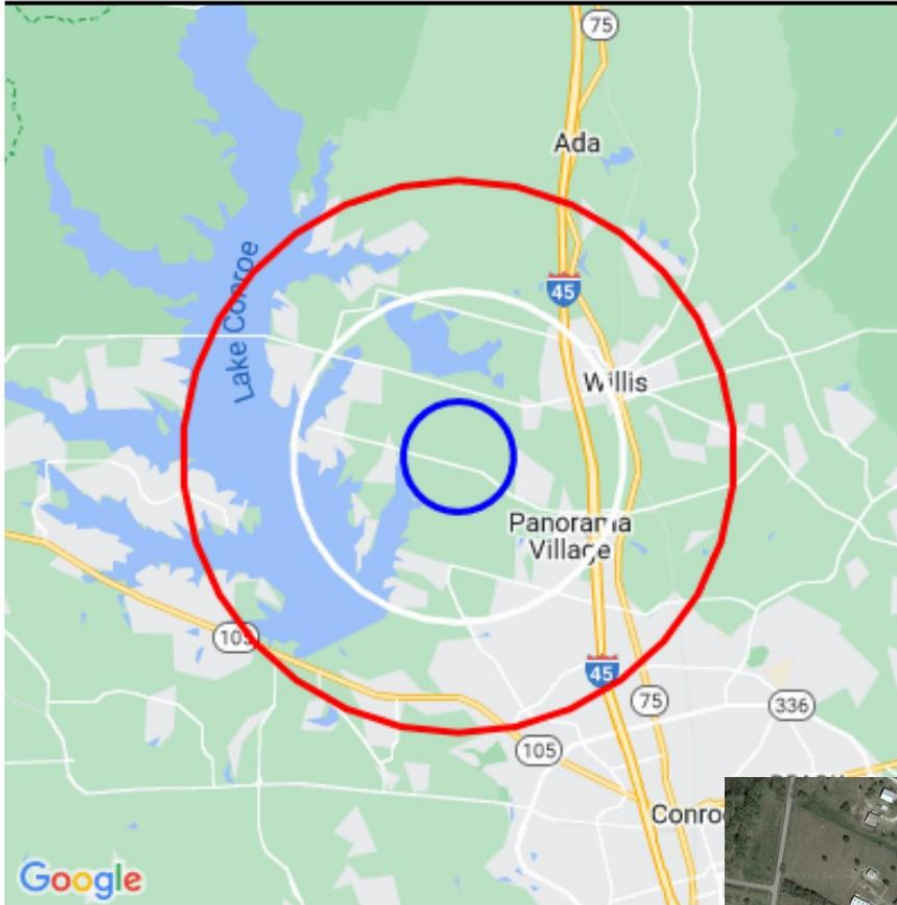
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Demographic Report



11325 Forest Trails Dr

Population

Distance	Male	Female	Total
1- Mile	236	239	475
3- Mile	5,554	5,648	11,202
5- Mile	17,388	17,683	35,070



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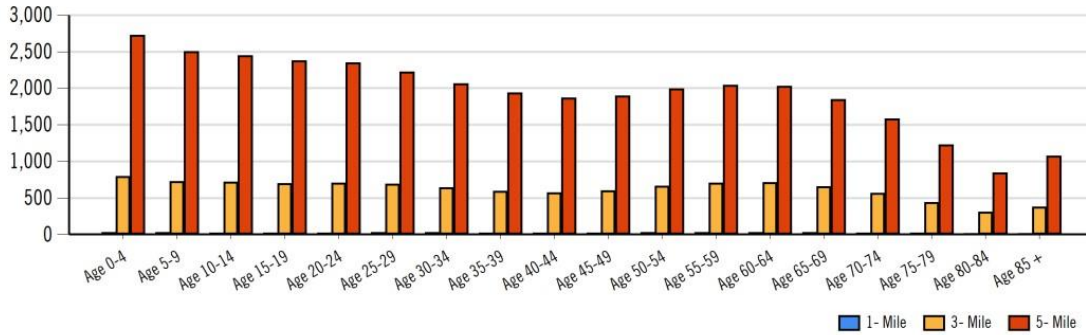


