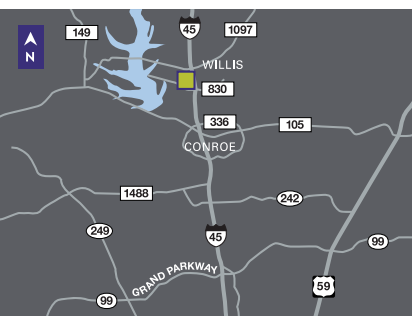
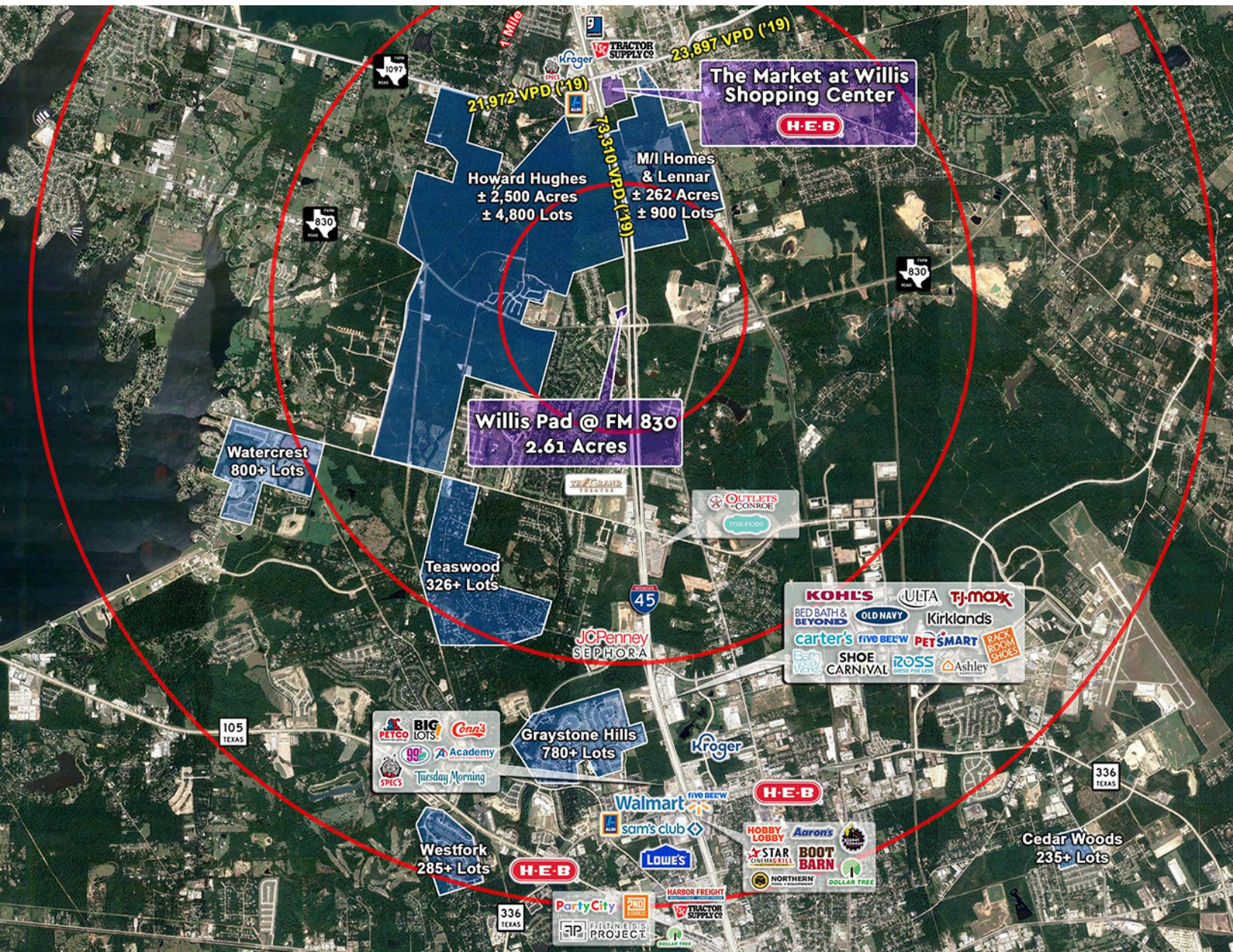


