SAM HOUSTON TOWN CENTER

1,400 SF Available Subject to Recapture

NWC of I-45 and FM 1097
Willis, Texas



NewQuest

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Project Highlights



29%
POPULATION GROWTH
WITHIN 5 MILES
FROM 2020 TO 2025

$124K
AVERAGE HOUSEHOLD INCOME
WITHIN TRADE AREA

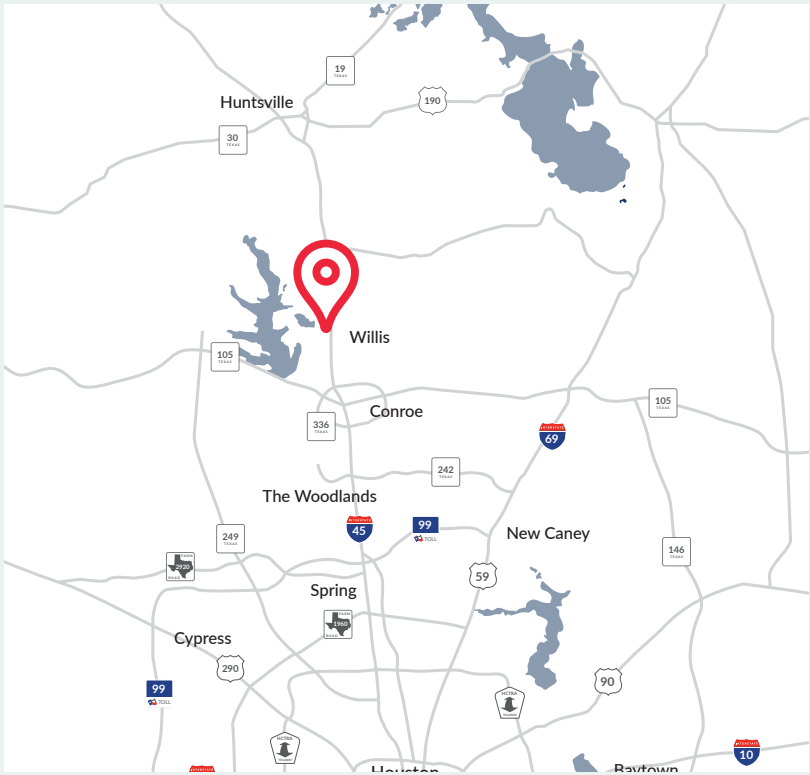
190K
CURRENT POPULATION
WITHIN 10 MILES

2020 Census, ESRI 2025

STEADY RESIDENTIAL GROWTH

9,531 FUTURE HOME UNITS & 2,853 ACTIVE HOME UNITS
914 ANNUAL HOME STARTS & 948 ANNUAL HOME CLOSINGS
$476,627 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q1 2026



Project Highlights

MAJOR TENANTS

Kroger · Walgreens · Schlotzsky's · total by verizon · Whataburger · SPEC'S · Little Caesars · T-Mobile · Chase · Wing Stop



123,000 SF KROGER MARKETPLACE-ANCHORED POWER CENTER WITH A WEEKLY AVERAGE OF 30,000+ DAYTIME VISITORS

LOCATED **IN THE EPICENTER OF TREMENDOUS GROWTH AND HIGH-TRAFFIC VOLUME**

GREAT I-45 FRONTAGE AND QUICK ACCESS TO WILLIS, BENTWATER, AND NUMEROUS OTHER DEVELOPMENTS

LOCATED NEAR WOODLANDS HILLS, A NEW **2,000-ACRE, 4,600-HOME MASTER-PLANNED COMMUNITY**

AVAILABLE:

