



WILLIS TOWN CENTER

Junior Anchor, End-Cap, Inline Retail, and Pad Sites Available for Lease

NEC of I-45 and FM 1097 | Willis, Texas

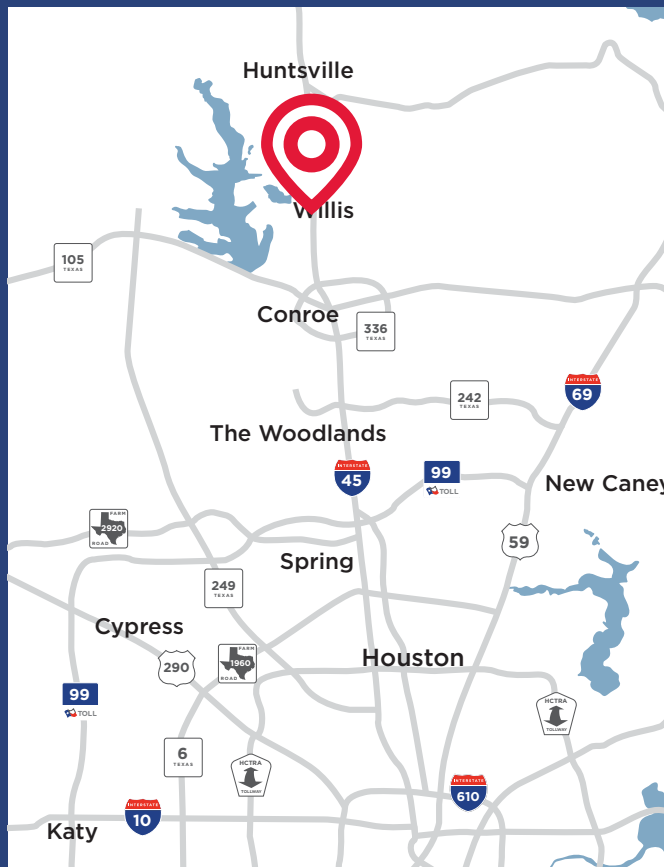
Kevin Sims | 281.477.4300

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

WILLIS TOWN CENTER

WILLIS, TEXAS

PROJECT HIGHLIGHTS



46%
POPULATION
GROWTH
WITHIN 7 MILES



\$85K
AVERAGE
HOUSEHOLD
INCOME
IN TRADE AREA



80,232
CURRENT
POPULATION
IN TRADE AREA

MAJOR AREA RETAILERS



KEVIN SIMS
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PROJECT HIGHLIGHTS

