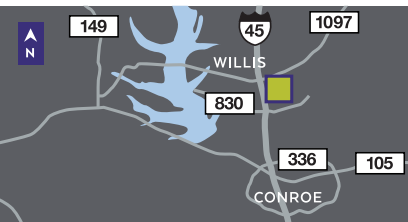


► MARKET AT WILLIS SHOPPING CENTER

SE Corner of I-45 @ FM 1097 in Willis, Texas 77378



LOCATED NORTH OF CONROE IN FAST GROWING AREA OFF I-45



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	\$120,640
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POPULATION

Custom Trade Area	122,712
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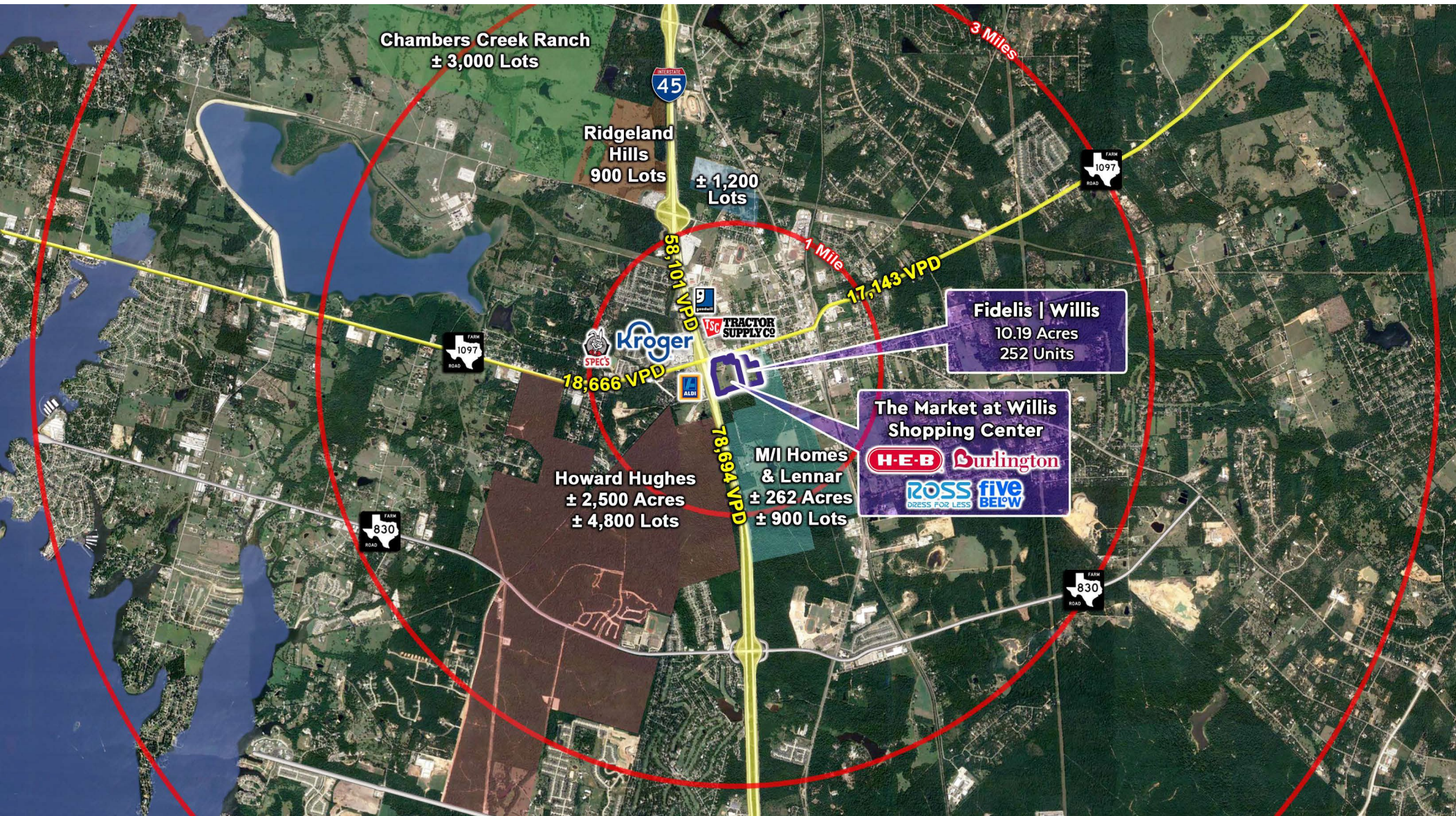
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CUSTOM TRADE AREA ATTRACTS MANY LOCAL SHOPPERS