1,400 SF - SUBJECT TO RECAPTURE

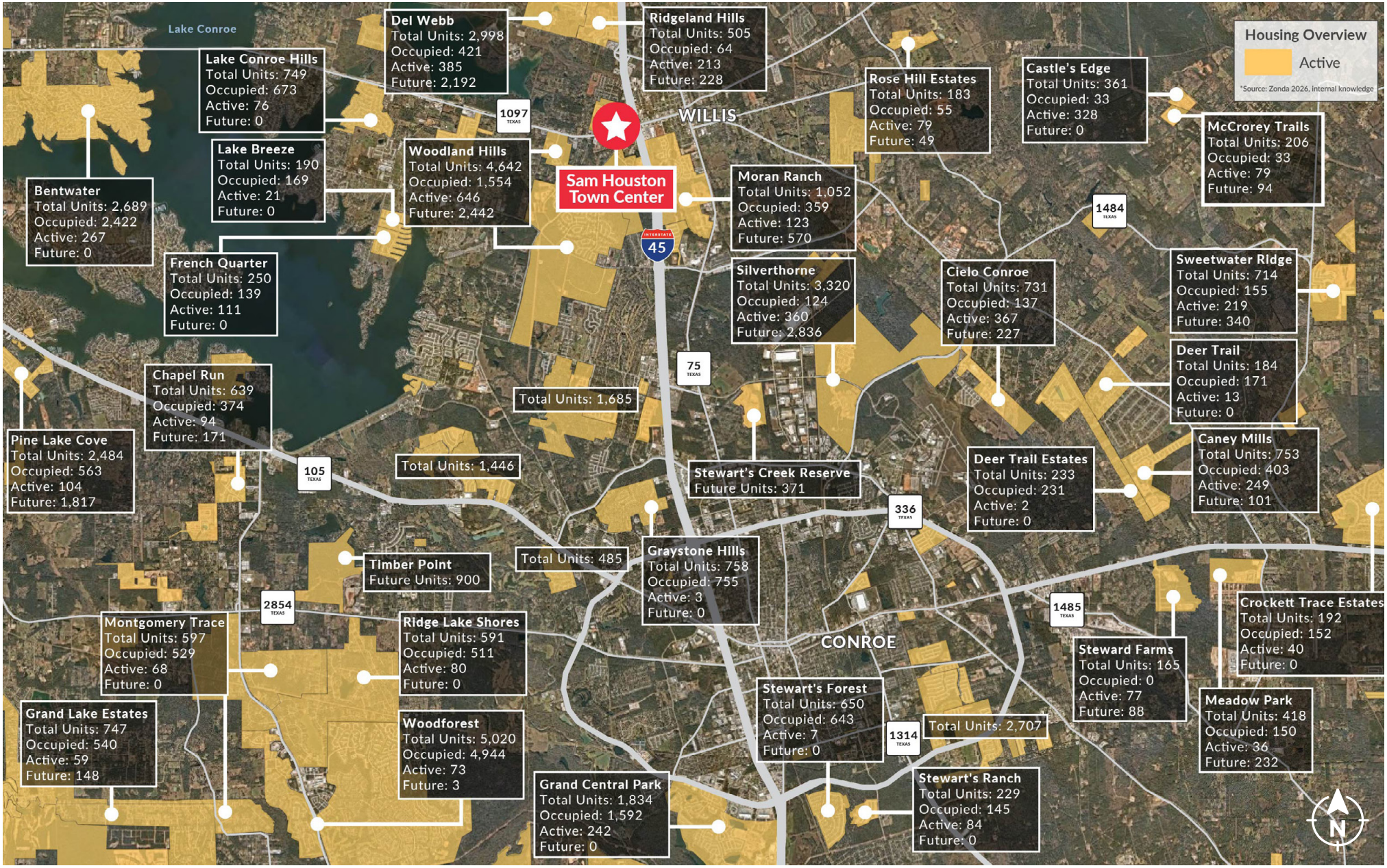
Major Retail Aerial



TxDOT Traffic Counts as of 2024

05.26 | 05.26

Residential Aerial



05.26 | 05.26

Aerial



TxDOT Traffic Counts as of 2024

10.26 | 10.26

Aerial