# ► WILLIS PAD - FM 830 @ I-45

FM 830 @ I-45 in Willis, Texas 77318

LOCATED JUST OFF THE HARD CORNER OF FM 830 @ I-45

DEVELOPMENT COMING SOON



VEHICLES PER DAY	
I-45 south of FM 830	119,871
I-45 north of FM 830	73,310
FM 830 west of I-45	12,163
FM 830 east of I-45	9,387

AVERAGE INCOME	
3 Miles	\$101,390
5 Miles	\$100,993
7 Miles	\$102,227

POPULATION	
3 Miles	20,486
5 Miles	63,780
7 Miles	113,868



Matt Brock

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# ► WILLIS PAD - FM 830 @ I-45

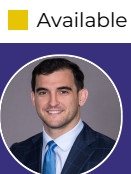
FM 830 @ I-45 in Willis, Texas 77318

## LAND FOR SALE



### Tenant List

Tenant	Address	SF/Acres
1 <input type="checkbox"/> AVAILABLE	FM 830 @ I-45	2.61 Acres



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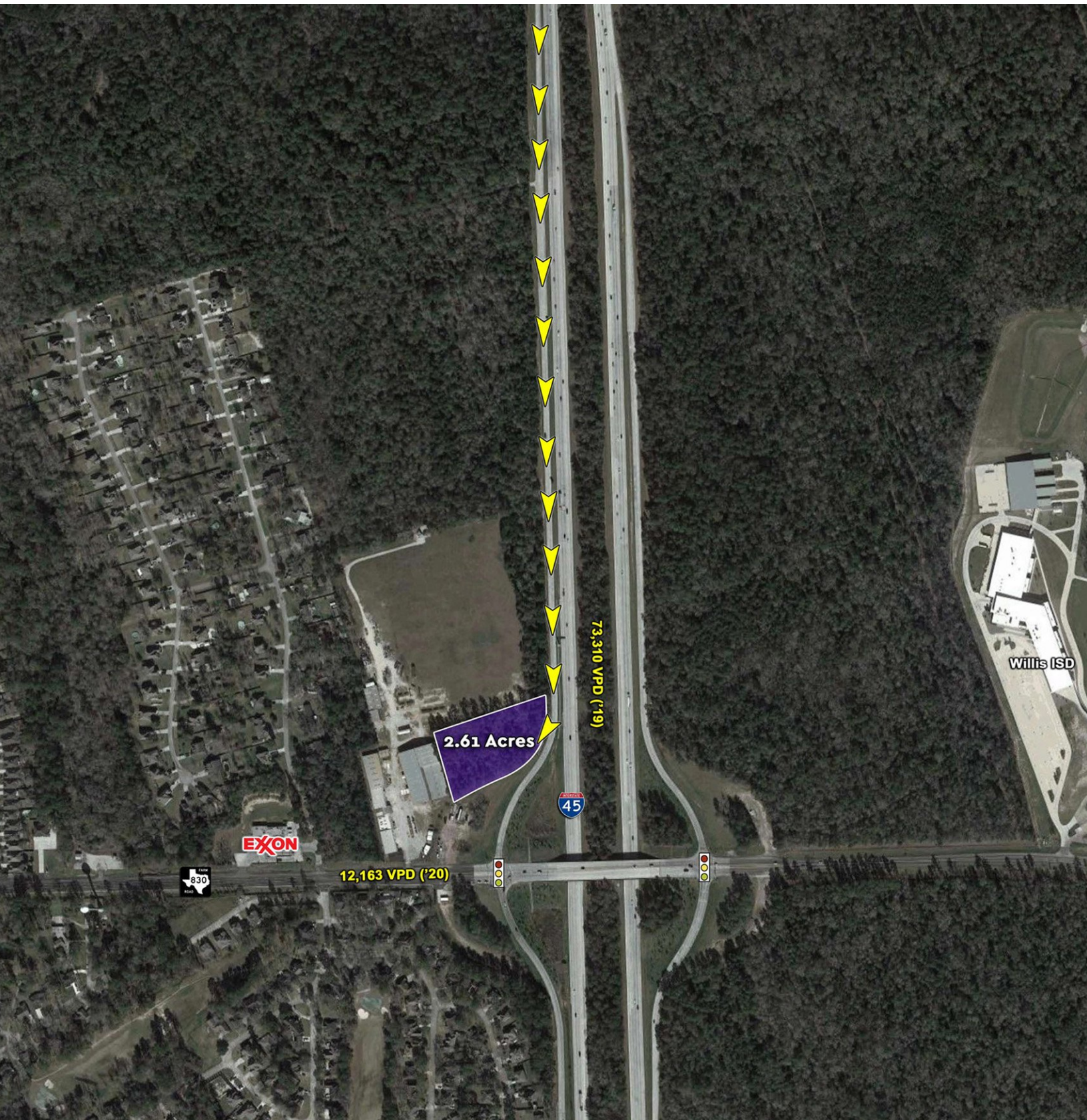