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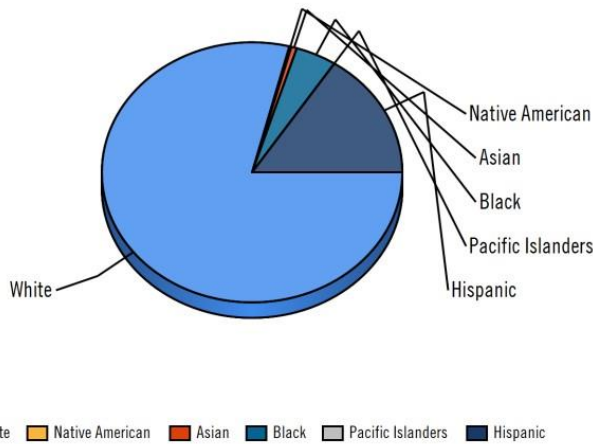
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Population by Distance and Age (2020)



Ethnicity within 5 miles



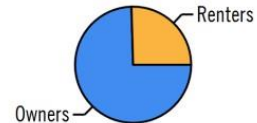
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	217	2	0.29 %
3-Mile	5,095	62	0.56 %
5-Mile	15,668	291	1.07 %



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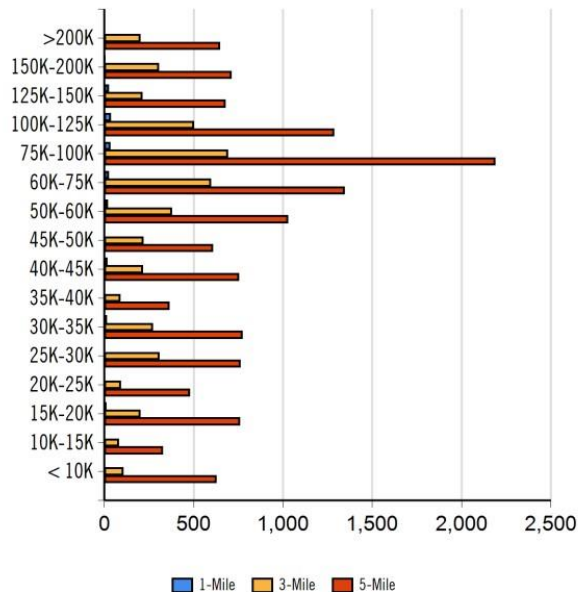
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	13	24	10	4	11	13	8	0	36	28	6	60
3-Mile	76	150	484	460	148	625	310	122	411	950	305	322	588
5-Mile	152	380	1,403	1,376	683	1,982	694	225	1,530	2,905	1,390	822	1,692

Household Income



Radius	Median Household Income
1-Mile	\$84,526.00
3-Mile	\$60,236.22
5-Mile	\$66,083.40

Radius	Average Household Income
1-Mile	\$83,285.00
3-Mile	\$69,442.22
5-Mile	\$75,709.90

Radius	Aggregate Household Income
1-Mile	\$15,830,856.96
3-Mile	\$366,784,354.86
5-Mile	\$1,030,522,300.47

Education

	1-Mile	3-mile	5-mile
Pop > 25	334	7,545	22,665
High School Grad	128	2,086	7,097
Some College	85	2,173	5,969
Associates	2	357	986
Bachelors	40	1,564	3,863
Masters	1	345	995
Prof. Degree	0	118	371
Doctorate	0	2	49

Tapestry

	1-Mile	3-mile	5-mile
Expensive Homes	0 %	24 %	32 %
Households with 4+ Cars	34 %	46 %	40 %
Military Households	0 %	19 %	16 %
Mobile Homes	164 %	99 %	176 %
New Homes	69 %	114 %	137 %
New Households	25 %	50 %	73 %
Public Transportation Users	0 %	1 %	3 %
Teen's	27 %	45 %	63 %
Vacant Ready For Rent	30 %	53 %	63 %
Young Wealthy Households	0 %	12 %	36 %

