



**ADAM OLSEN**

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

**JUSTIN MIKSCH**

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**95± ACRES OF DEVELOPMENT LAND IN WILLIS**  
**UNRESTRICTED | AGRICULTURAL USE**

13111 SHEPARD HILL ROAD | WILLIS, TX 77318



## OFFERING SUMMARY

### SALE PRICE

\$3,990,500

### PROPERTY TYPE

LAND

### LOT SIZE

95.27 ACRES

## PROPERTY HIGHLIGHTS

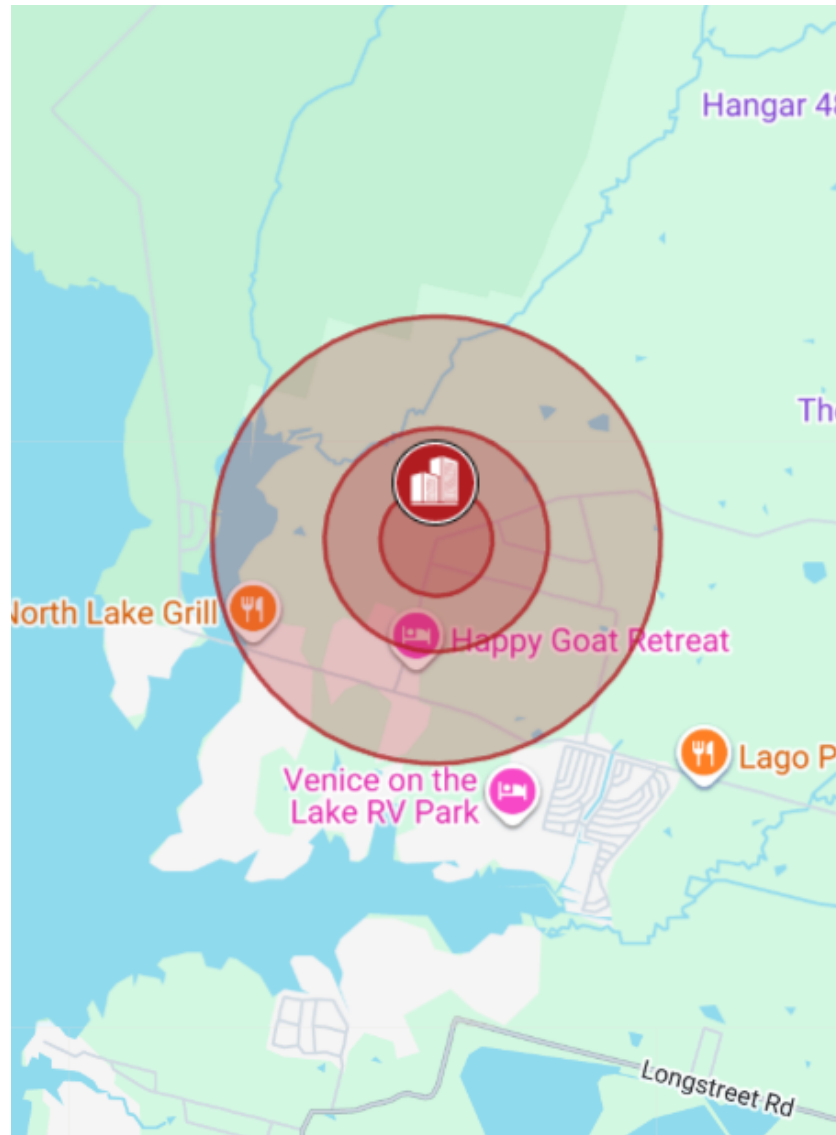
- 95.276± total acres in Willis, Montgomery County
- Located in the Lake Conroe Area | Conroe ETJ
- Fully fenced acreage
- Predominantly cleared with scattered clusters of trees
- Open, usable topography
- Potential for residential development, estate homesites, agricultural, mixed-use, or other permitted concepts
- County-maintained road frontage
- Approximately 3.4 miles from Old Danville Road
- Approximately 2.2 miles from the I-45/Shepard Hill and Old Danville access area
- Convenient access toward I-45, Lake Conroe, Conroe, and Willis
- No water or sewer currently reported; buyer to independently verify utility availability
- Buyer to independently verify development feasibility, utilities, access, easements, floodplain, restrictions, ETJ requirements, permitted uses, and all other property information.



# Property Photos



# Demographics



Located on Shepard Hill Road in Willis, Montgomery County, the property is approximately 3.4 miles from Old Danville Road and 2.2 miles from the I-45 access area. Its location provides access to Willis, Lake Conroe, Conroe, and surrounding residential and commercial areas.

The Lake Conroe area continues to see residential expansion, creating interest in larger tracts for future development. With substantial acreage, reported unrestricted status, and agricultural use, the property offers flexibility to evaluate longer-term concepts. Proximity to I-45 also connects the site to The Woodlands, Huntsville, and the broader Houston area.

|                                 | 0.25 Miles | 0.5 Miles | 1 Mile    |
|---------------------------------|------------|-----------|-----------|
| <b>Total population</b>         | 15         | 62        | 635       |
| <b>Persons per household</b>    | 3          | 2.7       | 3         |
| <b>Total households</b>         | 5          | 23        | 212       |
| <b>Average household income</b> | \$145,718  | \$126,711 | \$107,297 |
| <b>Average age</b>              | 57.6       | 55.8      | 40.8      |
| <b>Average age male</b>         | 53.7       | 51.9      | 42.3      |
| <b>Average age female</b>       | 60.5       | 58.6      | 38.1      |

Demographics data derived from AlphaMap

# Market Overview

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Willis and the Lake Conroe area continue to see residential expansion, supporting interest in larger tracts with room for future development. The property's proximity to I-45 provides access to Conroe, The Woodlands, Huntsville, and the broader Houston area.

Spanning approximately 95.276± acres, the predominantly cleared, fully fenced tract offers space to evaluate residential communities, estate homesites, agricultural use, or other permitted concepts. County-maintained road frontage and open topography add to its flexibility.

Located within the Conroe ETJ, the property offers a substantial land opportunity in the growing Lake Conroe area. Buyers should verify utility availability, access, floodplain conditions, and development requirements when evaluating potential uses.



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