TxDOT Traffic Counts as of 2024

10.26 | 10.26

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

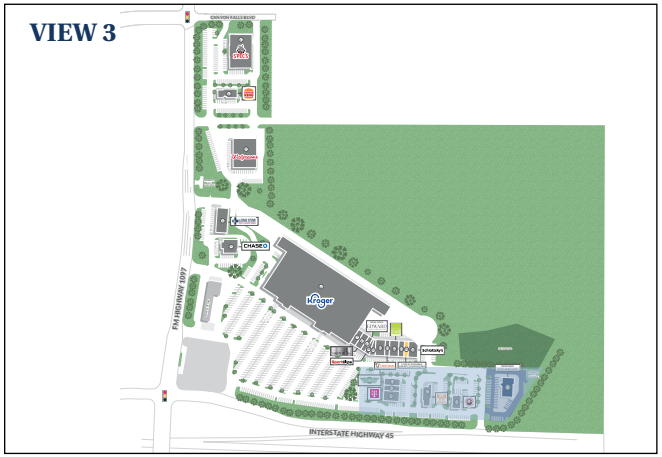
Site Plan



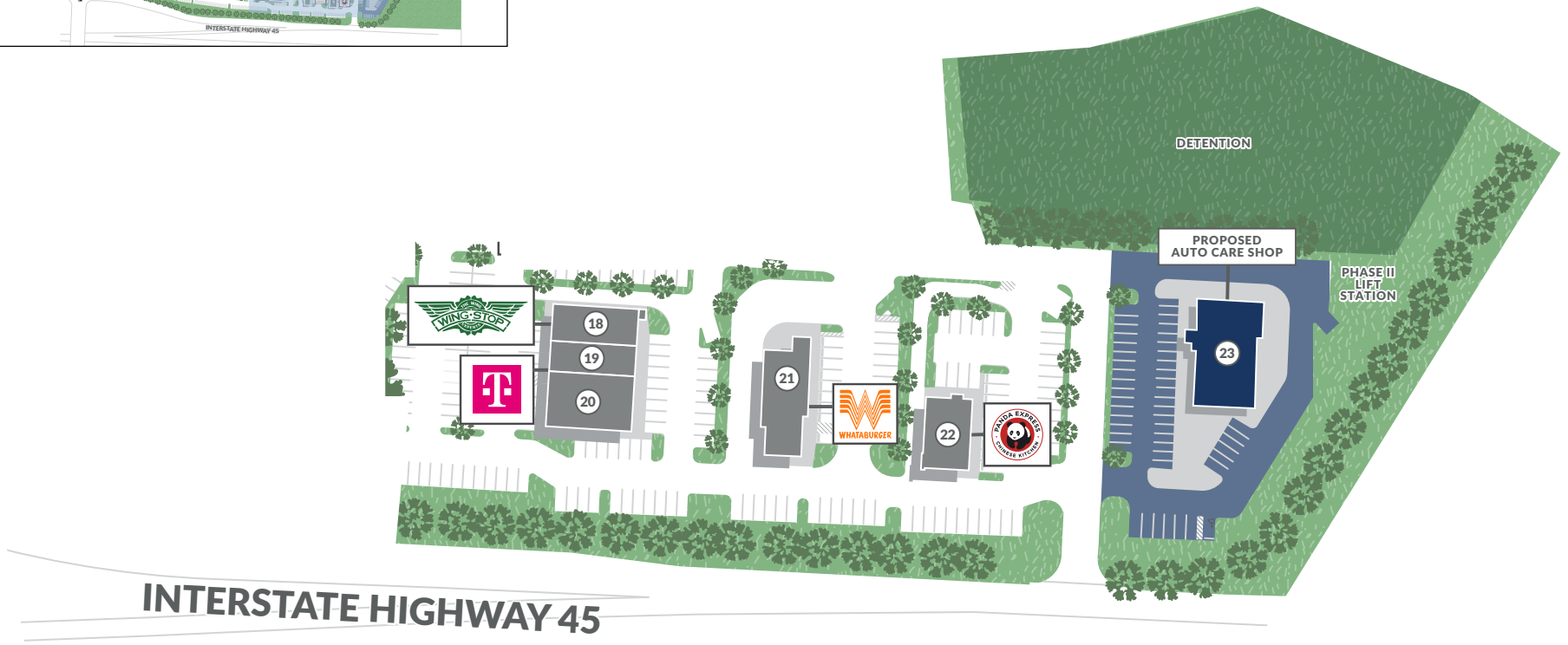
SP.207 | 05.26 | 04.23

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan



