



**DO NOT DISTURB
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CONTACT BROKER**

1308 N FRAZIER ST | CONROE TX 77301

\$1,495,000.00

REAL ESTATE & OPERATING BUSINESS

Established Auto Repair Facility

Full-Service Capabilities

FF&E Included (lifts, equipment, tools - details available)

Gatewood & Associates

Bargain Brakes Property Auto Repair Facility & Real Estate

Address: 1308 N Frazier St, Conroe TX 77301

Property ID: 806332

Price: \$1,495,000.00

Building Size: ~3,850sf

Front Bldg: 1st Floor main shop - 2,400sf

2nd Floor private office - 200sf

Back Bldg: 1,250sf

Total of six bays and five lifts

(Two lifts are five years old - three are less than two years old)

Land Acreage: .4816

Land SF: 20,909

Zoning: None

Parking: On-site customer and service parking

Curb Cuts: Two on N. Frazier

Property has been commercially platted and issued C.O.'s

Owner willing to stay short-term for transition

Operating business is profitable

High visibility. Located less than one mile from Downtown Conroe along N. Frazier (US 75) between W. Dallas St. and Everett St.



FEATURES

Demographics:

2024	2 Mile	5 Mile	10 Mile
Population	34,530	90,740	290,391
Avg HH Income	\$69,950	\$88,136	\$112,825
Households	12,134	32,319	104,343

Source: Cens

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Asset Description:

For sale is a fully equipped, full-service auto repair facility operating as Bargain Brakes. Property is located on N. Frazier St in Conroe TX, a major north-south commercial corridor with strong daily traffic counts and dense surrounding retail and residential uses.

The +/- 3,850sf buildings are specifically configured for automotive service operations and is being offered with the real estate and business included; allowing a buyer to step into a turnkey owner-user or investment opportunity.

Business & Equipment:

- Established auto repair operations
- Full-service capabilities (brakes, general repair, maintenance)
- FF&E included (lifts, equipment, tools, etc.) List available upon request
- Strong location-driven customer base
- Existing trade name and goodwill included (transaction structure negotiable)

Detailed financials and equipment list available upon execution of NDA

Investment Highlights:

- Real estate and operating business included
- Ideal for:
 - Owner-operator mechanic
 - Multi-shop operator expansion
 - Investor with management in place
- High-traffic retail corridor
- Automotive use already established (no change-of-use risk)
- Potential upside through hours expansion, marketing, or service mix
- Property delivered operating

