

RETAIL/INDUSTRIAL
FOR SALE

24,300 SF AUTOMOTIVE SHOPS AND WAREHOUSE ON VETERANS MEMORIAL

10070 VETERANS MEMORIAL DRIVE, HOUSTON, TX 77038



OFFERING SUMMARY

Sale Price: \$3,700,000

Available SF: 23,750 SF

Building Sizes: 8,550 SF
7,700 SF
7,500 SF

Year Built: 2017
Renovated: 2023

Lot Size: 2.07 Acres

Market: North Houston

Submarket: Aldine

FOR MORE INFORMATION, PLEASE CONTACT:

W. DOUGLASS LARSON
EXECUTIVE VICE PRESIDENT
713.824.3799
DOUG@TEXASCRES.COM

PROPERTY HIGHLIGHTS

- Outstanding investment opportunity in Houston just minutes from Jersey Village, SH-249, & Beltway 8 on high commute corridor.
- Excellent visibility with 135 feet of frontage on Veterans Memorial with access from Forestburg Drive
- In high density residential & commercial populated area with a captive market audience & easy access to freeways & retail
- New 9,000 SF building with additional paving and underground detention to be completed 2022
- Owner financing available for a qualified buyer with \$1.5 million down payment
- 5 drive-in bays with lifts, enclosed office/reception area & an additional covered open repair area for overflow
- Several areas for extra storage/inventory, signage, & ample parking on 20,800 SF paved area
- Property is just 1.5 miles from Beltway 8, only 1.8 miles from I-45 & less than 3 miles from SH-249
- Average traffic of over 28,800 vehicles per day on Veterans Memorial, over 20,000 vehicles per day on West Road & over 210,000 vehicles per day on nearby Beltway 8
- Situated in Harris County & Aldine ISD, Total tax rate for 2020: \$2.45 per \$100 of assessed value