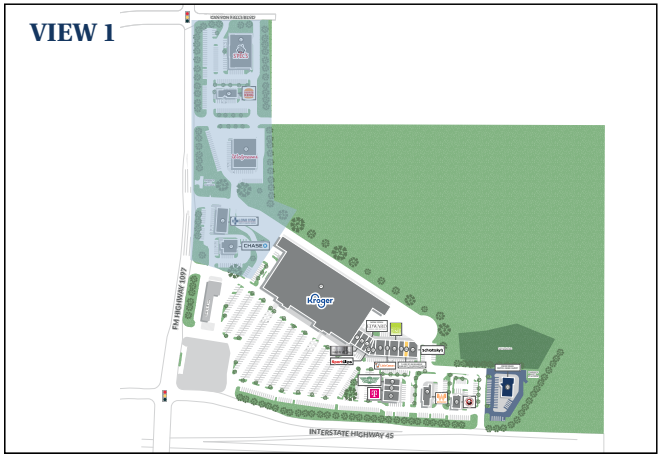
KEY	BUSINESS	AREAS
18	Wingstop	2,100 SF
19	T-Mobile	1,750 SF
20	Willis Urgent Care	3,150 SF
21	Whataburger	3,218 SF
22	Panda Express	2,216 SF
23	Proposed Auto Care Shop	5,000 SF