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EXCELLENT VISIBILITY TO I-45



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# ► WILLIS PAD - FM 830 @ I-45

FM 830 @ I-45 in Willis, Texas 77318

FOR DETAILED DEMOGRAPHICS VISIT  
[frpltd.com/properties/fm830](http://frpltd.com/properties/fm830)

Lat/Lon: 30.3925/-95.4878

Willis Pad	3 mi	5 mi	7 mi
Willis, TX 77318	radius	radius	radius
<b>Population</b>			
2023 Estimated Population	20,486	63,780	113,868
2028 Projected Population	23,645	74,270	133,926
2020 Census Population	18,984	58,324	103,970
2010 Census Population	14,420	44,067	81,735
Projected Annual Growth 2023 to 2028	3.1%	3.3%	3.5%
Historical Annual Growth 2010 to 2023	3.2%	3.4%	3.0%
2023 Median Age	37.8	36.9	36.8
<b>Households</b>			
2023 Estimated Households	7,278	23,391	41,492
2028 Projected Households	8,531	27,776	49,842
2020 Census Households	6,654	21,070	37,351
2010 Census Households	5,167	15,855	28,985
Projected Annual Growth 2023 to 2028	3.4%	3.7%	4.0%
Historical Annual Growth 2010 to 2023	3.1%	3.7%	3.3%
<b>Race and Ethnicity</b>			
2023 Estimated White	66.9%	65.1%	62.6%
2023 Estimated Black or African American	9.9%	12.4%	11.8%
2023 Estimated Asian or Pacific Islander	1.7%	2.0%	1.8%
2023 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
2023 Estimated Other Races	20.7%	19.8%	22.9%
2023 Estimated Hispanic	26.4%	25.7%	29.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$101,390	\$100,993	\$102,227
2023 Estimated Median Household Income	\$74,369	\$73,899	\$75,456
2023 Estimated Per Capita Income	\$36,096	\$37,646	\$37,606
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	9.4%	7.7%	8.6%
2023 Estimated Some High School (Grade Level 9 to 11)	6.1%	7.0%	8.1%
2023 Estimated High School Graduate	29.0%	30.3%	29.4%
2023 Estimated Some College	23.5%	21.2%	20.6%
2023 Estimated Associates Degree Only	6.5%	7.0%	7.2%
2023 Estimated Bachelors Degree Only	14.3%	17.9%	17.6%
2023 Estimated Graduate Degree	11.1%	8.9%	8.4%
<b>Business</b>			
2023 Estimated Total Businesses	727	2,408	4,662
2023 Estimated Total Employees	5,662	21,447	37,093
2023 Estimated Employee Population per Business	7.8	8.9	8.0
2023 Estimated Residential Population per Business	28.2	26.5	24.4



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FM 830 @ I-45 in Willis, Texas 77318

## 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.

IABS 1-0



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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