



**7,765 SF INVESTMENT 6-UNIT MULTIFAMILY PROPERTY ON 1.87 ACRES**

**5.64% CAP RATE / NOI: \$62,048.53**

**FOR SALE FOR \$1,100,000**

**613, 615 & 617 HIGHWAY 75 N**

**WILLIS, TX 77378**



**THIS IS THE PERFECT LOCATION FOR MULTI-PURPOSE INVESTMENTS! RETAIL FRONTAGE BUILDINGS, A HOUSE, THREE MOBILE HOMES AND ONE SMALL HOME ON 1.87 ACRES IN WILLIS RIGHT OFF OF HIGHWAY 75! HEAVY TRAFFIC AREA AND SUPER HIGH VISIBILITY FOR THE CONJOINED RETAIL FRONTAGE BUILDINGS! HOMES ARE BEHIND RETAIL BUILDINGS, ADDING MORE PRIVACY! GREAT PLACE FOR A HOME BUSINESS PLUS RENTAL INCOME! ALL HOMES ARE CURRENTLY LEASED OUT & ALREADY BRING A DECENT INCOME PER MONTH! ONLY A FEW MINUTES FROM I-45 AND CONROE!**

**CONTACT ROBERT GRAHAM FOR MORE DETAILS AT (936) 672-2087!**

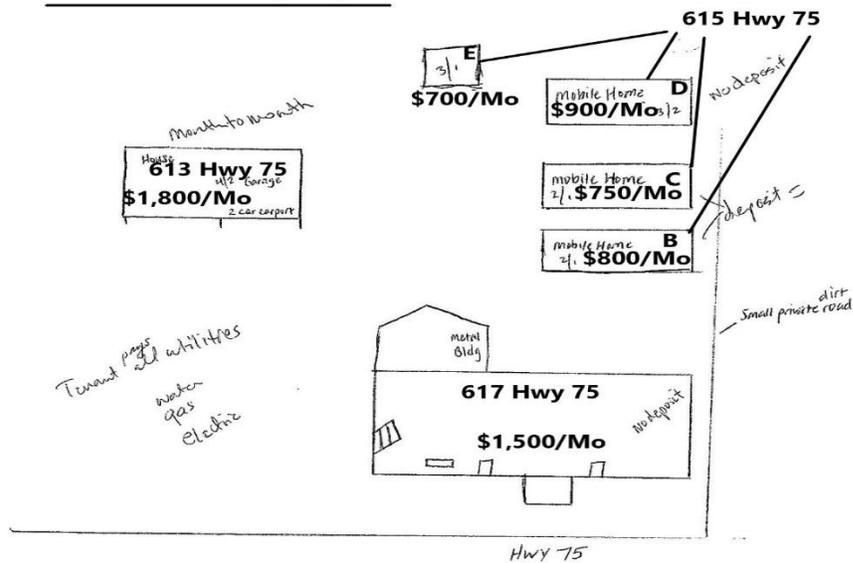
**Arrowstar Realty**  
Robert Graham  
(936) 672-2087  
Robert@rgteamtx.com

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**ADDITIONAL PHOTOS**



**613, 615 & 617 Highway 75**



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OFFER INSTRUCTIONS



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Thank you for submitting an offer on our listing!  
Below, you will find important information in order to complete your offer!  
We look forward to doing business with you!

CONTRACT / TITLE INFORMATION

**Preferred Title Company & Contact Information:**

Christie Herrin – McKnight Title      Phone: (936) 267-4122  
3710 W Davis Street, Conroe, TX 77304      Email: christieherrin@mcknighttitle.com

**Seller's Name:**

Araceli Ranch LLC

**Earnest Money:**

A minimum of 1% of the sales price is recommended.

**Option Fee & Option Period:**

An option fee of \$250.00 is preferred for a 10-day option period.

**Prequalification Letter or Proof of Funds:**

Please make sure to submit your client's prequalification letter or proof of funds along with the Contract Offer. If your client does not have their letter of prequalification or proof of funds, we will require their lender's contact information as verifiable proof that they are qualified to purchase the home/property.

**Exclusions:**

If there is an Exclusion List, please make sure your client signs it. Also, please make sure that all exclusions are to be listed on Page 1 of the Contract Offer.

**Non-Realty Items:**

If your client is asking for any Non-Realty items to stay with the home, please make sure to include a Non-Realty Items Addendum with your Contract Offer. Even if the items are not listed in MLS as staying, we will need that form from you.

