



FOR SALE | CHANNELVIEW TX | COMMERCIAL PROPERTY

EVERMARK
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Your future...

My commitment!

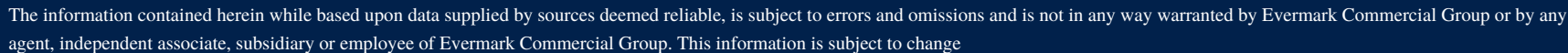
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- ±5,600 SF Total Building Area*
- ±0.41 Acres / 17,859 SF of Land
- Two Contiguous Parcels
- Existing Automotive Service Configuration
- Multiple Service Bays
- Three Automotive Lifts Included
- (1) 10,000-LB Lift
- (2) 9,000-LB Lifts
- Frontage and Access Along Sheldon Road
- Approximately 0.17 Miles From I-10
- Convenient Access to Beltway 8
- Established Commercial/Industrial Area
- Owner-User Opportunity
- Additional Automotive Equipment and Tools May Be Available for Purchase Separately

- Established East Houston industrial and service-commercial corridor
- Surrounded by logistics, manufacturing, automotive and service-related businesses
- Near major employment centers serving the Channelview and Houston Ship Channel area
- Strong connectivity to I-10, Beltway 8 and the regional highway network
- Well positioned for automotive, fleet service and other service-industrial owner-users

• I10 • BLTWY 8 • SH 146 • I610 • SH 225 • HWY 90

Demographics

Population Summary	1-Mile	3-Mile	5-Mile
2025 Population	5,163	53,390	118,783
2024 Median Age	31	31	31
Average Household Income	72,667	81,037	82,900
Median Home value	128,878	199,343	211,719



Locations	Minutes
Interstate 10	1
Beltway 8	5
Interstate 610	9
Statehwy 225	11



Locations	
Sheldon Rd	16,774 VPD
I10	141,872 VPD

For more information Contact: 832-326-0097 | jblake@evermarkcommercial.com

PROPERTY USE & SITE OVERVIEW

Located in unincorporated Harris County, the property is not subject to traditional municipal zoning regulations administered by Harris County. Home to a family-owned automotive operation since 1972, the property has a long-standing history as an automotive service location in Channelview.

The property consists of two contiguous parcels totaling approximately ±0.41 acres with approximately ±5,600 SF of building area, per Harris Central Appraisal District. The existing automotive service configuration, included lifts, and proximity to I-10 and Beltway 8 provide an established location for automotive and service-related owner-users.

	JURISDICTION	Unincorporated Harris County
	ZONING	No Harris County Zoning
	EXISTING USE	Automotive/ Repair Facility
	PROPERTY TYPE	Automotive / Industrial
	FLOOD ZONE	Zone X (outside the 100-Year Floodplain)



POTENTIAL PROPERTY USES

SUBJECT TO BUYER VERIFICATION & APPLICABLE APPROVALS

- ✓ Automotive Repair / Service
- ✓ Fleet Maintenance / Service
- ✓ Tire & Automotive Service
- ✓ Contractor / Service Facility
- ✓ Light Industrial / Service
- ✓ Small-Bay Warehouse / Shop

*Potential uses are conceptual only. Buyer to independently verify proposed use and all applicable Harris County permitting, fire code, occupancy, development, utility and other governmental requirements

EXISTING AUTOMOTIVE INFRASTRUCTURE

Existing automotive improvements provide an established service configuration for an owner-user seeking to occupy and operate from the property.



Existing Service Configuration

Existing automotive service configuration



3 Automotive Lifts Included

1 × 10,000 lb
2 × 9,000 lb



EQUIPMENT OPTIONS

Additional equipment and tools may be available separately

ARIEL VIEW



AERIAL VIEW



AERIAL VIEW





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.

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.

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Buyer/Tenant/Seller/Landlord Initials		Date		

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov