



**UNRESTRICTED 1.56 ACRES HARD CORNER LOCATION!
PERFECT FOR COMMERCIAL OR RESIDENTIAL USE!**

FOR SALE FOR \$600,000

**13382 & 13420 FM 2432 ROAD
WILLIS, TX 77378**



Prime opportunity with this unrestricted 1.56-acre hard corner property located at FM 2432 & Twelve Oaks in Willis, TX! Positioned in a highly visible and accessible location, this tract offers excellent potential for commercial or residential use. Public Water! Conveniently situated just 1 mile from Highway 75 and Downtown Willis, and only 2.1 miles from I-45, providing quick access to major routes, shopping, dining, and local amenities. The property consists of two lots (13382 & 13420 FM 2432). Existing structures on-site are given no value—this is a land value opportunity, ready for your vision and development. Don't miss this versatile property in a rapidly growing area!

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

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

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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 3710 W Davis Street, Conroe, TX 77304	Phone: (936) 267-4122 Email: christieherrin@mcknighttitle.com
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Seller's Name:

Good View Investments 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
Arrowstar Realty
License Number: 466722
14500 Hasara Lane, Willis, TX 77378

Cell: (936) 672-2087
Email: robert@rgteamtx.com
Licensed Supervisor: Kevin Hasara
Broker License: 9005193

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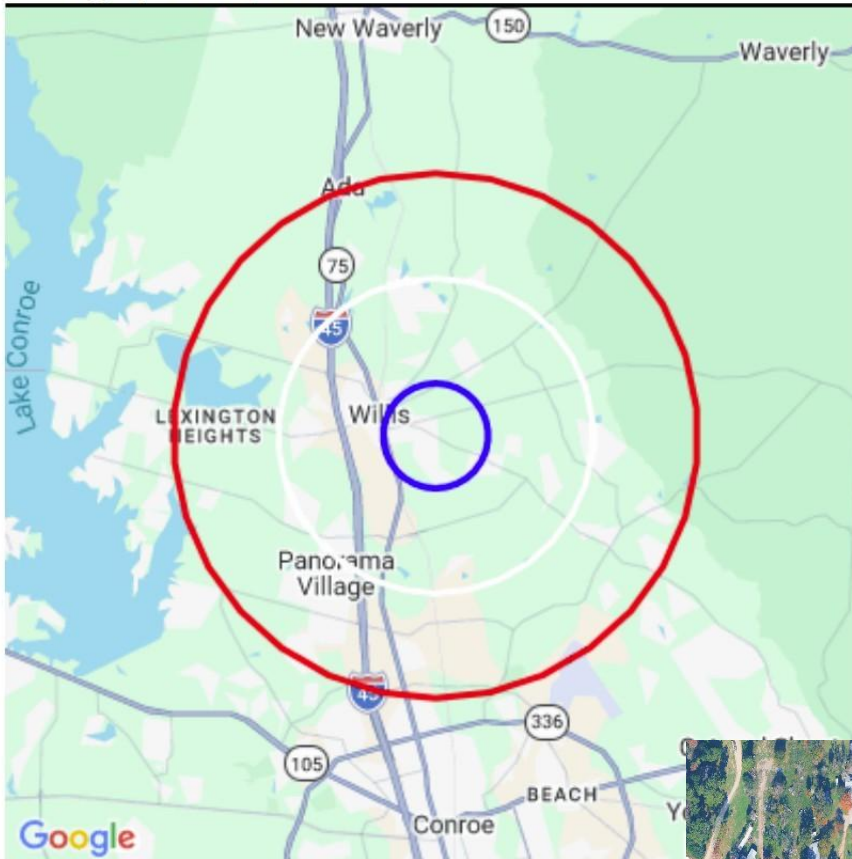
13382 & 13420 FM 2432



Arrowstar Realty

14500 Hasara Lane Willis, TX 77378 | 936-672-2472

Demographic Report



13382 FM Rd 2432

Population

Distance	Male	Female	Total
1- Mile	1,641	1,701	3,341
3- Mile	6,550	6,783	13,333
5- Mile	13,836	14,292	28,128



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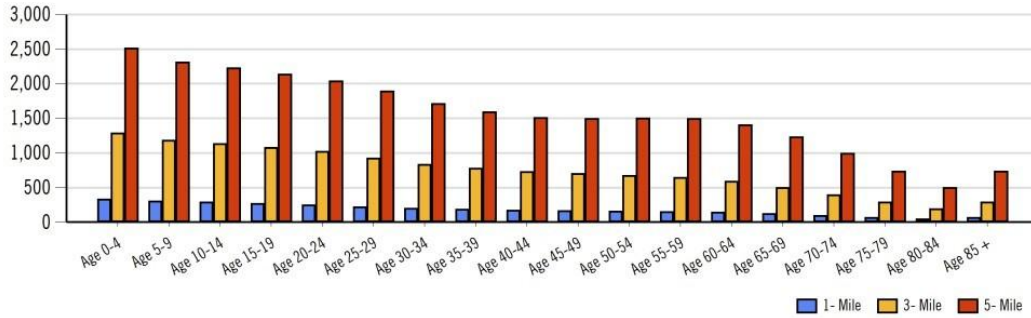