LISTING AGENT & CONTACT INFORMATION

Listing Agent: Robert Graham      Cell: (936) 672-2087  
Arrowstar Realty      Email: robert@rgteamtx.com  
License Number: 466722      Licensed Supervisor: Kevin Hasara  
14500 Hasara Lane, Willis, TX 77378      Broker License: 9005193

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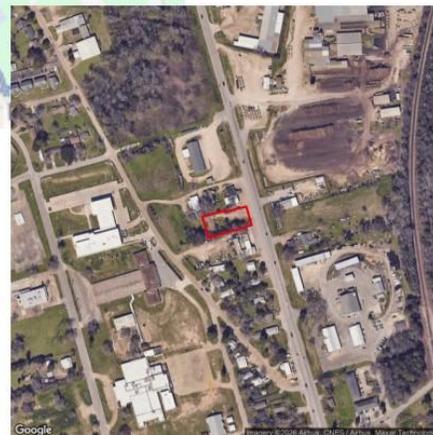
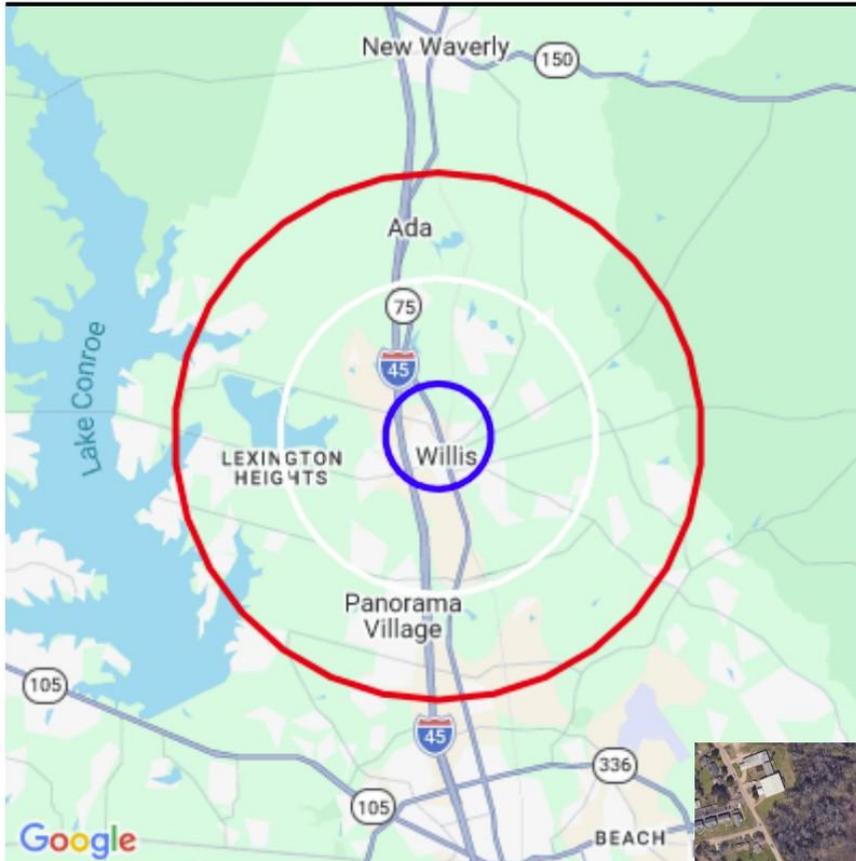
613 Highway 75 N



Arrowstar Realty

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Demographic Report



613 - 617 Highway 75 N

Population

Distance	Male	Female	Total
1- Mile	1,913	1,992	3,906
3- Mile	6,612	6,802	13,413
5- Mile	13,800	14,191	27,992



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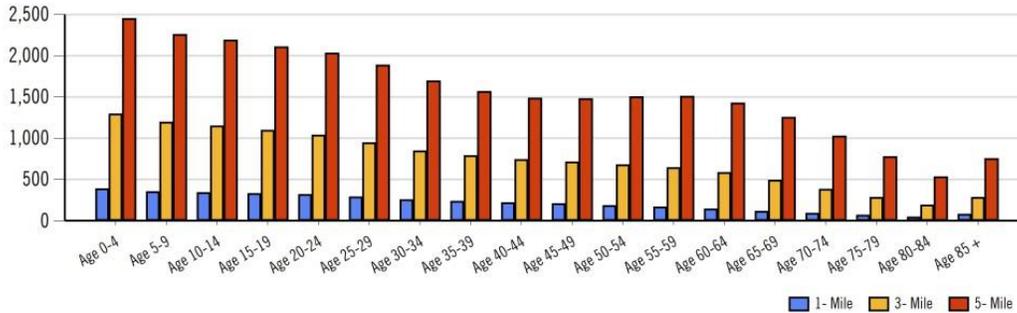