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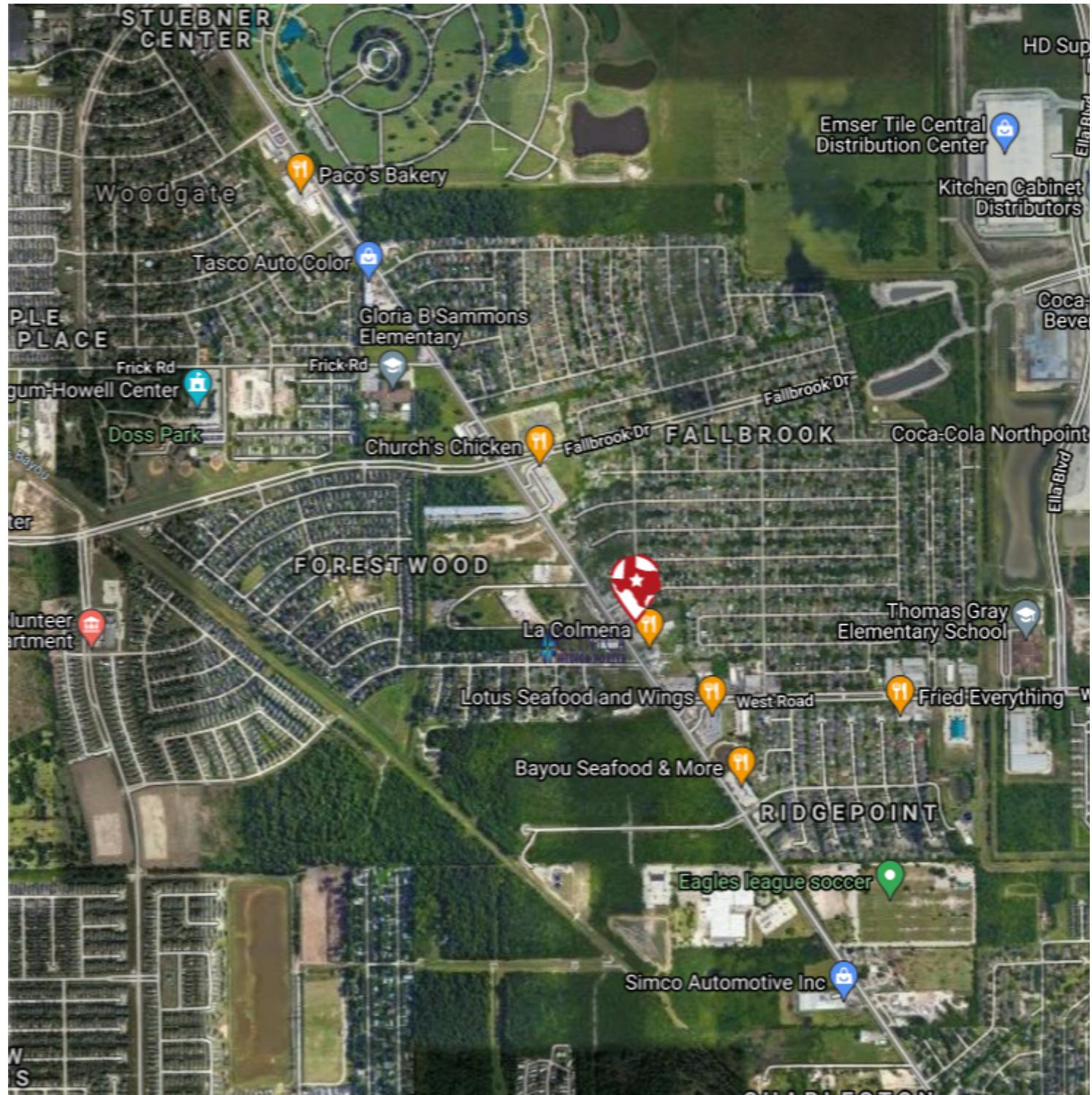
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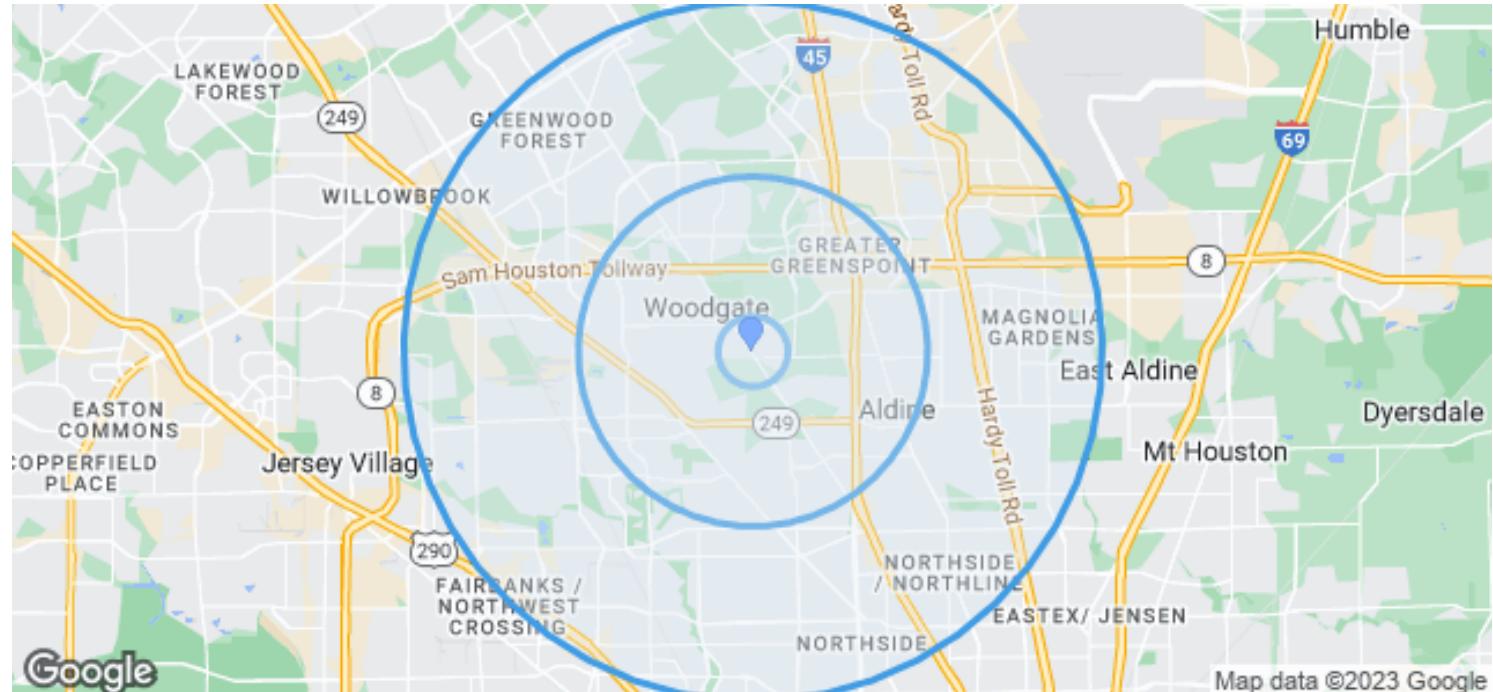
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POPULATION	1 MILE	5 MILE	10 MILE
Total Population	14,188	357,221	1,197,551
Median age	29.4	30.2	33.0
Median age (Male)	28.2	29.3	32.1
Median age (Female)	30.5	31.1	33.9

