



Arrowstar Realty

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OFFICE/WAREHOUSE FOR LEASE FOR \$1.00/SF/MO + UTILITIES

2,500 SF WAREHOUSE WITH 450 SF OFFICE SPACE

1747 CARGILL

WILLIS, TX 77378



2,500 SF SINGLE PHASE WAREHOUSE/OFFICE RIGHT BY HIGHWAY 75 IN WILLIS! 450 SF OF OFFICE SPACE, 2 OFFICES, 16 FT EVE HEIGHT, 2 ROLL UP DOORS (ONE IS 10X12, THE OTHER IS 12X12), AND PRIVATE, FENCED YARD SPACE! CLOSE TO HIGHWAY 75 AND I-45! READY FOR IMMEDIATE MOVE-IN! HEAVY TRAFFIC AREA!

PER TXDOT, IN 2020, THERE WERE 9,312 VEHICLES PER DAY PASSING THROUGH HIGHWAY 75 RIGHT BY THIS STREET!

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OVERVIEW

**1747 CARGILL
WILLIS, TX 77378**

- 2,500 SF WITH 450 SF OFFICE SPACE
- BRAND NEW BUILDING!
- SINGLE PHASE, 200 AMPS
- 2 BAY DOORS (10X12 & 12X12)
- 16 FT EVE HEIGHT
- CLOSE TO HIGHWAY 75 & ONLY A COUPLE OF MINUTES FROM I-45!
- READY FOR IMMEDIATE MOVE IN!

