

**FOR LEASE**

# 4210 SW 45TH EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$3,300 per month (including utilities)
Building Size:	5,120 SF
Year Built:	1974
Zoning:	GR
Traffic Counts:	36,654 cars per day at 45th & Western 20,346 cars per day on 45th 8,651 cars per day on Teckla 24,642 cars per day at 45th & Teckla

## PROPERTY OVERVIEW

This property features two service bays with a pull-in/pull-out layout designed to accommodate four to five automotive lifts. The configuration supports automotive operations with drive-thru access for efficient service flow. The site includes two overhead doors measuring 12' and 10', allowing for flexible vehicle entry and exit. Ample parking supports customer and employee access. Signage is available on the shared Advanced Auto Parts pole sign, providing added visibility.

The property is under an Absolute Net Lease with Advanced Auto Parts.

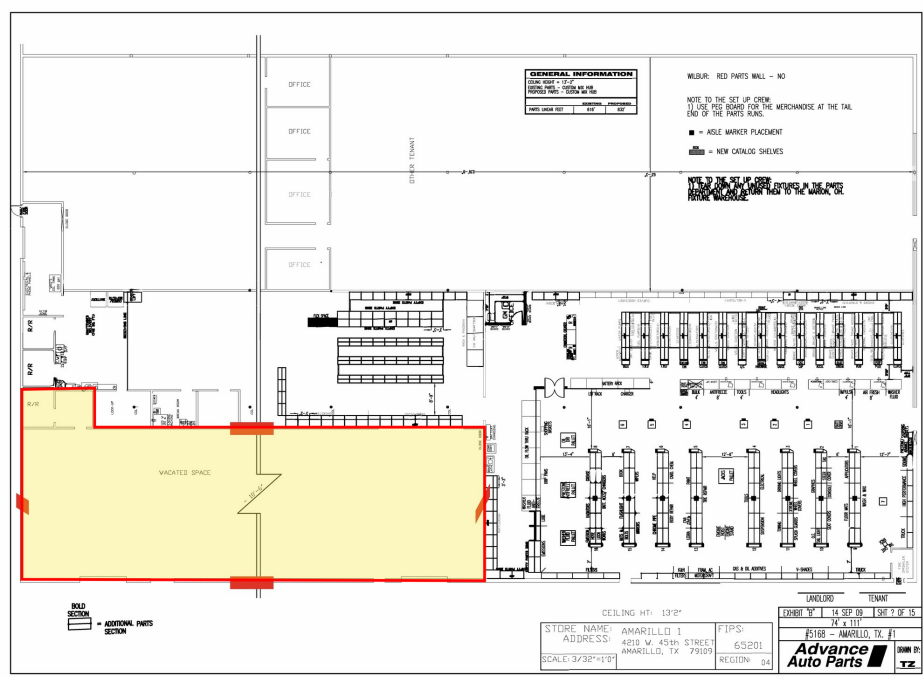
## LOCATION OVERVIEW

Located at the northwest corner of 45th Avenue and Western Street, this site provides visibility and access in a high-traffic retail corridor. The intersection sees consistent activity from both directions, supporting strong exposure for commercial use. Surrounding businesses include Advance Auto Parts, EZ Pawn, Drug Emporium, Dollar General, Mr. Gatti's Pizza, HTeaO, McDonald's, and others, drawing regular consumer traffic to the area. The site benefits from its position among national and regional retailers, supporting a steady commercial environment.

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4210 SW 45TH  
ADDITIONAL PHOTOS

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Commercial Real Estate



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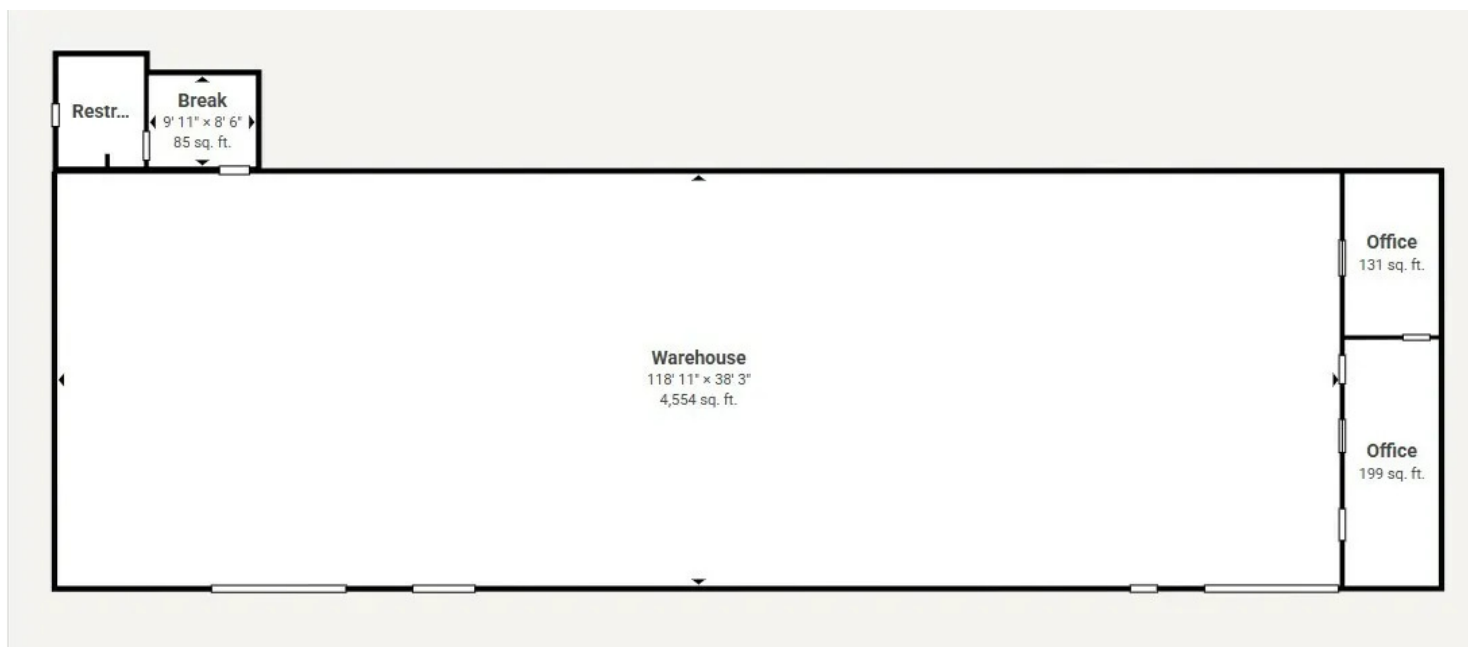
# 4210 SW 45TH FLOOR PLANS

