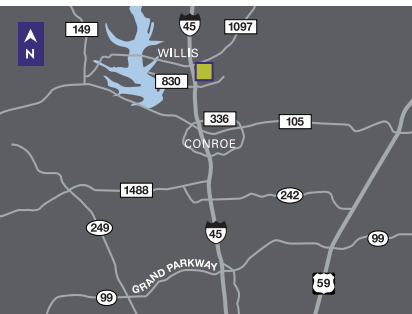


FIDELIS | WILLIS

I-45 @ W Montgomery St in Willis, Texas 77378

LOCATED ADJACENT TO THE MARKET AT WILLIS SHOPPING CENTER



	VEHICLES PER DAY
I-45 south of FM 1097	73,310
I-45 north of FM 1097	68,407
FM 1097 east of I-45	21,972
FM 1097 west of I-45	20,308

	AVERAGE INCOME
Custom Trade Area	\$118,881

	POPULATION
Custom Trade Area	127,454

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713-693-1400

info@frpltd.com



WWW.FRPLTD.COM

FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/willis-multifamily

Lat/Lon: 30.4815/-95.4897

The Market at Willis Shopping Center		Trade Area
Willis, TX 77378		
Population		
2023 Estimated Population		127,454
2028 Projected Population		146,354
2020 Census Population		117,004
2010 Census Population		90,157
Projected Annual Growth 2023 to 2028		3.0%
Historical Annual Growth 2010 to 2023		3.2%
2023 Median Age		41.0
Households		
2023 Estimated Households		48,272
2028 Projected Households		56,353
2020 Census Households		43,695
2010 Census Households		33,725
Projected Annual Growth 2023 to 2028		3.3%
Historical Annual Growth 2010 to 2023		3.3%
Race and Ethnicity		
2023 Estimated White		73.7%
2023 Estimated Black or African American		8.1%
2023 Estimated Asian or Pacific Islander		1.7%
2023 Estimated American Indian or Native Alaskan		0.6%
2023 Estimated Other Races		15.9%
2023 Estimated Hispanic		20.3%
Income		
2023 Estimated Average Household Income		\$118,881
2023 Estimated Median Household Income		\$90,300
2023 Estimated Per Capita Income		\$45,339
Education (Age 25+)		
2023 Estimated Elementary (Grade Level 0 to 8)		4.6%
2023 Estimated Some High School (Grade Level 9 to 11)		5.8%
2023 Estimated High School Graduate		28.7%
2023 Estimated Some College		22.7%
2023 Estimated Associates Degree Only		7.3%
2023 Estimated Bachelors Degree Only		21.6%
2023 Estimated Graduate Degree		9.3%
Business		
2023 Estimated Total Businesses		4,539
2023 Estimated Total Employees		32,797
2023 Estimated Employee Population per Business		7.2
2023 Estimated Residential Population per Business		28.1



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INFORMATION ABOUT BROKERAGE SERVICES

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.



Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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