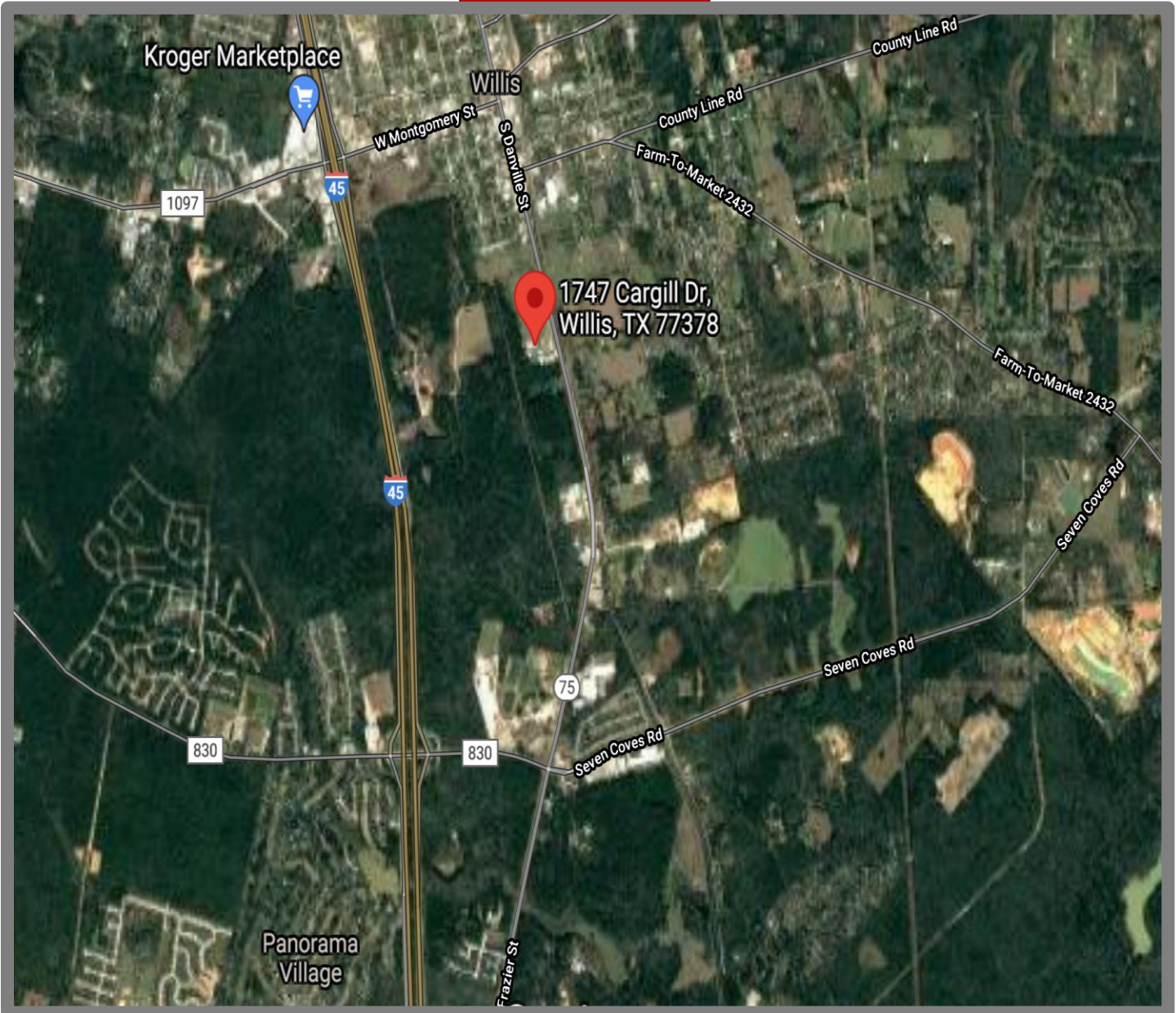


**CALL ROBERT GRAHAM
FOR MORE INFORMATION
AT 936-672-2087!**

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AERIAL



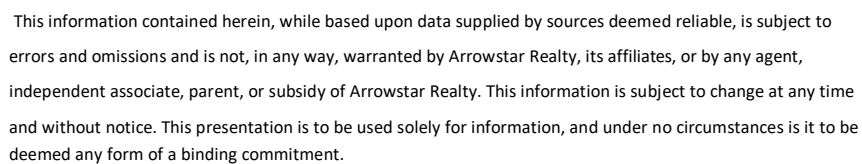
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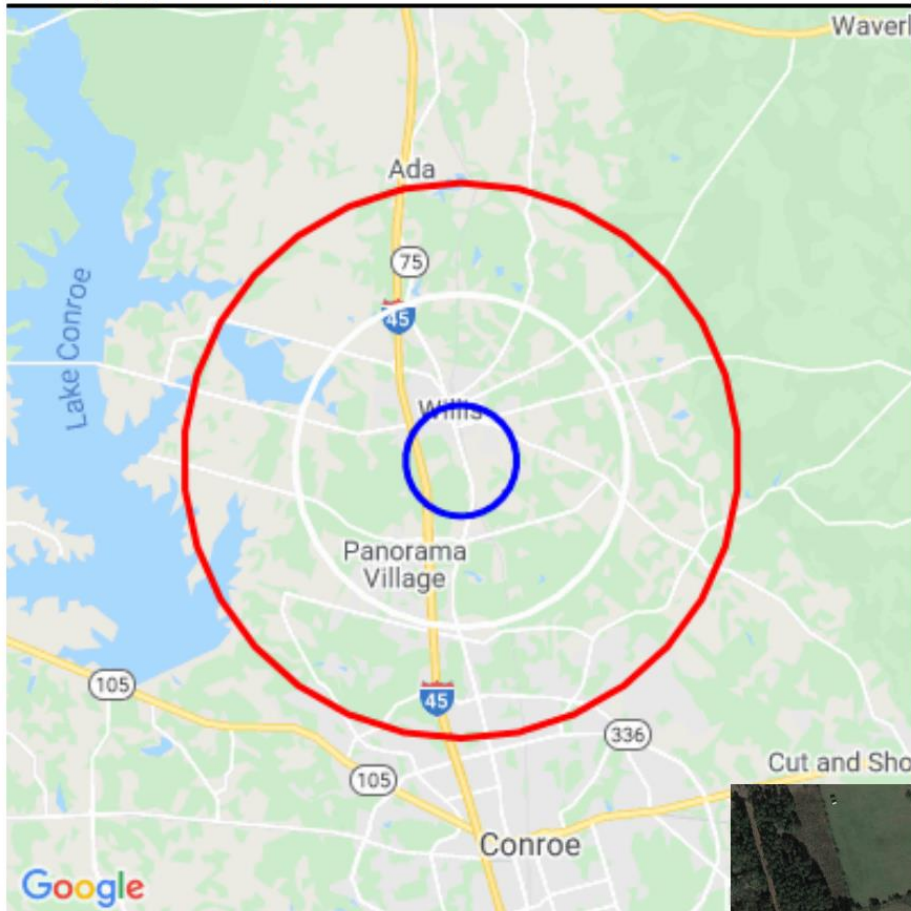
1747 Cargill St



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

Demographic Report



1747 Cargill St

Population

Distance	Male	Female	Total
1- Mile	1,744	1,789	3,533
3- Mile	7,071	7,260	14,331
5- Mile	15,383	15,760	31,144



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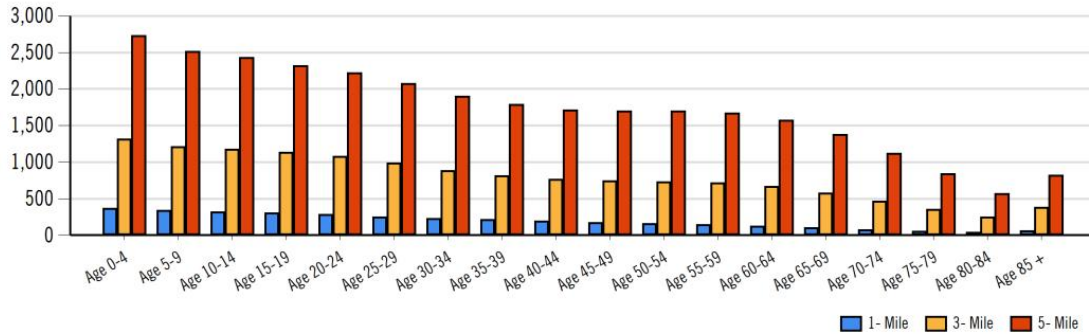
1747 Cargill St