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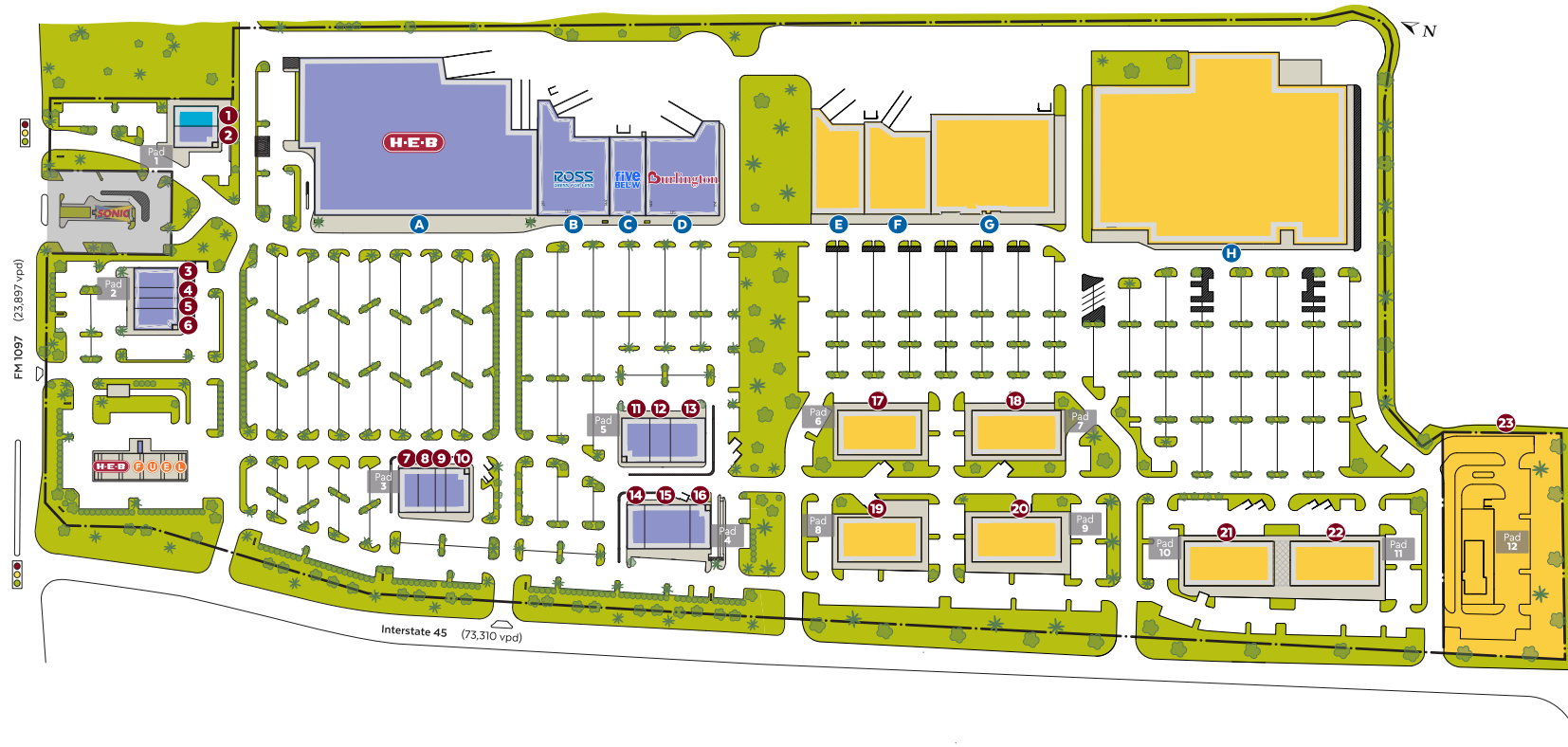
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ANCHOR POSITIONS • END CAPS • INLINE SPACES • PAD SITES