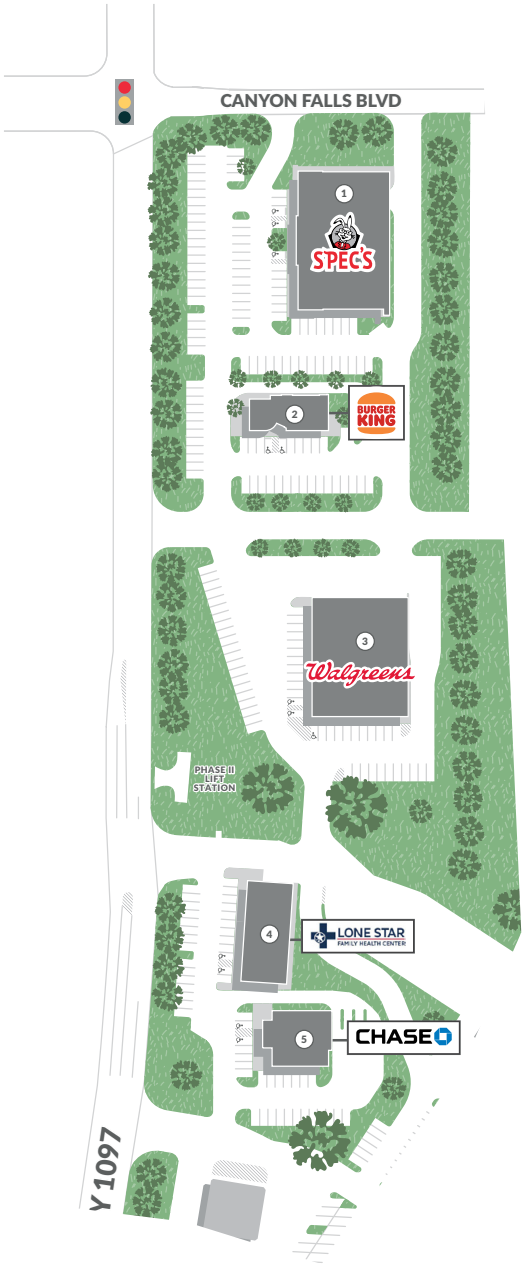
SP.207 | 05.26 | 04.23

AVAILABLE | LEASED | IN NEGOTIATION | NOT A PART

Site Plan

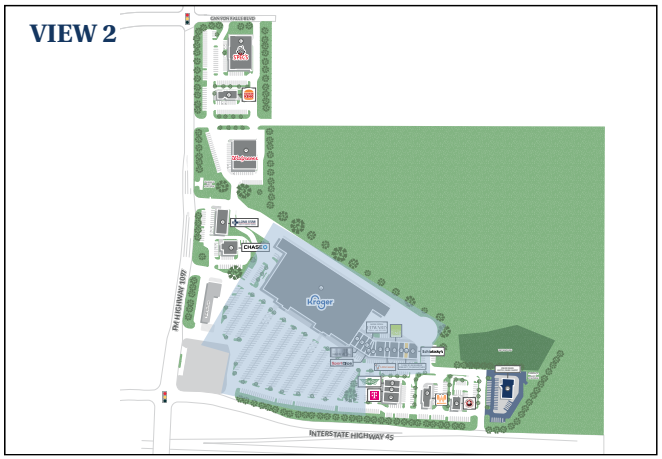


KEY	BUSINESS	AREAS
1	Spec's	15,194 SF
2	Burger King	3,152 SF
3	Walgreens	13,650 SF
4	Lone Star Family Health Center	5,500 SF
5	Chase	4,195 SF