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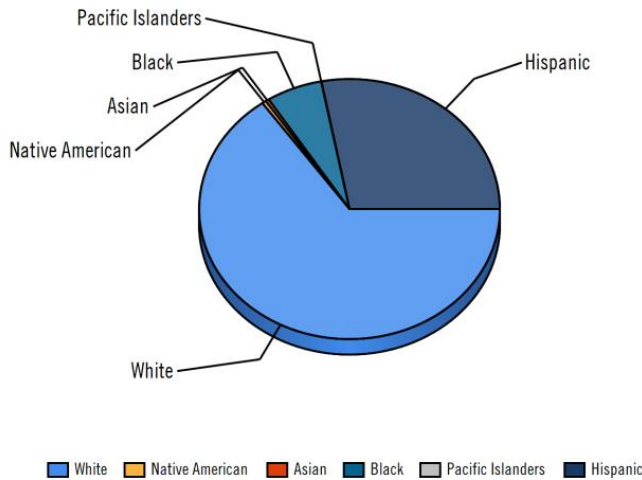


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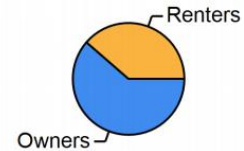
Population by Distance and Age (2020)



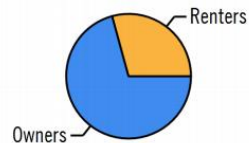
Ethnicity within 5 miles



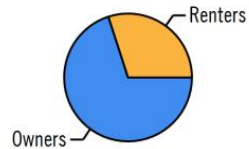
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,435	41	0.80 %
3-Mile	6,149	165	1.19 %
5-Mile	13,744	362	1.46 %



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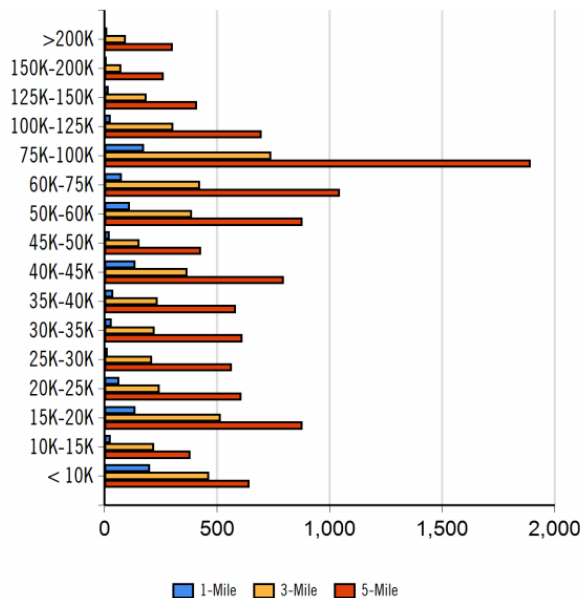
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	26	91	131	142	216	22	14	81	126	335	60	182
3-Mile	42	125	590	598	376	780	212	58	419	1,063	731	300	735
5-Mile	125	264	1,288	1,162	669	1,739	532	123	992	2,812	1,424	761	1,592

Household Income



Radius	Median Household Income
1-Mile	\$44,475.25
3-Mile	\$47,822.91
5-Mile	\$55,892.88

Radius	Average Household Income
1-Mile	\$47,382.25
3-Mile	\$56,263.91
5-Mile	\$65,559.19

Radius	Aggregate Household Income
1-Mile	\$50,572,479.89
3-Mile	\$273,523,985.73
5-Mile	\$686,803,092.01

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,889	8,393	18,908
High School Grad	1,040	3,438	7,151
Some College	272	1,678	4,035
Associates	37	268	711
Bachelors	51	753	2,154
Masters	26	180	520
Prof. Degree	12	84	291
Doctorate	5	30	70

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	10 %	45 %	48 %
Teen's	38 %	60 %	71 %
Expensive Homes	0 %	0 %	3 %
Mobile Homes	141 %	224 %	242 %
New Homes	16 %	74 %	97 %
New Households	49 %	59 %	74 %
Military Households	0 %	2 %	6 %
Households with 4+ Cars	8 %	24 %	37 %
Public Transportation Users	1 %	3 %	4 %
Young Wealthy Households	0 %	10 %	15 %

