

1 1 8 1 9
SOUTHWEST FWY
HOUSTON, TX 77301

2ND GEN AUTO
DEALERSHIP



LEASING OPPORTUNITY

frankel

DEVELOPMENT GROUP

Bruce W. Frankel
713-661-0440
bfrankel@frankeldev.com



PROPERTY HIGHLIGHTS

- 3.25 acre Car Dealership
- Located along popular auto mall in Southwest Houston (Highway 59)
- Pristine “move-in-ready” condition.
- 5,217sf Showroom
- 8,934sf Service Center (Includes lifts)
- Great visibility.
- Great freeway access (At northbound exit ramp)
- Close proximity to Houston, Bellaire, Sugarland, Stafford, Missouri City and Westchase District.
- Adjacent to Lincoln dealership.
- Pylon signage permissible.

TRAFFIC COUNTS

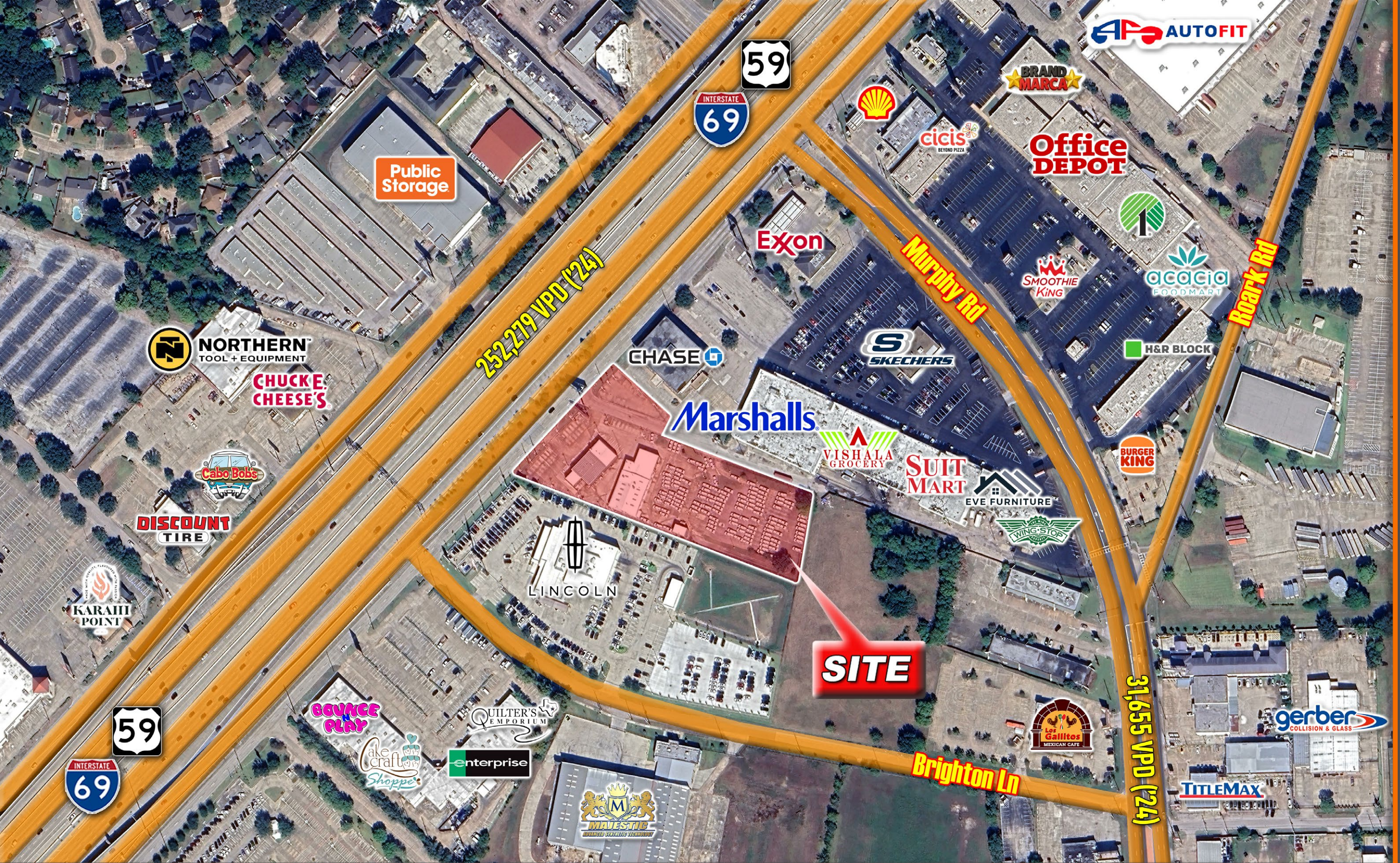
- US-59 & I-69: 252,279 VPD (TXDOT 2024)
- Murphy Rd: 31,655 VPD (TXDOT 2024)