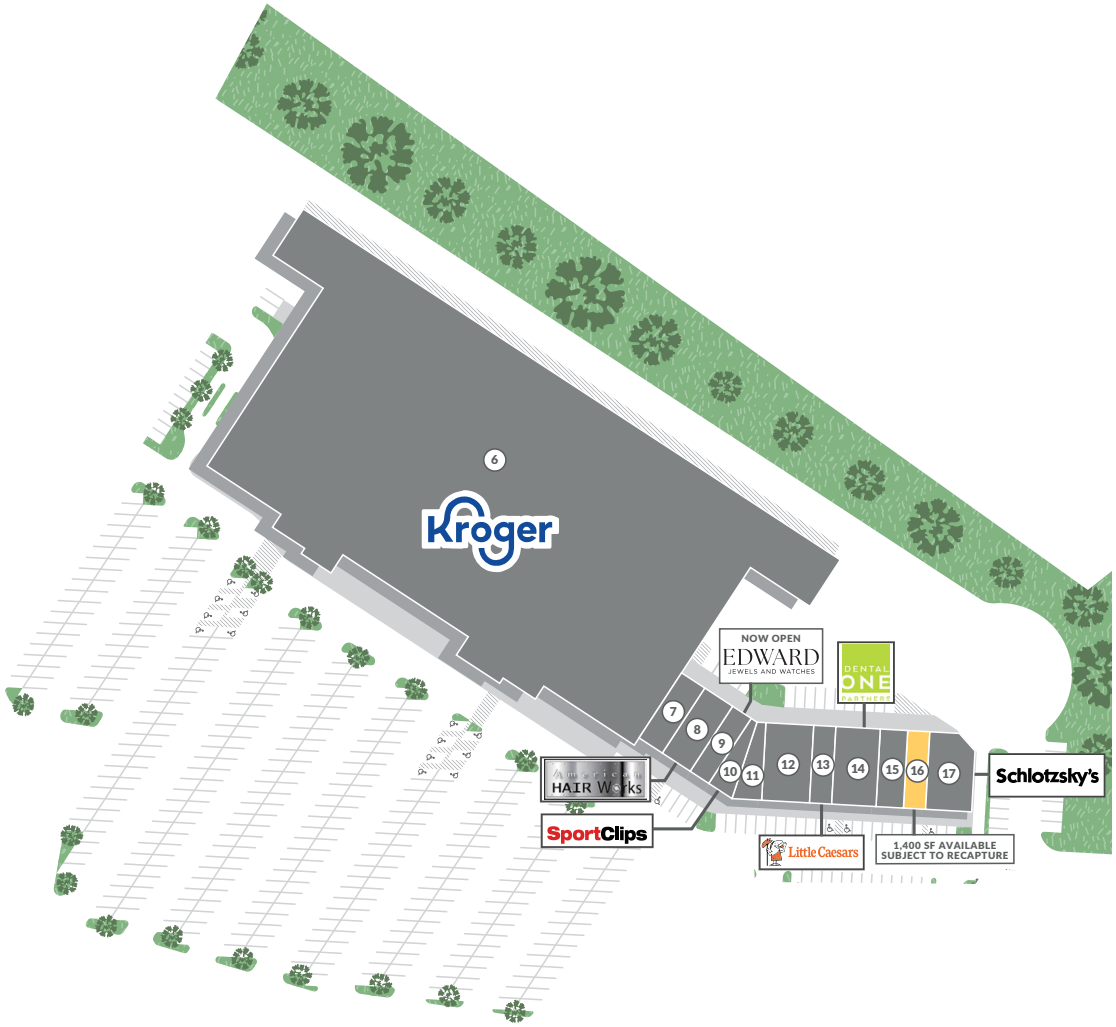


SP.207 | 03.25 | 4.23

Site Plan



KEY	BUSINESS	AREAS
6	Kroger Marketplace	123,000 SF
7	Tender Touch II Nails & Spa	1,750 SF
8	American Hair Works	2,100 SF
9	Edward Jewels and Watches	1,400 SF
10	SportClips	1,094 SF
11	Cell Geeks	1,216 SF
12	Sakura Sushi	3,027 SF
13	Little Caesars	1,400 SF
14	Dental One	2,800 SF
15	Doreck Vision	1,733 SF
16	**Available - Subject to Recapture**	**1,400 SF**
17	Schlotzsky's	2,781 SF



