



FOR SALE

4.38 ACRES

Highway 75

Shepard Hill Rd = Exit 98

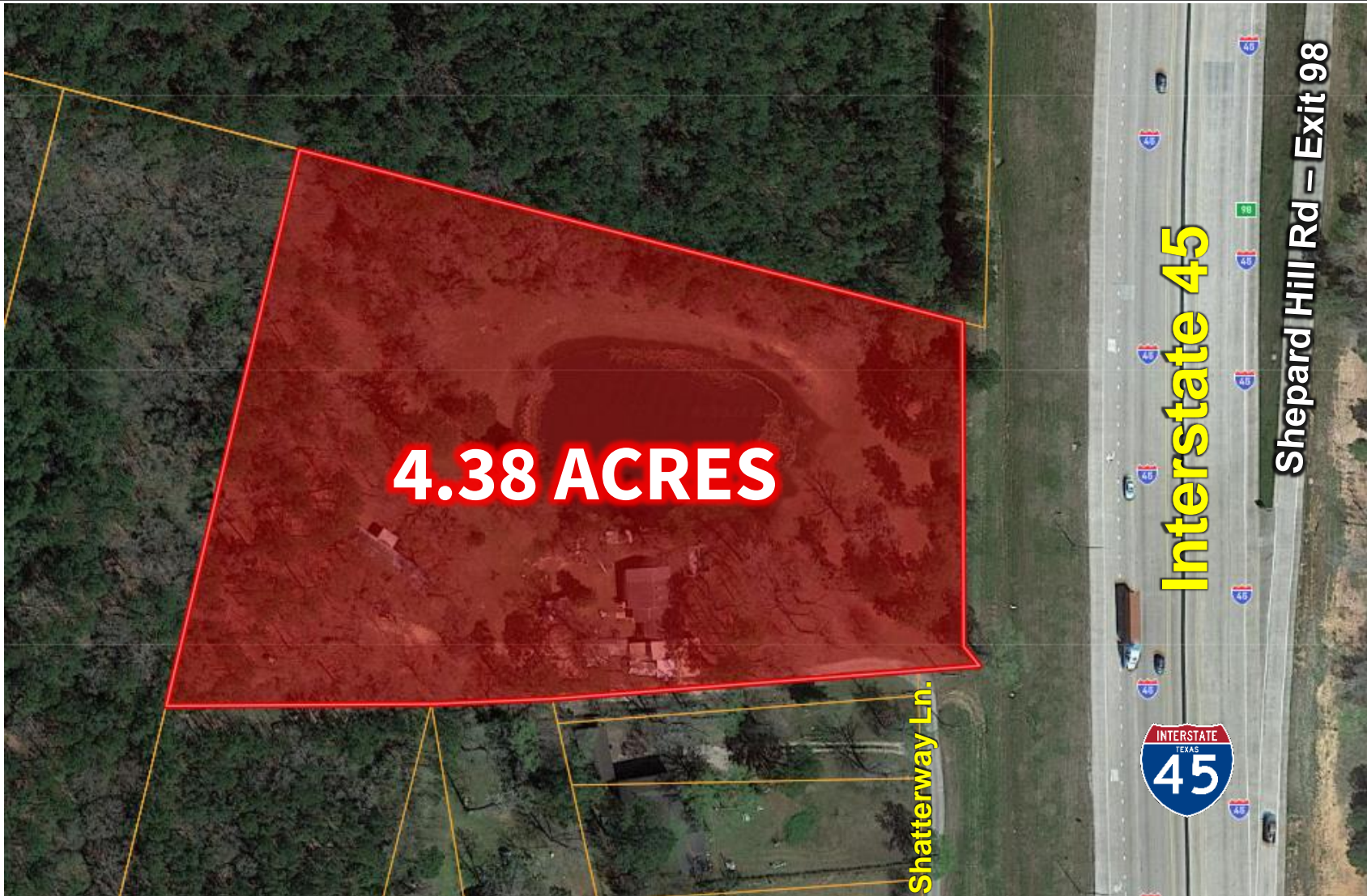
Interstate 45

Shatterway Ln.