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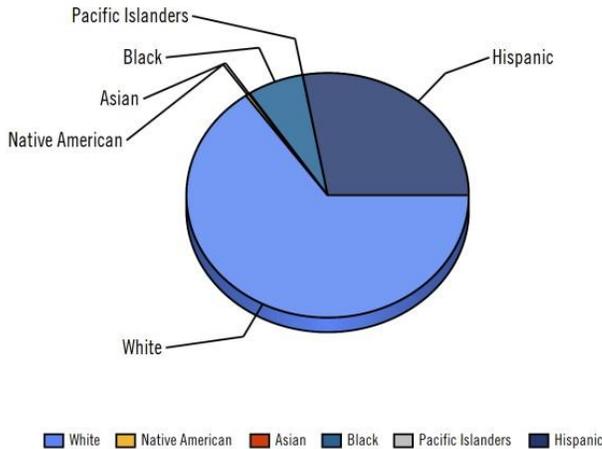
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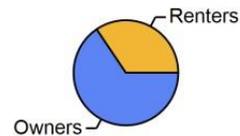
### Population by Distance and Age (2020)



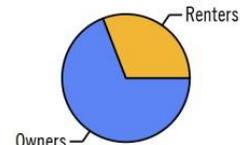
### Ethnicity within 5 miles



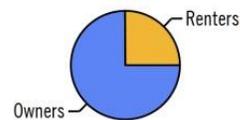
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



### Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,575	39	0.93 %
3-Mile	5,550	144	1.34 %
5-Mile	12,070	292	1.32 %



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## 613 Highway 75 N



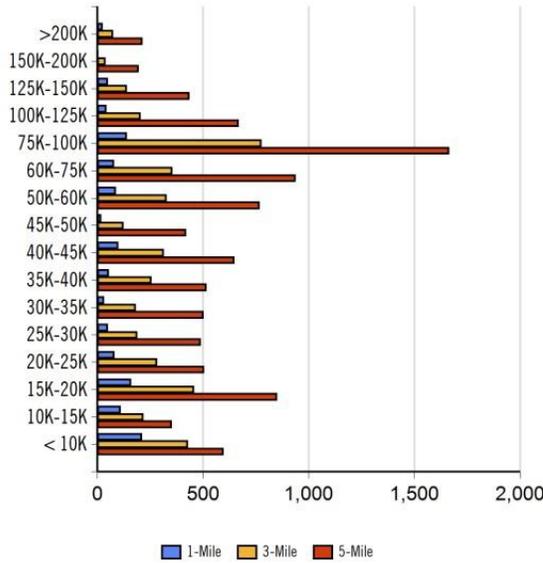
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### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	27	171	120	139	222	37	10	93	214	231	54	218
3-Mile	76	113	590	453	385	755	182	41	310	1,055	622	237	641
5-Mile	159	270	1,254	1,077	613	1,530	540	127	848	2,427	1,066	625	1,299

### Household Income



#### Radius Median Household Income

1-Mile	\$36,805.40
3-Mile	\$49,803.56
5-Mile	\$53,377.25

#### Radius Average Household Income

1-Mile	\$45,228.20
3-Mile	\$56,088.56
5-Mile	\$62,901.38

#### Radius Aggregate Household Income

1-Mile	\$56,321,479.51
3-Mile	\$232,853,429.70
5-Mile	\$600,637,725.17

### Education

	1-Mile	3-mile	5-mile
Pop > 25	2,153	7,627	16,939
High School Grad	926	3,231	6,475
Some College	357	1,397	3,711
Associates	55	185	547
Bachelors	100	414	1,738
Masters	35	113	430
Prof. Degree	22	77	179
Doctorate	10	41	68

### Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	60 %	55 %	55 %
Teen's	54 %	70 %	69 %
Expensive Homes	0 %	2 %	12 %
Mobile Homes	216 %	283 %	255 %
New Homes	80 %	95 %	101 %
New Households	52 %	68 %	67 %
Military Households	0 %	0 %	4 %
Households with 4+ Cars	7 %	23 %	36 %
Public Transportation Users	2 %	3 %	3 %
Young Wealthy Households	0 %	0 %	20 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## 613 Highway 75 N