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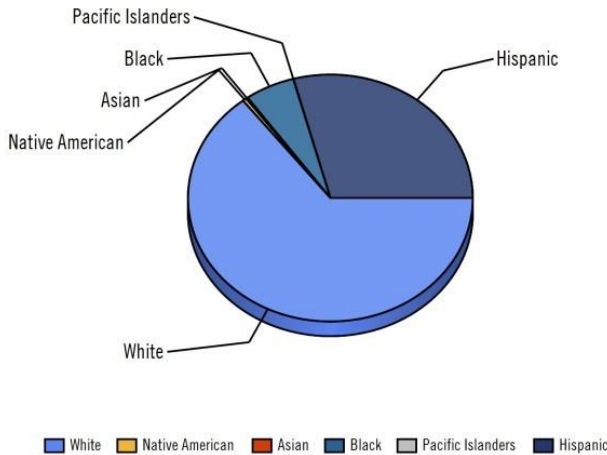
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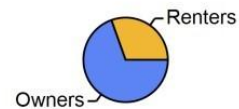
Population by Distance and Age (2020)



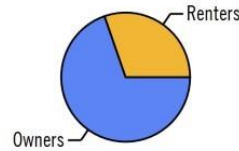
Ethnicity within 5 miles



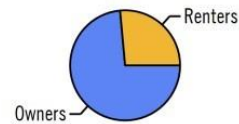
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,449	52	1.17 %
3-Mile	5,646	167	1.18 %
5-Mile	12,267	343	1.42 %



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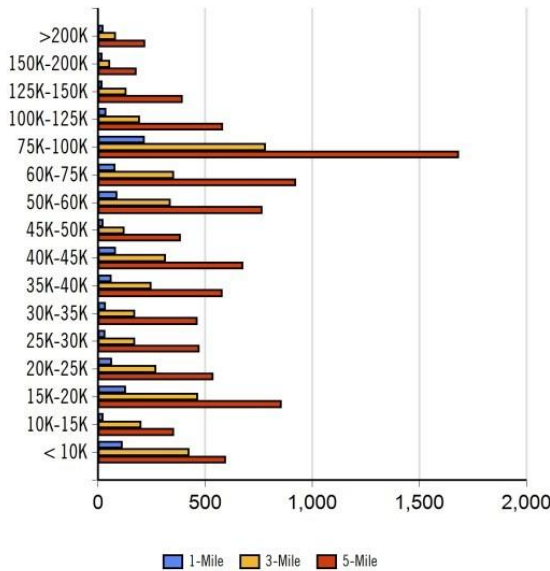
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	30	98	159	106	206	35	10	83	215	237	67	188
3-Mile	37	118	521	497	380	770	167	43	316	999	720	258	716
5-Mile	114	250	1,194	1,112	632	1,556	506	102	856	2,490	1,188	659	1,373

Household Income



Radius	Median Household Income
1-Mile	\$54,243.33
3-Mile	\$47,822.91
5-Mile	\$49,903.69

Radius	Average Household Income
1-Mile	\$56,140.33
3-Mile	\$56,263.91
5-Mile	\$59,938.06

Radius	Aggregate Household Income
1-Mile	\$58,250,770.72
3-Mile	\$236,160,232.09
5-Mile	\$583,921,708.80

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,869	7,604	16,864
High School Grad	875	3,322	6,738
Some College	329	1,393	3,461
Associates	53	211	593
Bachelors	72	411	1,571
Masters	25	110	386
Prof. Degree	13	69	194
Doctorate	10	38	73

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	11 %	40 %	45 %
Teen's	44 %	56 %	67 %
Expensive Homes	0 %	0 %	2 %
Mobile Homes	175 %	224 %	244 %
New Homes	35 %	70 %	86 %
New Households	50 %	56 %	66 %
Military Households	0 %	1 %	4 %
Households with 4+ Cars	19 %	20 %	34 %
Public Transportation Users	2 %	2 %	4 %
Young Wealthy Households	0 %	1 %	14 %