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	10,044,664		230,807,515		670,068,543	
Average annual household	53,374		47,813		49,955	
Food	6,820	12.78 %	6,234	13.04 %	6,478	12.97 %
Food at home	4,384		4,080		4,209	
Cereals and bakery products	618		578		598	
Cereals and cereal products	217		206		213	
Bakery products	401		372		385	
Meats poultry fish and eggs	854		816		836	
Beef	202		190		195	
Pork	156		147		150	
Poultry	155		154		157	
Fish and seafood	137		131		135	
Eggs	71		66		68	
Dairy products	447		412		428	
Fruits and vegetables	901		823		851	
Fresh fruits	135		121		125	
Processed vegetables	171		158		162	
Sugar and other sweets	164		149		155	
Fats and oils	139		129		133	
Miscellaneous foods	832		770		794	
Nonalcoholic beverages	373		348		357	
Food away from home	2,436		2,154		2,269	
Alcoholic beverages	412		342		361	
Housing	18,739	35.11 %	17,312	36.21 %	17,903	35.84 %
Shelter	11,232		10,468		10,820	
Owned dwellings	7,161		6,209		6,541	
Mortgage interest and charges	3,707		3,115		3,303	
Property taxes	2,373		2,084		2,204	
Maintenance repairs	1,081		1,010		1,033	
Rented dwellings	3,181		3,413		3,378	
Other lodging	890		846		900	
Utilities fuels	4,385		4,065		4,171	
Natural gas	414		376		392	
Electricity	1,712		1,629		1,657	
Fuel oil	171		157		163	
Telephone services	1,385		1,263		1,299	
Water and other public services	703		638		658	
Household operations	1,335	2.50 %	1,169	2.44 %	1,230	2.46 %
Personal services	409		330		356	
Other household expenses	926		839		874	
Housekeeping supplies	613		587		608	
Laundry and cleaning supplies	168		159		164	
Other household products	366		340		354	
Postage and stationery	79		87		88	
Household furnishings	1,174		1,021		1,073	
Household textiles	86		77		79	
Furniture	242		227		243	
Floor coverings	27		27		28	
Major appliances	157		134		137	
Small appliances	87		87		89	
Miscellaneous	575		468		494	
Apparel and services	1,433	2.68 %	1,267	2.65 %	1,333	2.67 %
Men and boys	286		245		267	
Men 16 and over	244		202		223	
Boys 2 to 15	42		42		44	
Women and girls	480		463		478	
Women 16 and over	396		392		404	
Girls 2 to 15	84		71		74	
Children under 2	86		89		90	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	10,044,664		230,807,515		670,068,543	
Average annual household	53,374		47,813		49,955	
Transportation	7,515	14.08 %	6,513	13.62 %	6,817	13.65 %
Vehicle purchases	1,829		1,509		1,618	
Cars and trucks new	882		789		842	
Cars and trucks used	896		681		732	
Gasoline and motor oil	2,318		2,072		2,134	
Other vehicle expenses	2,864		2,466		2,572	
Vehicle finance charges	203		167		173	
Maintenance and repairs	970		862		900	
Vehicle insurance	1,328		1,127		1,171	
Vehicle rental leases	363		309		327	
Public transportation	504		465		491	
Health care	4,201	7.87 %	3,698	7.73 %	3,836	7.68 %
Health insurance	2,701		2,431		2,511	
Medical services	927		772		810	
Drugs	438		374		388	
Medical supplies	135		120		125	
Entertainment	3,334	6.25 %	2,816	5.89 %	2,953	5.91 %
Fees and admissions	632		536		576	
Television radios	1,128		1,008		1,036	
Pets toys	1,217		1,028		1,079	
Personal care products	695		616		647	
Reading	58		54		56	
Education	1,201		1,246		1,326	
Tobacco products	391		400		399	
Miscellaneous	808	1.51 %	781	1.63 %	806	1.61 %
Cash contributions	1,417		1,291		1,343	
Personal insurance	6,350		5,236		5,691	
Life and other personal insurance	214		162		170	
Pensions and Social Security	6,136		5,074		5,521	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	616	500	23.20 %	136	455	549	67	126	
3-Mile	2020	10,722	8,291	26.97 %	2,455	7,708	7,634	3,088	2,225	
5-Mile	2020	25,418	19,698	27.86 %	5,334	18,822	19,169	6,249	5,833	
1-Mile	2023	644	500	28.80 %	142	475	580	64	147	
3-Mile	2023	11,303	8,291	34.23 %	2,586	8,126	8,079	3,224	2,529	
5-Mile	2023	26,828	19,698	35.44 %	5,630	19,862	20,320	6,508	6,678	



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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@arrowstarrealty.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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