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### Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	49,321,946		186,874,946		444,542,623	
<b>Average annual household</b>	39,795		43,806		46,083	
<b>Food</b>	5,349	13.44 %	5,778	13.19 %	6,021	13.07 %
Food at home	3,651		3,881		3,997	
Cereals and bakery products	515		549		567	
Cereals and cereal products	184		196		202	
Bakery products	331		353		365	
Meats poultry fish and eggs	743		777		798	
Beef	172		180		186	
Pork	133		141		146	
Poultry	141		146		150	
Fish and seafood	119		123		126	
Eggs	61		64		65	
Dairy products	363		388		400	
Fruits and vegetables	724		777		803	
Fresh fruits	106		113		117	
Processed vegetables	144		152		156	
Sugar and other sweets	134		143		148	
Fats and oils	115		123		127	
Miscellaneous foods	695		737		756	
Nonalcoholic beverages	322		338		345	
Food away from home	1,698		1,897		2,024	
Alcoholic beverages	265		300		322	
<b>Housing</b>	15,000	37.69 %	16,163	36.90 %	16,829	36.52 %
Shelter	9,005		9,717		10,131	
Owned dwellings	4,901		5,602		5,967	
Mortgage interest and charges	2,416		2,795		2,979	
Property taxes	1,619		1,866		2,001	
Maintenance repairs	864		940		986	
Rented dwellings	3,509		3,431		3,405	
Other lodging	594		683		759	
Utilities fuels	3,677		3,919		4,040	
Natural gas	327		358		372	
Electricity	1,522		1,589		1,625	
Fuel oil	133		146		153	
Telephone services	1,131		1,218		1,258	
Water and other public services	562		607		630	
<b>Household operations</b>	956	2.40 %	1,059	2.42 %	1,123	2.44 %
Personal services	260		293		315	
Other household expenses	696		765		808	
Housekeeping supplies	511		543		565	
Laundry and cleaning supplies	148		154		156	
Other household products	285		310		328	
Postage and stationery	77		78		81	
Household furnishings	849		924		967	
Household textiles	67		68		70	
Furniture	170		189		203	
Floor coverings	18		21		23	
Major appliances	119		134		137	
Small appliances	73		76		81	
Miscellaneous	400		434		450	
<b>Apparel and services</b>	1,110	2.79 %	1,168	2.67 %	1,215	2.64 %
Men and boys	209		228		235	
Men 16 and over	169		189		196	
Boys 2 to 15	40		39		39	
Women and girls	401		419		437	



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Women 16 and over	327	344	363
Girls 2 to 15	73	75	74
Children under 2	83	84	86

### Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	49,321,946		186,874,946		444,542,623	
<b>Average annual household</b>	39,795		43,806		46,083	
<b>Transportation</b>	5,467	13.74 %	6,060	13.83 %	6,351	13.78 %
Vehicle purchases	1,183		1,369		1,443	
Cars and trucks new	556		682		738	
Cars and trucks used	596		647		664	
Gasoline and motor oil	1,828		1,981		2,055	
Other vehicle expenses	2,111		2,328		2,437	
Vehicle finance charges	133		153		164	
Maintenance and repairs	726		798		834	
Vehicle insurance	1,000		1,096		1,142	
Vehicle rental leases	250		280		295	
Public transportation	344		381		414	
<b>Health care</b>	3,086	7.75 %	3,450	7.88 %	3,643	7.91 %
Health insurance	2,072		2,288		2,404	
Medical services	604		702		752	
Drugs	308		348		368	
Medical supplies	101		111		116	
<b>Entertainment</b>	2,327	5.85 %	2,597	5.93 %	2,742	5.95 %
Fees and admissions	375		444		488	
Television radios	907		975		1,009	
Pets toys	847		942		997	
Personal care products	511		562		591	
Reading	43		46		50	
Education	951		1,004		1,084	
Tobacco products	396		402		405	
<b>Miscellaneous</b>	611	1.54 %	690	1.58 %	744	1.61 %
<b>Cash contributions</b>	1,059		1,212		1,279	
<b>Personal insurance</b>	3,614		4,369		4,803	
Life and other personal insurance	129		146		157	
Pensions and Social Security	3,485		4,222		4,646	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		2020	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	5,098	3,905	26.36 %	1,007	3,816	3,430	1,668	1,041
3-Mile	2020	8,711	6,609	28.36 %	1,660	6,605	6,404	2,307	1,567
5-Mile	2020	18,042	13,753	29.70 %	3,572	13,558	13,750	4,292	3,117
1-Mile	2023	5,485	3,905	36.40 %	1,083	4,107	3,683	1,802	1,070
3-Mile	2023	9,341	6,609	37.78 %	1,779	7,083	6,858	2,483	1,633
5-Mile	2023	19,258	13,753	38.55 %	3,811	14,470	14,685	4,573	3,460



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## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Arrowstar Realty</b>	<b>9005193</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Graham</b>	<b>466722</b>	<b>robert@rgteamtx.com</b>	<b>(936)672-2087</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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