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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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	46,449,970		187,994,453		437,598,126	
Average annual household	44,335		43,729		45,260	
Food	5,827	13.14 %	5,762	13.18 %	5,929	13.10 %
Food at home	3,911		3,871		3,953	
Cereals and bakery products	557		548		560	
Cereals and cereal products	200		195		200	
Bakery products	357		352		360	
Meats poultry fish and eggs	780		775		792	
Beef	182		180		185	
Pork	141		142		145	
Poultry	147		146		149	
Fish and seafood	122		122		124	
Eggs	65		64		65	
Dairy products	394		386		394	
Fruits and vegetables	781		775		792	
Fresh fruits	113		113		116	
Processed vegetables	152		152		154	
Sugar and other sweets	145		143		147	
Fats and oils	125		123		126	
Miscellaneous foods	741		736		749	
Nonalcoholic beverages	339		337		343	
Food away from home	1,916		1,890		1,976	
Alcoholic beverages	301		300		314	
Housing	16,367	36.92 %	16,156	36.95 %	16,598	36.67 %
Shelter	9,864		9,711		9,990	
Owned dwellings	5,695		5,593		5,836	
Mortgage interest and charges	2,840		2,788		2,906	
Property taxes	1,904		1,863		1,956	
Maintenance repairs	951		941		973	
Rented dwellings	3,462		3,440		3,422	
Other lodging	707		677		731	
Utilities fuels	3,962		3,926		4,006	
Natural gas	364		358		368	
Electricity	1,602		1,592		1,616	
Fuel oil	151		146		150	
Telephone services	1,232		1,221		1,247	
Water and other public services	612		608		623	
Household operations	1,069	2.41 %	1,059	2.42 %	1,100	2.43 %
Personal services	294		294		306	
Other household expenses	774		764		793	
Housekeeping supplies	541		540		556	
Laundry and cleaning supplies	154		153		155	
Other household products	308		309		322	
Postage and stationery	78		77		79	
Household furnishings	930		919		944	
Household textiles	67		67		68	
Furniture	195		186		195	
Floor coverings	21		21		22	
Major appliances	140		135		137	
Small appliances	78		76		81	
Miscellaneous	426		431		439	
Apparel and services	1,158	2.61 %	1,161	2.65 %	1,194	2.64 %
Men and boys	229		224		229	
Men 16 and over	188		186		190	
Boys 2 to 15	40		38		38	
Women and girls	425		416		430	



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Women 16 and over	348	341	355
Girls 2 to 15	77	75	74
Children under 2	85	85	86

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	46,449,970		187,994,453		437,598,126	
Average annual household	44,335		43,729		45,260	
Transportation	6,109	13.78 %	6,054	13.84 %	6,240	13.79 %
Vehicle purchases	1,392		1,358		1,402	
Cars and trucks new	710		676		711	
Cars and trucks used	637		641		651	
Gasoline and motor oil	1,999		1,987		2,034	
Other vehicle expenses	2,341		2,332		2,404	
Vehicle finance charges	155		155		162	
Maintenance and repairs	804		794		820	
Vehicle insurance	1,100		1,104		1,133	
Vehicle rental leases	280		278		287	
Public transportation	377		376		398	
Health care	3,468	7.82 %	3,463	7.92 %	3,580	7.91 %
Health insurance	2,310		2,298		2,372	
Medical services	707		705		732	
Drugs	338		348		361	
Medical supplies	112		110		114	
Entertainment	2,592	5.85 %	2,598	5.94 %	2,687	5.94 %
Fees and admissions	449		440		470	
Television radios	982		980		1,001	
Pets toys	935		940		974	
Personal care products	567		559		578	
Reading	46		46		49	
Education	1,052		982		1,052	
Tobacco products	405		403		405	
Miscellaneous	712	1.61 %	693	1.58 %	734	1.62 %
Cash contributions	1,281		1,220		1,272	
Personal insurance	4,445		4,326		4,622	
Life and other personal insurance	142		146		153	
Pensions and Social Security	4,303		4,180		4,468	

Distance	Year	Estimated Households			Housing Occupied By			Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant	
1-Mile	2020	3,705	2,737	37.56 %	665	2,853	2,670	1,035	363	
3-Mile	2020	12,548	9,482	30.40 %	2,515	9,389	8,912	3,636	1,573	
5-Mile	2020	18,060	13,620	30.62 %	3,668	13,435	13,045	5,015	2,124	
1-Mile	2023	4,016	2,737	49.45 %	722	3,091	2,881	1,135	328	
3-Mile	2023	13,464	9,482	40.16 %	2,697	10,074	9,556	3,908	1,740	
5-Mile	2023	19,325	13,620	40.04 %	3,919	14,379	13,964	5,361	2,387	



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Factors deemed to be material, including, but not

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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.

Arrowstar Realty	9005193		
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
Robert Graham	466722	robert@rgteamtx.com	(936)672-2087
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
IABS 1-0 Date

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