\$1.2B
RETAIL SALES
POTENTIAL



**EPICENTER OF
TREMENDOUS
GROWTH AND HIGH
VOLUME**



LOCATED ACROSS
FROM THE **123,000
SF KROGER
MARKETPLACE-**
ANCHORED POWER
CENTER ON I-45



AT THE **MAIN
ENTRANCE TO
WILLIS AND
BENTWATER
SUBDIVISIONS**

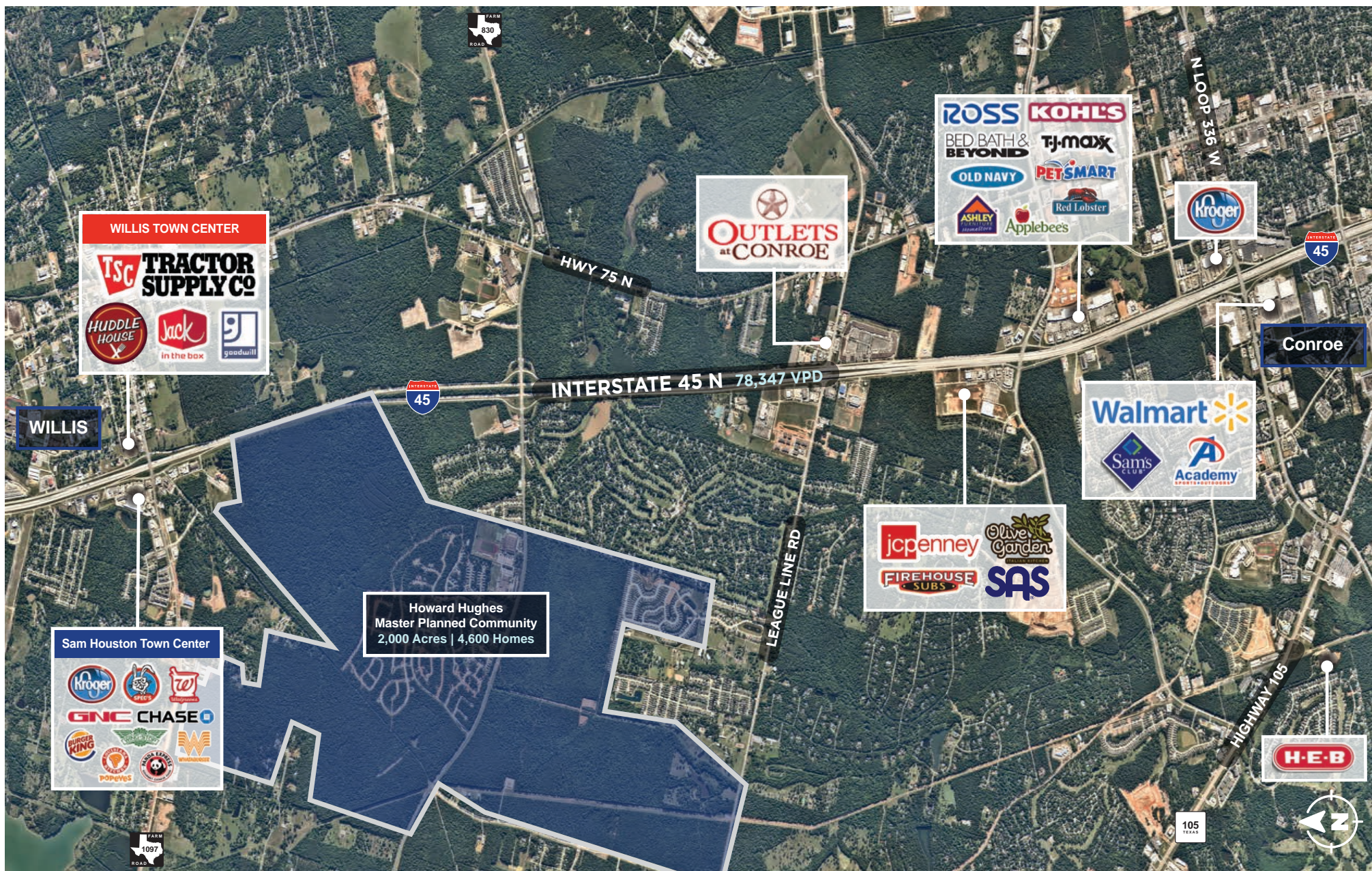


HOWARD HUGHES
CORP. DEVELOPING
A **2,000 ACRE
MASTER PLANNED
COMMUNITY** ON
WEST SIDE OF
I-45 WITH 4,600
PLANNED HOMES



AVAILABLE:

10,984 SF JR. ANCHOR
5,200 SF PAD SITE
2,300 SF END CAP
1,500 SF END CAP
3,200 SF INLINE
2,400 SF INLINE



09.20 | 06.20



SITE PLAN



09.20 | 12.19



Montgomery County, Texas

#6 FASTEST
GROWING
TEXAS COUNTY

607,391 CURRENT POPULATION
200%+ GROWTH PAST 25 YEARS

United States™
Census
Bureau



HOUSEHOLD

3.18
AVERAGE SIZE



POPULATION

1 MILLION
PROJECTED
IN 25 YEARS



INCOME

\$93,628
AVERAGE PER
HOUSEHOLD

TENANT HIGHLIGHTS



**3,300+ LOCATIONS
THROUGH NORTH AMERICA**



**TSC TRACTOR
SUPPLY CO.**



**\$8.35 BILLION
IN SALES IN 2019**

GOODWILL
SERVED MORE
THAN 35 MILLION
INDIVIDUALS
WORLDWIDE
IN 2019

HAS HELPED MORE
THAN 230,000
PEOPLE TRAIN
FOR CAREERS IN
INDUSTRIES SUCH
AS BANKING, IT,
AND HEALTH CARE

IN ADDITION TO
156 LOCATIONS IN
U.S. AND CANADA,
GOODWILL HAS A
**PRESENCE IN 12
OTHER COUNTRIES**

**THE LARGEST
RURAL LIFESTYLE
RETAILER IN THE
UNITED STATES**
FOR MORE THAN
80 YEARS

**OPERATING 1,881
TRACTOR SUPPLY
STORES IN 49
STATES AND AN
E-COMMERCE
WEBSITE**

**MORE THAN
38,000 TEAM
MEMBERS**
PROVIDING
SUPPORT
THROUGHOUT
THE U.S.

DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



POPULATION	3 MILES	5 MILES	7 MILES	TRADE AREA
Current Households	5,895	15,068	29,389	30,274
Current Population	16,865	40,947	77,946	80,232
2010 Census Population	13,838	29,895	55,624	55,145
Population Growth 2010 to 2020	23%	38%	46%	46%
2020 Median Age	34	37	36	41

INCOME	3 MILES	5 MILES	7 MILES	TRADE AREA
Average Household Income	\$57,075	\$67,168	\$76,143	\$84,944
Median Household Income	\$59,348	\$62,914	\$64,819	\$71,443
Per Capita Income	\$19,603	\$24,868	\$29,069	\$32,571

RACE AND ETHNICITY	3 MILES	5 MILES	7 MILES	TRADE AREA
White	69%	76%	76%	81%
Black or African American	9%	8%	9%	7%
Asian or Pacific Islander	1%	1%	2%	2%
Other Races	20%	14%	13%	10%
Hispanic	35%	28%	28%	21%

CENSUS HOUSEHOLDS	3 MILES	5 MILES	7 MILES	TRADE AREA
1 Person Household	19%	20%	23%	19%
2 Person Households	31%	35%	35%	39%
3+ Person Households	50%	44%	41%	41%
Owner-Occupied Housing Units	71%	74%	68%	81%
Renter-Occupied Housing Units	29%	26%	32%	19%

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 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.

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>



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