AREA DEALERSHIPS

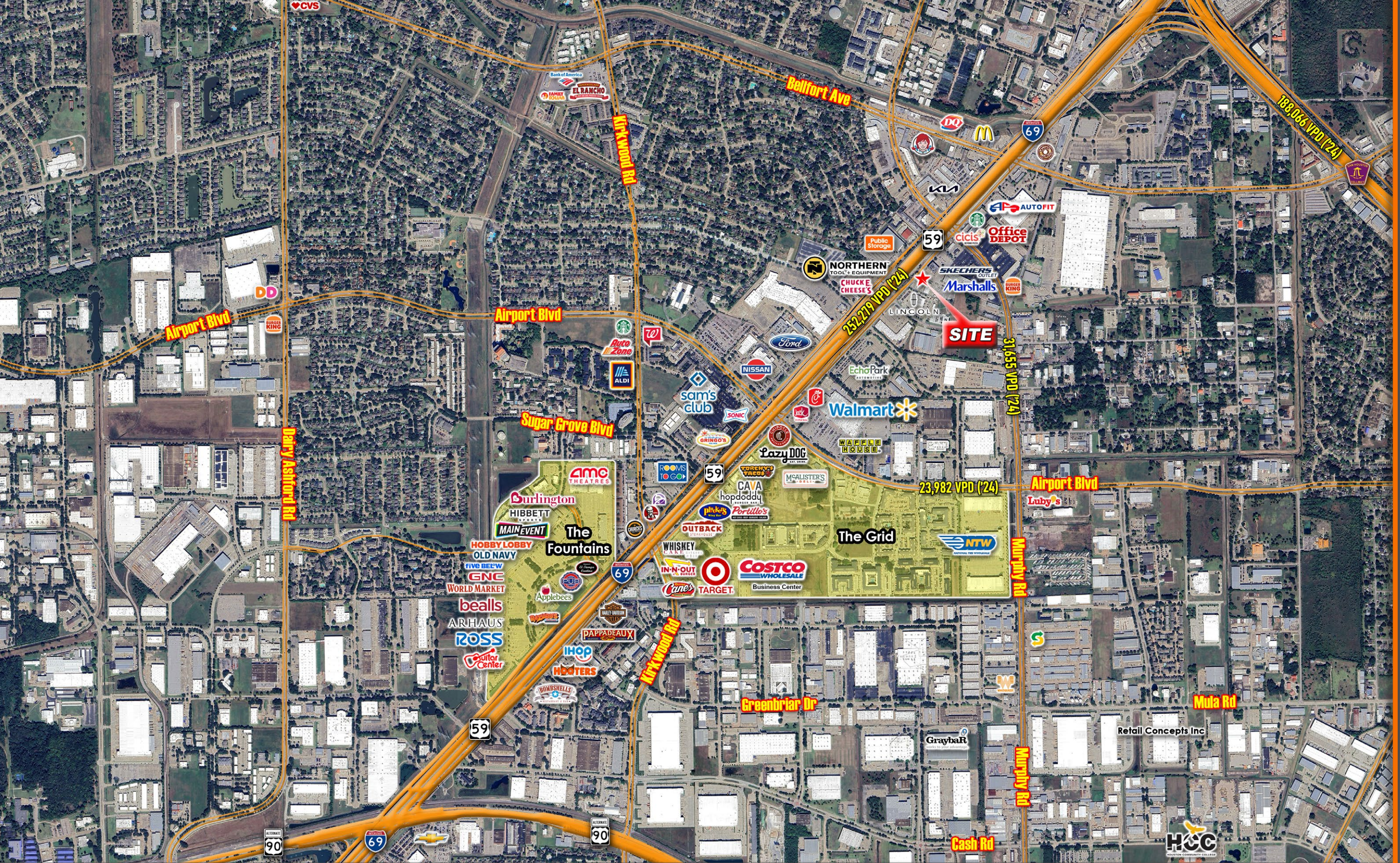


DEMOGRAPHIC SNAPSHOT

2025 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 10,506	1-mi: 23,981	1-mi: \$62,693
3-mi: 146,724	3-mi: 174,564	3-mi: \$74,785
5-mi: 421,364	5-mi: 424,179	5-mi: \$86,325



INTERSECTION AERIAL



MARKET AERIAL



SITE



SHOWROOM



SERVICE CENTER & CAR WASH



SERVICE CENTER

DEMOGRAPHIC HIGHLIGHTS

POPULATION
(3 mi Radius, 2025)

146,724

DAYTIME
POPULATION
(3 mi Radius, 2025)

174,564

HOUSEHOLDS
(3 mi Radius, 2025)

54,001

AVERAGE HOUSEHOLD INCOME
(3 mi Radius)
2025 Average:

\$74,875



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,963	143,540	412,593
2020 Total Population	9,408	148,067	427,403
2020 Group Quarters	52	299	1,802
2025 Total Population	10,506	146,724	421,364
2025 Group Quarters	55	306	1,863
2030 Total Population	11,446	149,796	429,522
2025-2030 Annual Rate	1.73%	0.42%	0.38%
2025 Total Daytime Population	23,981	174,564	424,179
Workers	18,490	98,735	211,783
Residents	5,491	75,829	212,396
Median Household Income			
2025	\$52,853	\$54,578	\$60,445
2030	\$61,199	\$60,947	\$67,037
Median Home Value			
2025	\$212,562	\$246,961	\$275,197
2030	\$245,073	\$320,737	\$344,071
Per Capita Income			
2025	\$23,967	\$27,453	\$31,007
2030	\$27,118	\$31,042	\$34,959
Median Age			
2010	32.3	30.9	32.4
2020	34.5	34.0	35.5
2025	35.0	34.7	36.3
2030	35.3	35.5	37.1
2025 Households by Income			
Household Income Base	4,202	54,001	151,450
<\$15,000	8.4%	12.1%	10.7%
\$15,000 - \$24,999	13.3%	9.5%	8.2%
\$25,000 - \$34,999	13.2%	10.4%	9.5%
\$35,000 - \$49,999	12.8%	13.9%	13.3%
\$50,000 - \$74,999	20.7%	18.9%	18.0%
\$75,000 - \$99,999	13.2%	12.3%	12.6%
\$100,000 - \$149,999	14.4%	13.1%	14.0%
\$150,000 - \$199,999	3.0%	5.1%	6.4%
\$200,000+	0.9%	4.8%	7.4%
Average Household Income	\$62,963	\$74,875	\$86,325



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Frankel Development Group</u>	<u>9000477</u>	<u>brankel@frankeldev.com</u>	<u>713.661.0440</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date