**75
TEXAS**

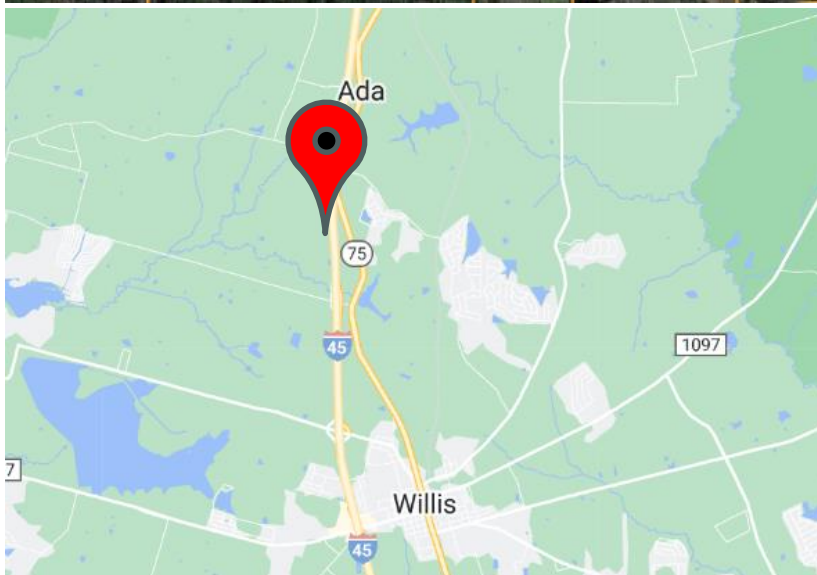
**INTERSTATE
TEXAS
45**

**LAND FOR SALE – 4.38 ACRES
15674 SHATTERWAY LN, WILLIS, TX 77318**

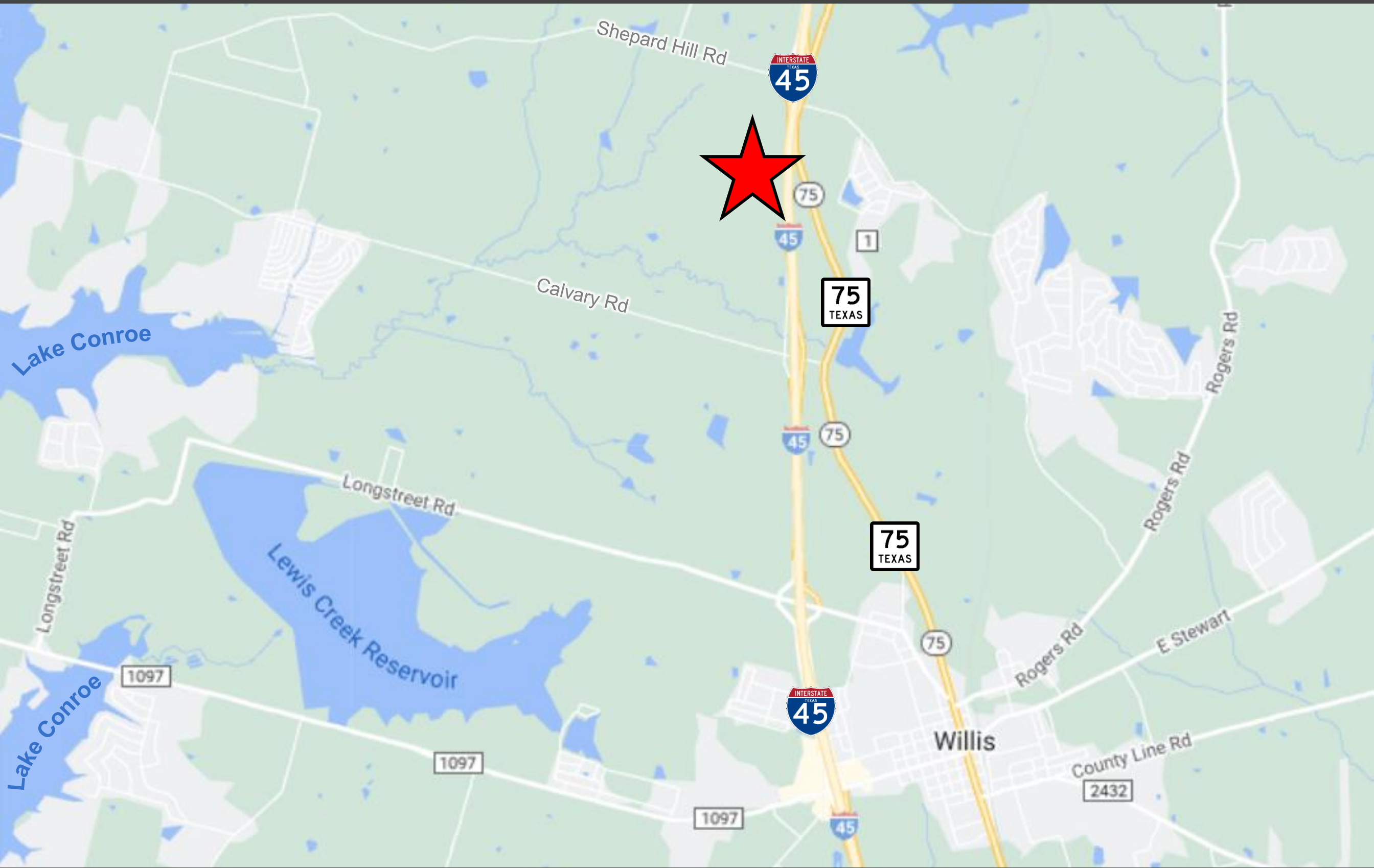


PROPERTY HIGHLIGHTS:

- 4.38 acres unrestricted land on Interstate 45 approximately 3-Miles north of downtown Willis, TX.
- Located < 3-Miles from Lake Conroe (20,000 Acre Lake).
- Clear and unobstructed visibility from Interstate 45.
- Superb accessibility to trade area via principal arterial thoroughfare (Interstate 45).
- A 2,000sf residential structure is constructed upon the property, as well as two mobile homes that generate rental income.
- Situated in area of minimal flood hazard per FEMA maps (Zone X).



2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Daytime Population	796	6,909	23,304
Total Population	961	8,508	25,594
Total Households	300	2,992	9,503







Shatterway Ln.

238.42 Foot Frontage

71,410 CPD (TxDOT)