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	44,528,089		212,131,410		503,153,195	
Average annual household	40,779		43,729		46,803	
Food	5,446	13.35 %	5,762	13.18 %	6,109	13.05 %
Food at home	3,714		3,871		4,036	
Cereals and bakery products	525		548		573	
Cereals and cereal products	188		195		205	
Bakery products	337		352		368	
Meats poultry fish and eggs	750		775		805	
Beef	173		180		187	
Pork	135		142		146	
Poultry	143		146		152	
Fish and seafood	119		122		128	
Eggs	62		64		66	
Dairy products	370		386		406	
Fruits and vegetables	734		775		813	
Fresh fruits	107		113		119	
Processed vegetables	146		152		157	
Sugar and other sweets	136		143		148	
Fats and oils	118		123		128	
Miscellaneous foods	711		736		763	
Nonalcoholic beverages	327		337		347	
Food away from home	1,731		1,890		2,073	
Alcoholic beverages	270		300		328	
Housing	15,337	37.61 %	16,156	36.95 %	17,048	36.43 %
Shelter	9,240		9,711		10,287	
Owned dwellings	5,099		5,593		6,076	
Mortgage interest and charges	2,525		2,788		3,038	
Property taxes	1,697		1,863		2,040	
Maintenance repairs	876		941		997	
Rented dwellings	3,517		3,440		3,419	
Other lodging	622		677		792	
Utilities fuels	3,744		3,926		4,060	
Natural gas	336		358		376	
Electricity	1,540		1,592		1,629	
Fuel oil	137		146		155	
Telephone services	1,156		1,221		1,264	
Water and other public services	574		608		634	
Household operations	975	2.39 %	1,059	2.42 %	1,140	2.44 %
Personal services	262		294		319	
Other household expenses	713		764		820	
Housekeeping supplies	521		540		573	
Laundry and cleaning supplies	151		153		158	
Other household products	291		309		331	
Postage and stationery	78		77		83	
Household furnishings	856		919		986	
Household textiles	66		67		72	
Furniture	175		186		213	
Floor coverings	19		21		25	
Major appliances	123		135		138	
Small appliances	72		76		83	
Miscellaneous	399		431		453	
Apparel and services	1,098	2.69 %	1,161	2.65 %	1,225	2.62 %
Men and boys	214		224		239	
Men 16 and over	176		186		199	
Boys 2 to 15	38		38		40	
Women and girls	398		416		446	
Women 16 and over	327		341		373	
Girls 2 to 15	71		75		73	
Children under 2	84		85		87	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	44,528,089		212,131,410		503,153,195	
Average annual household	40,779		43,729		46,803	
Transportation	5,568	13.65 %	6,054	13.84 %	6,423	13.72 %
Vehicle purchases	1,214		1,358		1,477	
Cars and trucks new	602		676		770	
Cars and trucks used	575		641		665	
Gasoline and motor oil	1,861		1,987		2,065	
Other vehicle expenses	2,148		2,332		2,448	
Vehicle finance charges	138		155		165	
Maintenance and repairs	738		794		846	
Vehicle insurance	1,016		1,104		1,136	
Vehicle rental leases	254		278		300	
Public transportation	344		376		432	
Health care	3,167	7.77 %	3,463	7.92 %	3,670	7.84 %
Health insurance	2,126		2,298		2,421	
Medical services	625		705		761	
Drugs	313		348		369	
Medical supplies	102		110		118	
Entertainment	2,364	5.80 %	2,598	5.94 %	2,763	5.90 %
Fees and admissions	389		440		505	
Television radios	924		980		1,009	
Pets toys	849		940		1,005	
Personal care products	521		559		601	
Reading	42		46		51	
Education	968		982		1,143	
Tobacco products	402		403		404	
Miscellaneous	650	1.59 %	693	1.58 %	762	1.63 %
Cash contributions	1,141		1,220		1,298	
Personal insurance	3,799		4,326		4,969	
Life and other personal insurance	126		146		156	
Pensions and Social Security	3,673		4,180		4,813	

Estimated Households				Housing Occupied By			Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	3,918	2,947	28.53 %	711	3,007	2,823	1,095	494
3-Mile	2020	12,548	9,482	30.40 %	2,515	9,389	8,912	3,636	1,573
5-Mile	2020	19,152	14,577	29.73 %	4,052	14,093	13,666	5,486	2,995
1-Mile	2023	4,249	2,947	39.83 %	773	3,259	3,047	1,202	463
3-Mile	2023	13,464	9,482	40.16 %	2,697	10,074	9,556	3,908	1,740
5-Mile	2023	20,396	14,577	38.41 %	4,310	15,011	14,572	5,824	3,387



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Catylist Research

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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@arrowstarrealty.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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