HIGHLIGHTS

FRONT BLDG



BACK BLDG



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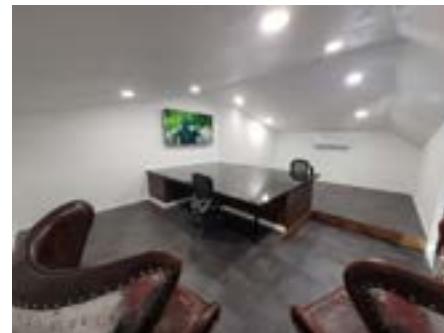
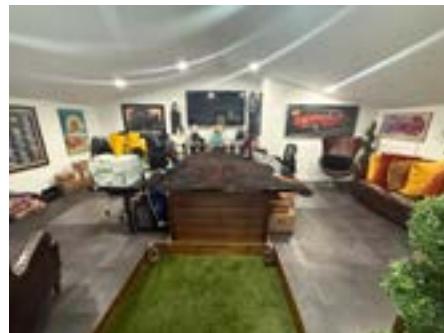
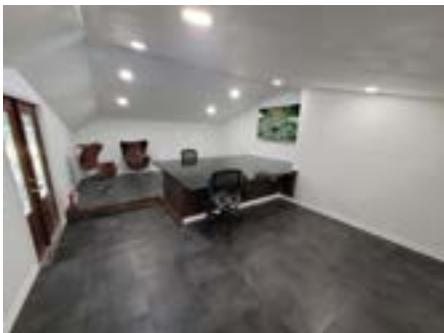
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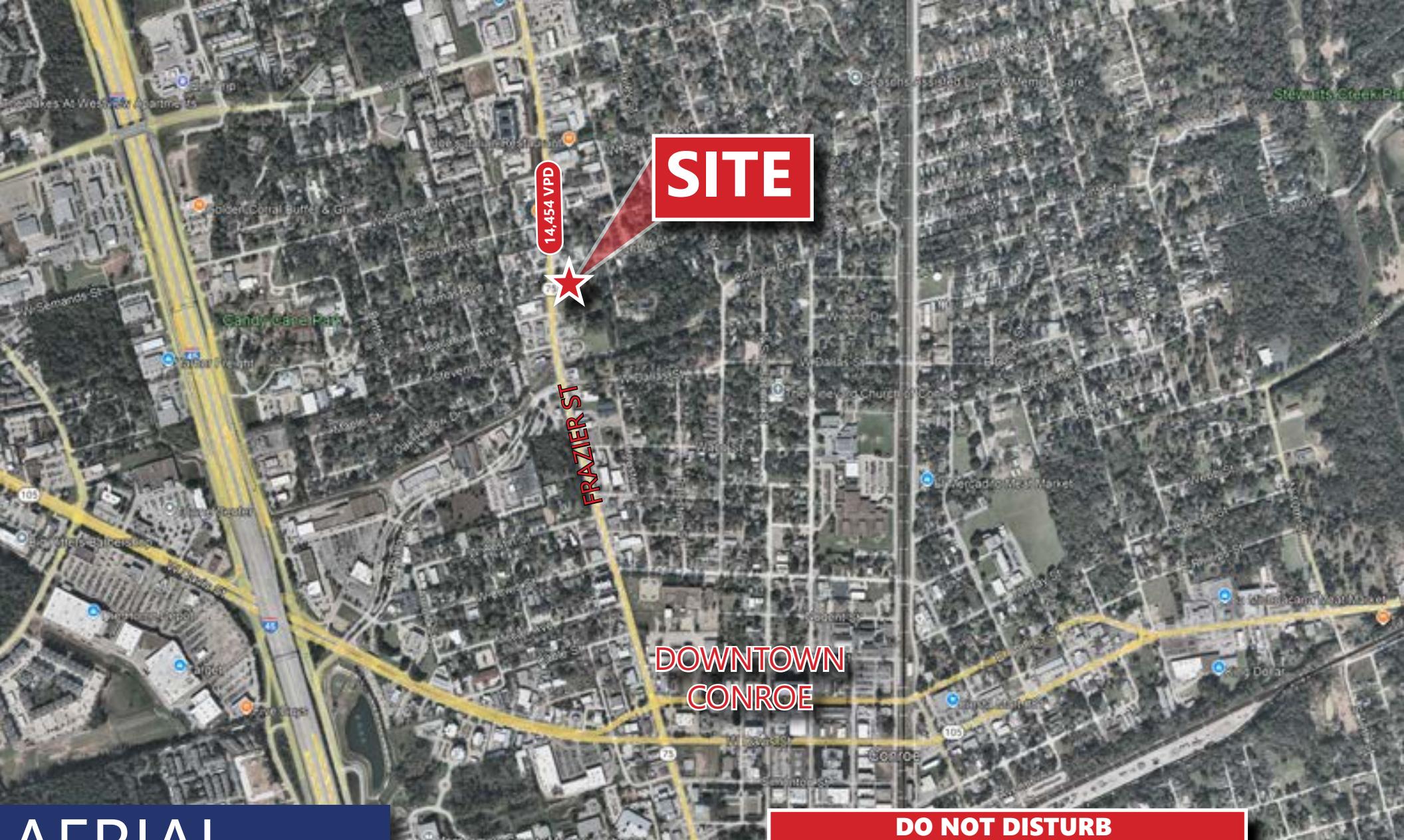


2nd FLOOR
PRIVATE
OFFICE



PHOTOS

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AERIAL

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

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.

Gatewood & Associates

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Richard D. Gatewood

Designated Broker of Firm

N/A

Licensed Supervisor of Sales Agent/Associate

N/A

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

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