Interstate 45



Shepard Hill Rd - Exit 98

FOR MORE INFORMATION CONTACT:
ASHLEY GIBSON & RYAN HUTSON, CCIM

15674 SHATTERWAY LN, WILLIS, TX 77318



P.O. BOX 1505, CONROE, TX 77305 | (936) 270-1024 | HUTSONREALTYPARTNERS.COM

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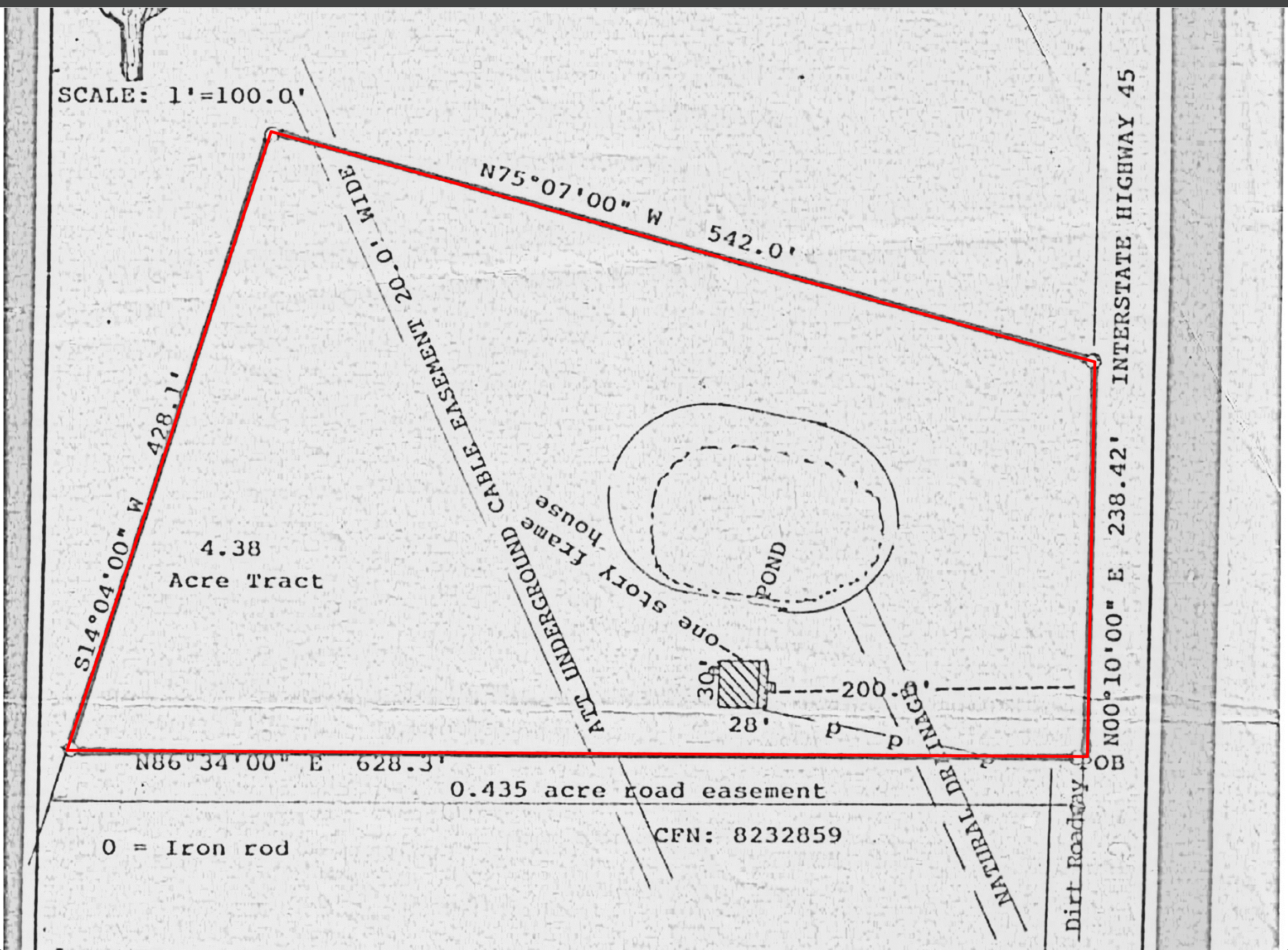
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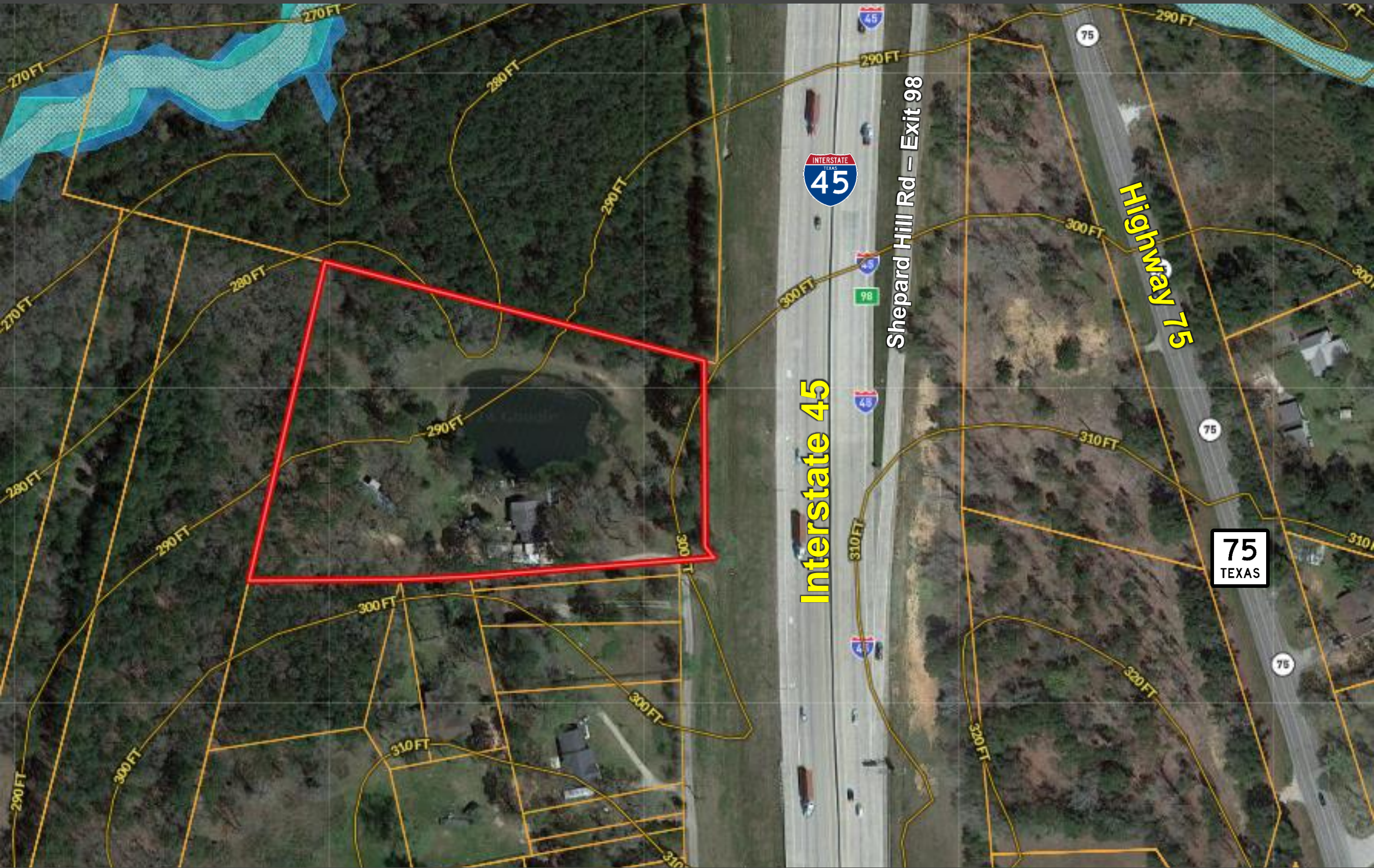


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WILLIS MARKET OVERVIEW

Willis is a city in Montgomery County, Texas located eight miles north of Conroe in north central Montgomery County.

Willis is currently experiencing an unprecedented level of growth as the number of homes starting construction each quarter within Willis ISD's boundaries has surged by 500% over the last four years. Residential projects underway include Republic Grand Ranch (~1,800 homes), the Moran Ranch (~900 homes), Chambers Creek Ranch (~3,500 homes), and The Woodlands Hills (~4,500 homes).

In addition to new homes, The Market at Willis Shopping Center, a 70-acre development in Moran Ranch, was recently completed. The center is anchored by H-E-B and includes more than 200,000 square feet of retail, restaurant and service space.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Hutson	669668	ryan@hutsonrealtypartners.com	(936) 270-1024
Designated Broker of Firm	License No.	Email	Phone
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

Information available at www.trec.texas.gov

IABS 1-0



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