■ AVAILABLE ■ LEASE PENDING ■ EXECUTED



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ANCHOR POSITIONS • END CAPS • INLINE SPACES • PAD SITES

Tenant List

Tenant	Address	SF/Acres
A H-E-B	12350 Interstate 45 N	
B Ross Dress for Less	12346 Interstate 45 N	
C Five Below	12342 Interstate 45 N	
D Burlington	12338 Interstate 45 N	
E AVAILABLE	12338 Interstate 45 N	16,000
F AVAILABLE	12338 Interstate 45 N	18,503
G AVAILABLE	12338 Interstate 45 N	39,000
H AVAILABLE	12338 Interstate 45 N	111,382
1 Lease Pending	813 W Montgomery St #100	
2 Memorial Hermann GoHealth	813 W Montgomery St #300	
3 Crust Pizza	909 W Montgomery St #100	
4 Texas Hair Team	909 W Montgomery St #200	
5 Cuppa Yo	909 W Montgomery St #300	
6 East Creek Dental Care	909 W Montgomery St #400	
7 MOD Pizza	12360 Interstate 45 N #100	
8 Plush Nails	12360 Interstate 45 N #200	
9 Great Clips	12360 Interstate 45 N #300	
10 First Watch Café	12360 Interstate 45 N #400	
11 Nails of America	12318 Interstate 45 N #100	
12 America's Best	12318 Interstate 45 N #200	
13 Memorial Hermann SMR	12318 Interstate 45 N #500	
14 Chick N Max	12312 Interstate 45 N #100	
15 Memorial Hermann Primary Care	12312 Interstate 45 N #200	
16 McAlister's Deli	12312 Interstate 45 N #500	
17 AVAILABLE	12312 Interstate 45 N	12,000
18 AVAILABLE	12312 Interstate 45 N	12,800
19 AVAILABLE	12312 Interstate 45 N	12,000
20 AVAILABLE	12312 Interstate 45 N	12,800

Tenant List (Continued)

Tenant	Address	SF/Acres
21 AVAILABLE	12312 Interstate 45 N	12,800
22 AVAILABLE	12312 Interstate 45 N	12,800
23 AVAILABLE	12312 Interstate 45 N	1.74 Acres