HOUSEHOLDS & INCOME	1 MILE	5 MILE	10 MILE
Total households	3,810	107,353	409,719
# of persons per HH	3.72	3.32	2.91
Average HH income	\$57,991	\$65,482	\$87,385
Average house value	\$86,403	\$95,067	\$126,541

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

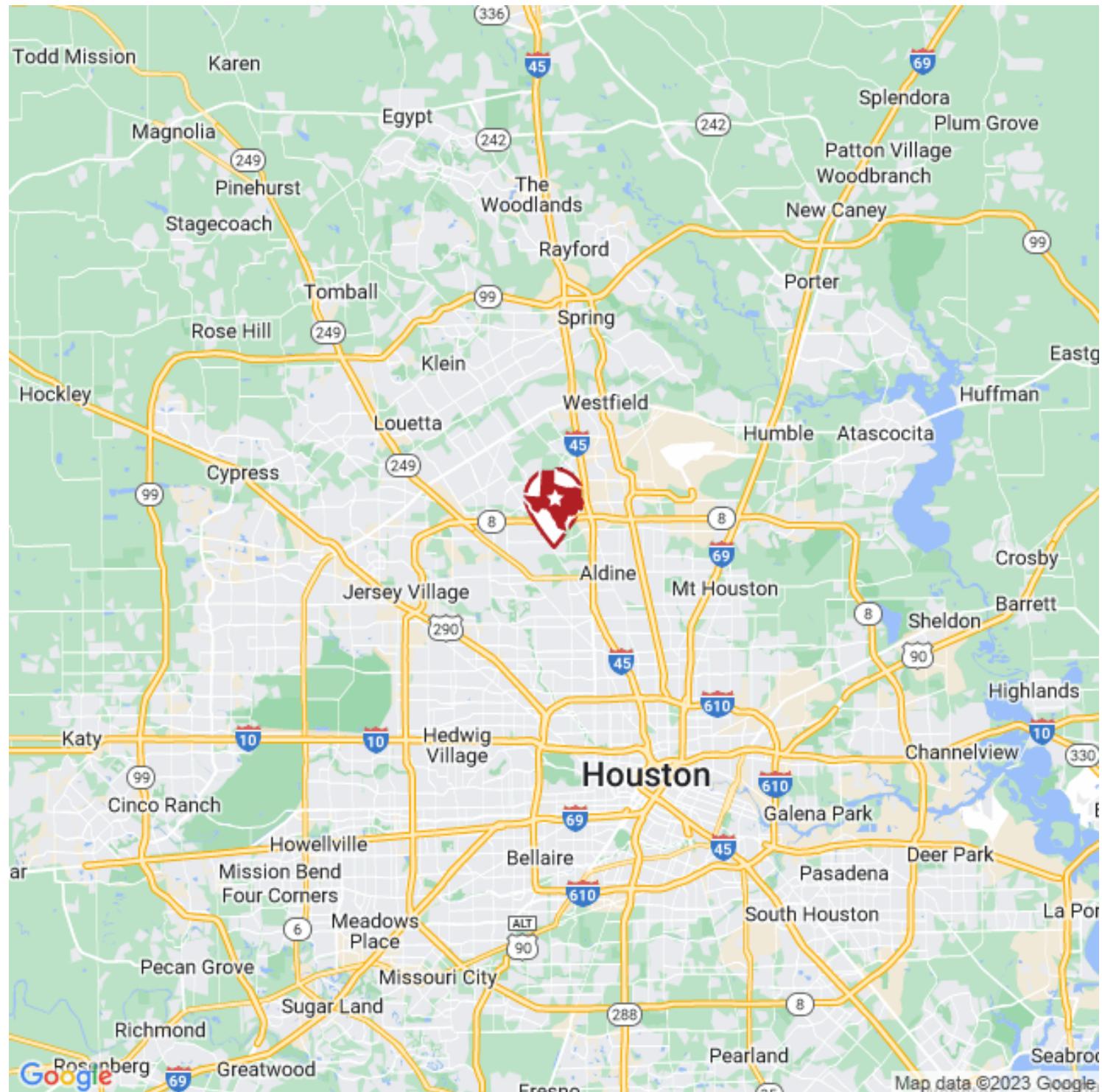
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Information About Brokerage Services

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):

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- 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.

Texas CRES, LLC	9004590		(713) 473-7200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joel C. English	465800	joel@texascres.com	
Designated Broker of Firm	License No.	Email	Phone
Joel C. English			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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