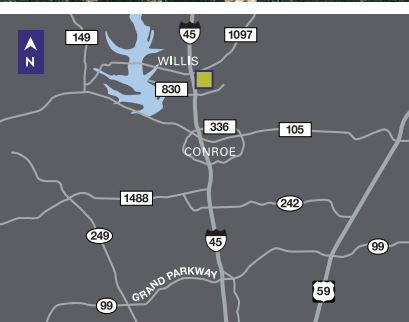
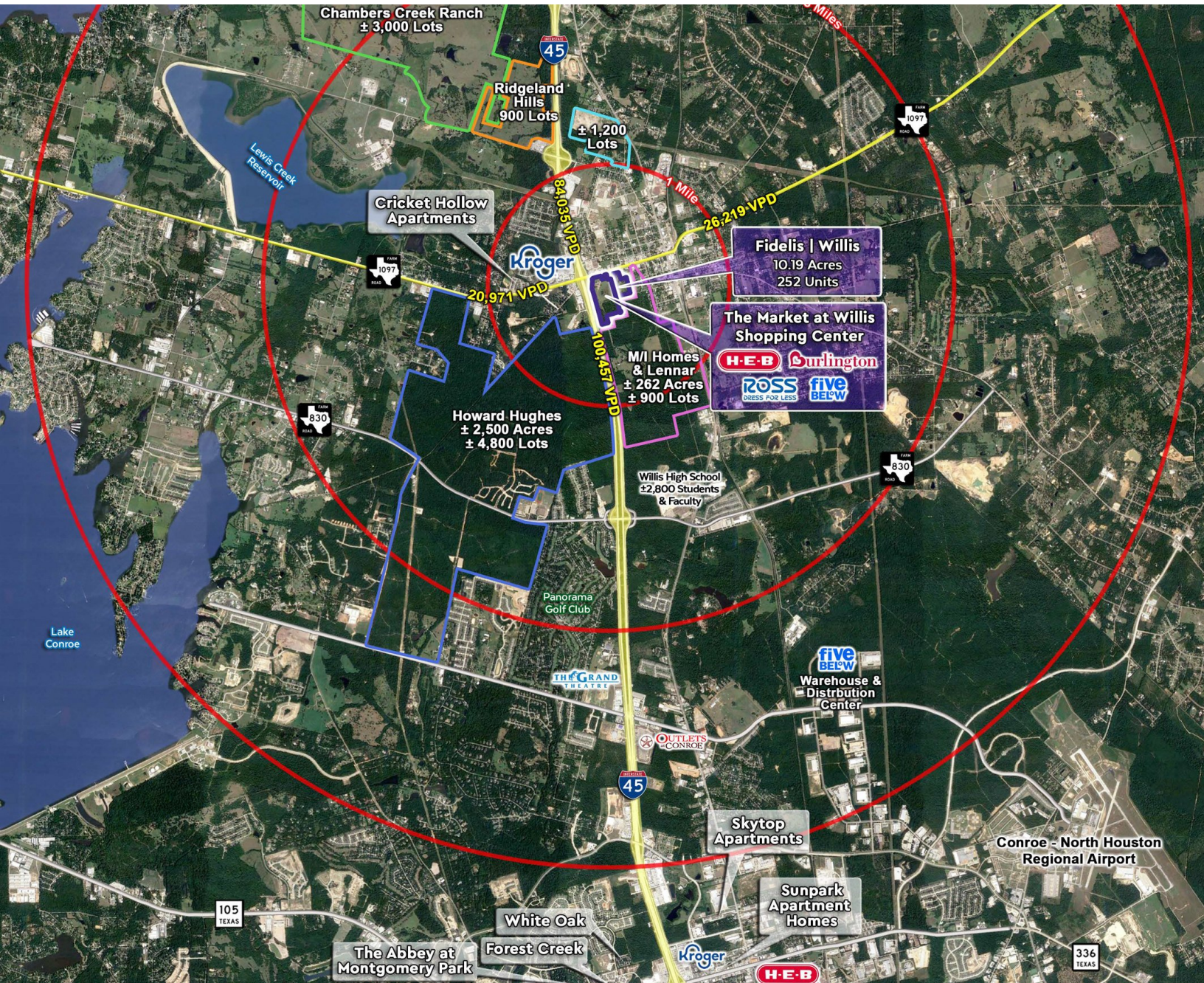


FIDELIS | WILLIS

I-45 @ W Montgomery St in Willis, Texas 77378

LOCATED ADJACENT TO THE MARKET AT WILLIS SHOPPING CENTER



	VEHICLES PER DAY
I-45 south of FM 1097	73,310
I-45 north of FM 1097	68,407
FM 1097 east of I-45	21,972
FM 1097 west of I-45	20,308

	AVERAGE INCOME
Custom Trade Area	\$118,881

	POPULATION
Custom Trade Area	127,454

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713-693-1400

info@frpltd.com



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/willis-multifamily

Lat/Lon: 30.4815/-95.4897

The Market at Willis Shopping Center

Trade
Area

Willis, TX 77378

Population

2023 Estimated Population	127,454
2028 Projected Population	146,354
2020 Census Population	117,004
2010 Census Population	90,157
Projected Annual Growth 2023 to 2028	3.0%
Historical Annual Growth 2010 to 2023	3.2%
2023 Median Age	41.0

Households

2023 Estimated Households	48,272
2028 Projected Households	56,353
2020 Census Households	43,695
2010 Census Households	33,725
Projected Annual Growth 2023 to 2028	3.3%
Historical Annual Growth 2010 to 2023	3.3%

Race and Ethnicity

2023 Estimated White	73.7%
2023 Estimated Black or African American	8.1%
2023 Estimated Asian or Pacific Islander	1.7%
2023 Estimated American Indian or Native Alaskan	0.6%
2023 Estimated Other Races	15.9%
2023 Estimated Hispanic	20.3%

Income

2023 Estimated Average Household Income	\$118,881
2023 Estimated Median Household Income	\$90,300
2023 Estimated Per Capita Income	\$45,339

Education (Age 25+)

2023 Estimated Elementary (Grade Level 0 to 8)	4.6%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%
2023 Estimated High School Graduate	28.7%
2023 Estimated Some College	22.7%
2023 Estimated Associates Degree Only	7.3%
2023 Estimated Bachelors Degree Only	21.6%
2023 Estimated Graduate Degree	9.3%

Business

2023 Estimated Total Businesses	4,539
2023 Estimated Total Employees	32,797
2023 Estimated Employee Population per Business	7.2
2023 Estimated Residential Population per Business	28.1



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