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360° VIRTUAL TOUR



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4210 SW 45TH  
RETAILER MAP

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Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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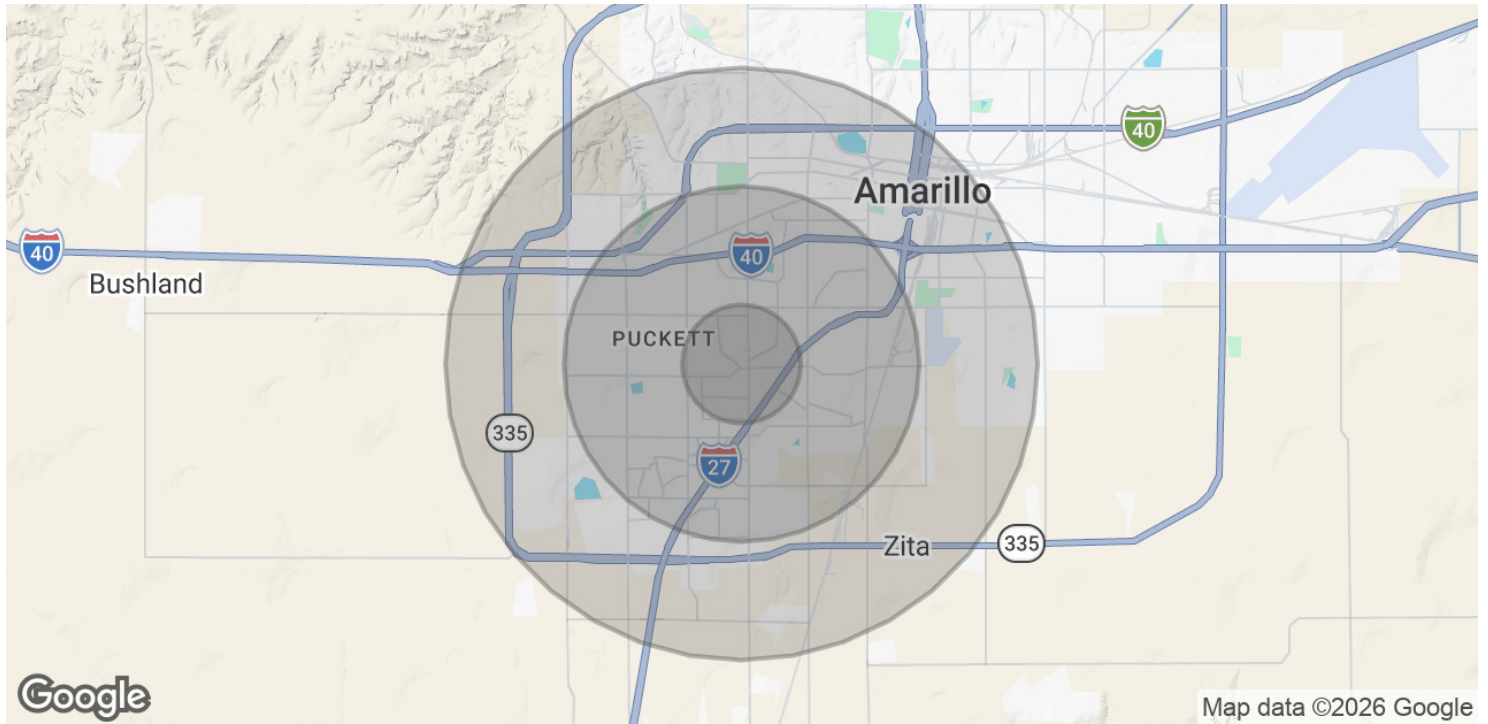
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# 4210 SW 45TH DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,821	104,053	153,759
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,704	43,827	63,378
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$78,386	\$91,532	\$90,799
Average House Value	\$190,720	\$236,786	\$236,391

2020 American Community Survey (ACS)

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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.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date