SP.207 | 01.26 | 4.23

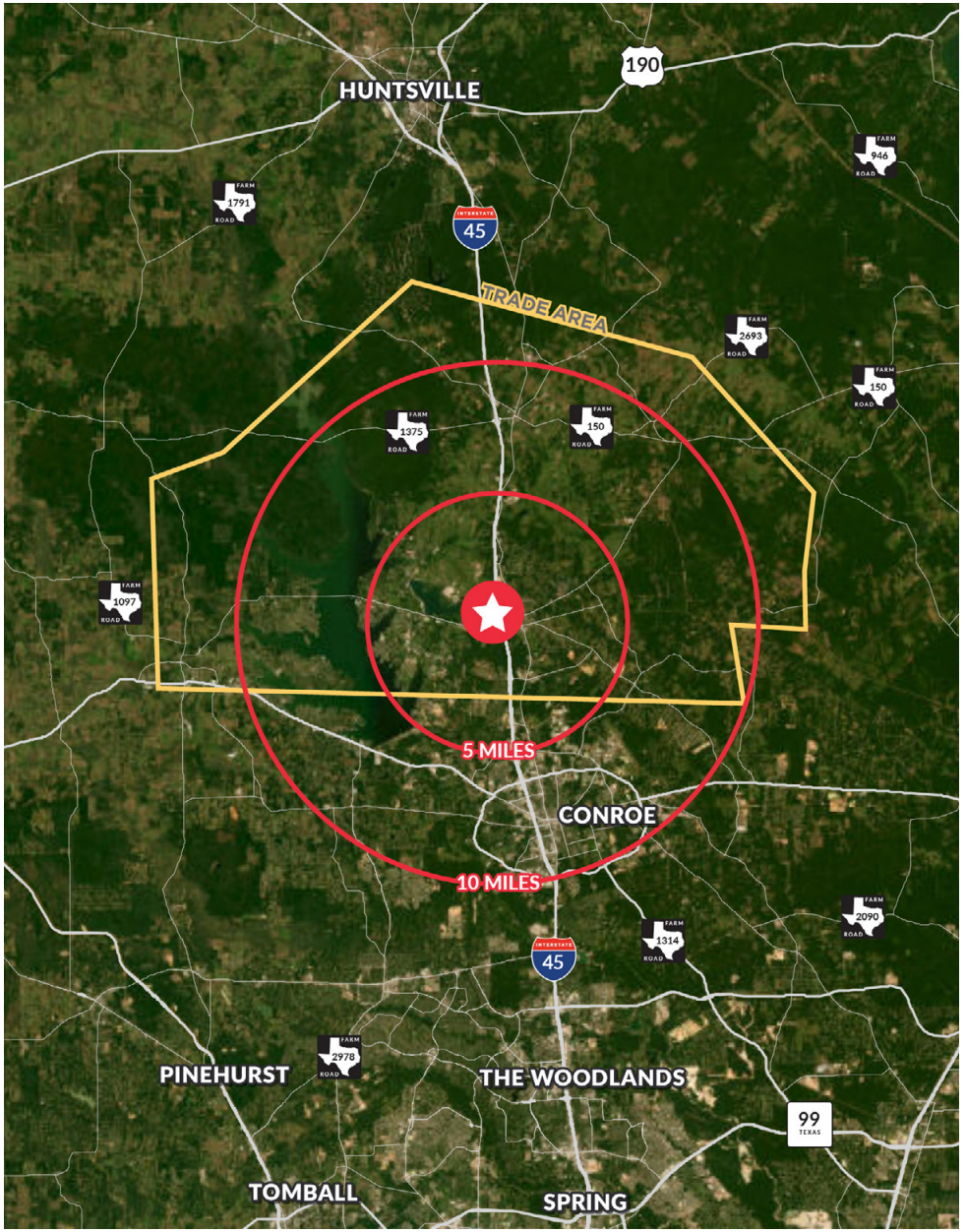
Photos


AVAILABLE 1,400 SF
SUBJECT TO RECAPTURE
Schlotzsky's
DRIVE-THRU
CINNABON
Willis Point Dental Care
Willis Family Eyecare
lotz better
RAM


WING·STOP
T-Mobile
AUTHORIZED RETAILER


WHATABURGER
24 HOURS
WHATABURGER

Demographics



POPULATION	5 MILES	10 MILES	TRADE AREA
2025 Total Households	18,863	71,691	31,467
2025 Total Population	50,498	189,519	81,578
2020 Total Population	39,099	156,761	69,664
Population Growth 2020-2025	29.2%	20.9%	17.1%
2025 Median Age	39.6	39.0	42.8

INCOME	5 MILES	10 MILES	TRADE AREA
Average Household Income	$117,246	$115,131	$124,245
Median Household Income	$84,987	$83,817	$89,754
Per Capita Income	$43,545	$43,525	$47,978

RACE AND ETHNICITY	5 MILES	10 MILES	TRADE AREA
2025 White	65.4%	62.7%	71.7%
2025 Black/African American	7.5%	8.8%	5.9%
2025 Asian	1.4%	1.9%	1.1%
2025 Hispanic	26.6%	28.5%	21.1%

CENSUS HOUSEHOLDS	5 MILES	10 MILES	TRADE AREA
1 Person Households	19.5%	23.0%	20.4%
2 Person Households	35.1%	35.2%	38.4%
3 Person Households	16.3%	15.8%	15.5%
Owner-Occupied Housing Units	77.8%	78.1%	77.8%
Renter-Occupied Housing Units	22.3%	21.9%	22.2%

*2020 Census, ESRI 2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	**420076**	**-**	**281.477.4300**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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
Lara Lee LaMendola	**766215**	**llamendola@newquest.com**	**281.640.7699**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

NewQuest

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