



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

RESTAURANT INVESTMENT OPPORTUNITY

12097 FARM TO MARKET ROAD 830 | WILLIS, TX 77318



OFFERING SUMMARY

FOR SALE

\$949,000

PROPERTY TYPE

RETAIL

LOT SIZE

2,044 SF

PROPERTY HIGHLIGHTS

- Prime investment opportunity featuring a thriving restaurant business
- Situated on 1 acres in a high-visibility corner location
- 2,044 SF restaurant with drive-thru service and dine-in seating
- Approximately 122 feet of commercial frontage
- Established and operating successfully since 2002
- Commercial well and septic systems in place
- Excellent potential for continued business growth, expansion, or redevelopment
- Convenient access to Interstate 45 and the North Houston market

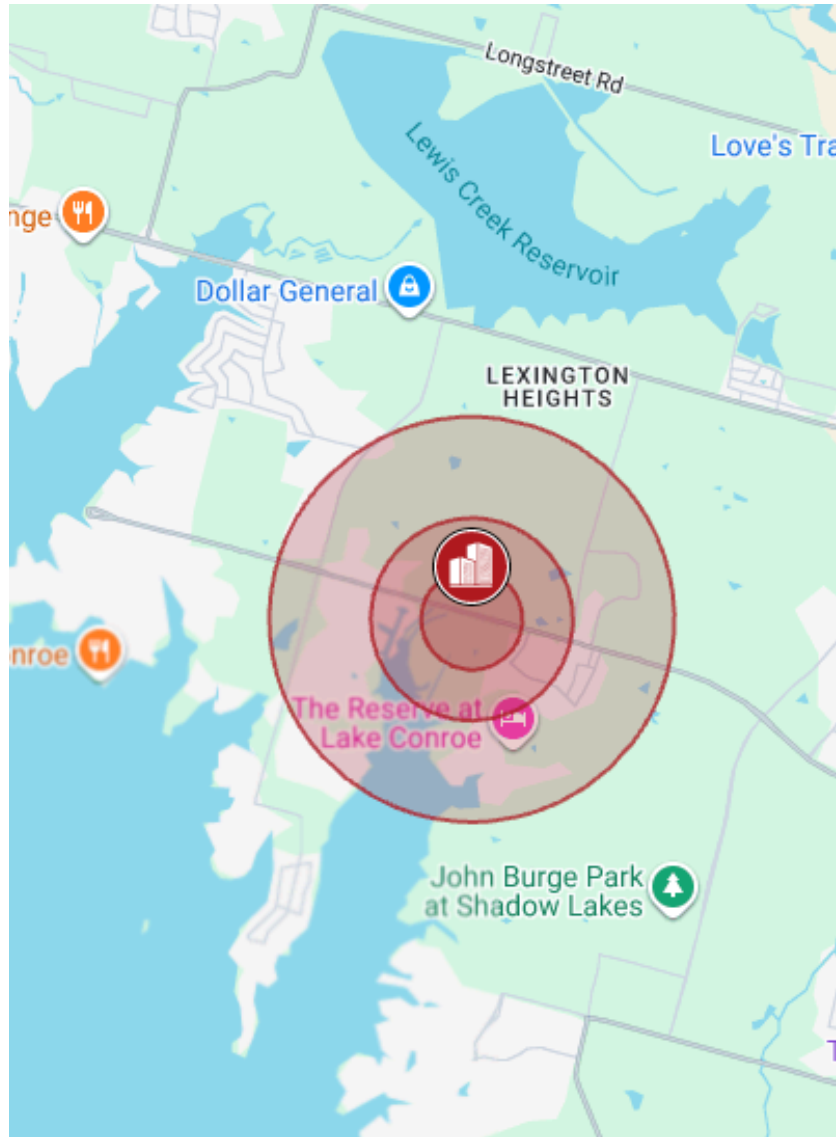
Aerial Map



Property Photos



Demographics



12097 FM 830 is strategically located in Willis, TX, offering convenient access to Interstate 45 and the greater North Houston market. Currently operating as a successful restaurant, the property benefits from strong visibility, established local traffic, and proximity to Lake Conroe. Surrounded by growing residential development and expanding commercial activity, the site is well-positioned for continued business success, investment, or future redevelopment opportunities

	1 Mile	3 Miles	5 Miles
Total population	1,385	4,155	6,925
Workday Population	546	1,638	2,730
Total household	546	1,638	2,730
Average household income	136,106	\$408,318	\$680,530
Average age	49.3	147.9	246.5
Male Population	701	2,103	3,505
Female Population	685	2,055	3,425

Demographics data derived from AlphaMap

Market Overview

As of May 2026, the Conroe and The Woodlands submarket remains one of the most competitive and high-performing commercial sectors in the Greater Houston area. While the broader regional market is recalibrating after years of record growth, Conroe continues to stand out with an industrial vacancy rate of just 4.5%, significantly lower than the regional average. This sustained demand is driven by Conroe's status as one of the fastest-growing cities in the country, attracting a diverse range of industries from manufacturing and distribution to professional services.

The investment landscape in this corridor is characterized by exceptionally strong fundamentals and a "flight to quality". Asking rents in the Conroe/The Woodlands submarket have reached approximately \$0.99 per square foot, ranking as the second-highest in the entire Houston metro area. Furthermore, nearly 80% of the industrial space currently under construction in this specific submarket is already pre-leased, signaling that new inventory is being absorbed almost immediately by a robust 1.8 million-person workforce located within a 40-mile radius.

Strategically positioned with immediate access to Interstate 45, rail lines, and air transportation, Conroe offers a business-friendly environment that bypasses the heavy traffic of major metropolitan centers while remaining less than an hour from the Port of Houston. This logistical advantage, combined with a median list price for local real estate around \$351,200 and a consistently tight supply of small-bay and specialized industrial facilities, makes the area a premier destination for both owner-users and institutional investors.

Looking ahead through 2026, the market is expected to maintain its momentum as inflation eases and interest rates begin to stabilize. While other regions may face oversupply issues, the Conroe market's limited inventory and high pre-leasing rates provide a protective buffer for property values. For businesses and investors, this property represents an opportunity to secure a footprint in a high-demand submarket where modern, well-located facilities continue to command premium rents and see rapid appreciation.



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