AVAILABLE LEASE PENDING EXECUTED



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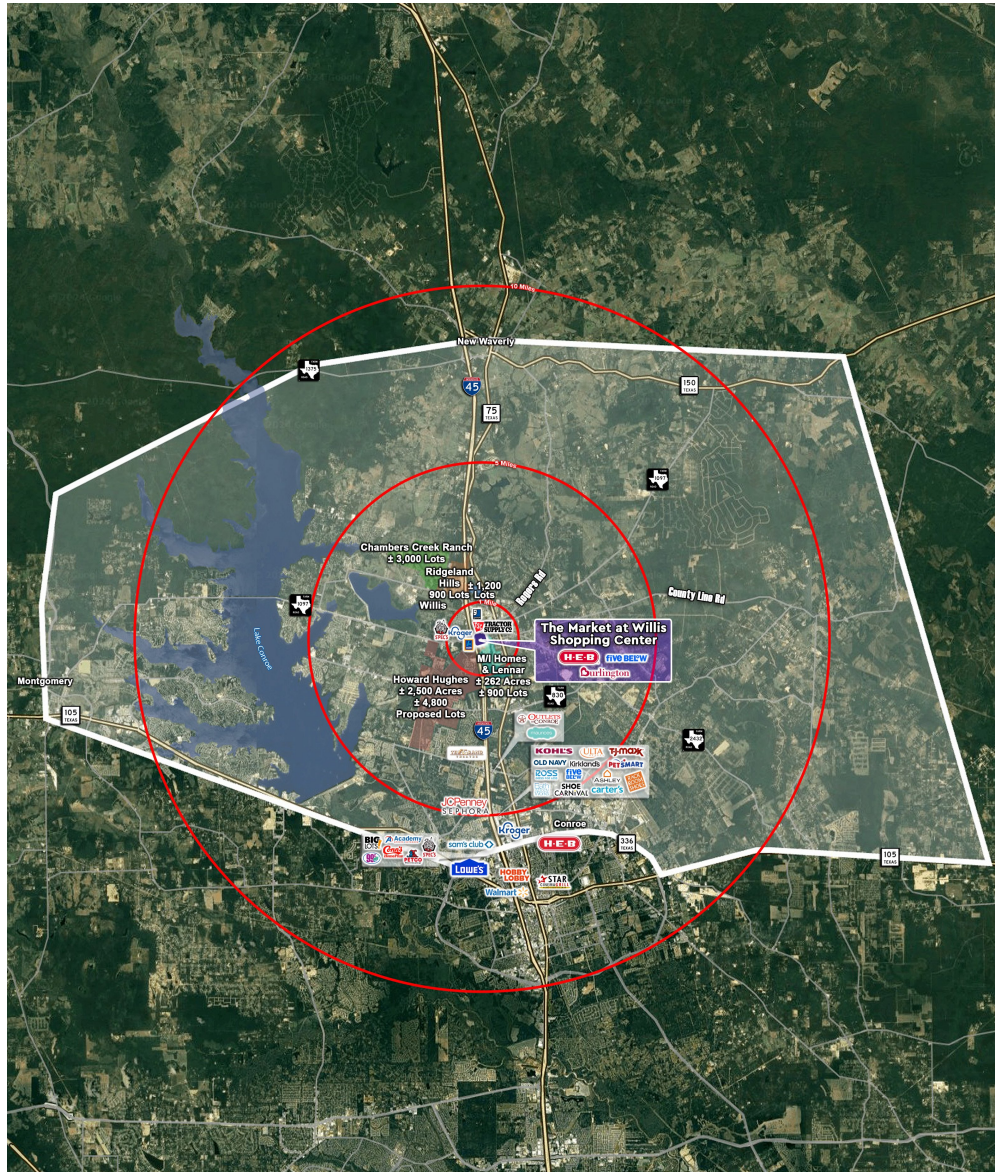
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SE Corner of I-45 @ FM 1097 in Willis, Texas 77378



FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/willis-shopping-center



Lat/Lon: 30.381/-95.4673

The Market at Willis Shopping Center

Willis, TX 77378

Trade
Area

Population

2023 Estimated Population	122,712
2028 Projected Population	157,141
2020 Census Population	106,478
2010 Census Population	81,656
Projected Annual Growth 2023 to 2028	5.6%
Historical Annual Growth 2010 to 2023	3.9%
2023 Median Age	41.3

Households

2023 Estimated Households	46,759
2028 Projected Households	60,481
2020 Census Households	39,991
2010 Census Households	30,679
Projected Annual Growth 2023 to 2028	5.9%
Historical Annual Growth 2010 to 2023	4.0%

Race and Ethnicity

2023 Estimated White	73.1%
2023 Estimated Black or African American	7.1%
2023 Estimated Asian or Pacific Islander	2.2%
2023 Estimated American Indian or Native Alaskan	0.7%
2023 Estimated Other Races	17.0%
2023 Estimated Hispanic	22.1%

Income

2023 Estimated Average Household Income	\$120,640
2023 Estimated Median Household Income	\$94,297
2023 Estimated Per Capita Income	\$46,054

Education (Age 25+)

2023 Estimated Elementary (Grade Level 0 to 8)	4.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.5%
2023 Estimated High School Graduate	27.9%
2023 Estimated Some College	22.3%
2023 Estimated Associates Degree Only	7.3%
2023 Estimated Bachelors Degree Only	22.6%
2023 Estimated Graduate Degree	10.1%

Business

2023 Estimated Total Businesses	4,032
2023 Estimated Total Employees	29,150
2023 Estimated Employee Population per Business	7.2
2023 Estimated Residential Population per Business	30.4



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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
Buyer/Tenant/Seller/Landlord Initials		Date	



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

The information contained herein is provided as a convenience only and should not be construed as a representation or warranty of any kind. Any reliance on or use of such information shall be at the user's sole risk. Fidelis Realty Partners shall not be liable for any inaccuracy in or omission from any such information. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation thereof. Fidelis Realty Partners represents the owner/landlord of the property. 09/16/20



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