

FOR SALE

\$2,500,000

+/- 7,336 SF Convenience Market & Auto Shop on +/- 2.44 AC
1815 W. MOUNT HOUSTON RD., HOUSTON, TX 77038



JOEL C. ENGLISH
Managing Broker / Principal
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(713) 473-7200

W. DOUGLASS LARSON
Principal / Associate Broker
Doug@TexasCRES.com
(713) 824-3799





PROPERTY HIGHLIGHTS

Location

1815 W. Mount Houston Rd
Houston, TX 77038

Asking Price

\$2,500,000

Size

+/- 7,336 SF on
+/- 2.44 AC

Contact:

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- +/- 7,336 SF Convenience Market and Auto Repair Shop located on +/- 2.44 Acres at signalized intersection of West Mount Houston Road and Ella Boulevard, with over 40,000 SF of vacant land for additional future development
- Well established (20+ years) C-Store Tenant in place. C-store currently pays \$5,200/month in rent and has 14 months left on lease. Tenant would like to renew or potentially buy the property.
- Transitioning area with new public and private developments within the area. Large public school complex coming in across the street.
- C-store is currently producing roughly \$70k/month with good margins (estimate), excluding lottery sales, per owner.
- C-store fuel volume is estimated at 15-20k gals/month, per owner.
- There is NO Fuel Supply Agreement, which allows opportunities for new owner to make a new deal for fuel, brand, incentives, upgrades and grow sales volume.
- Auto shop currently pays \$4,200/month on a month-to-month lease.
- Property has had 2 Fiberglass Tanks (10,000 and 12,000 Gallons) since 1993.
- 4 Gilbarco MPDs (2010).
- Located in the 100 Year Floodplain, per FEMA.
- Excellent visibility on W. Mount Houston, and about 1.2 Mi to I45.
- Located in Harris County and Aldine ISD with a total tax rate for 2023 of \$2.05 per \$100 of assessed value.

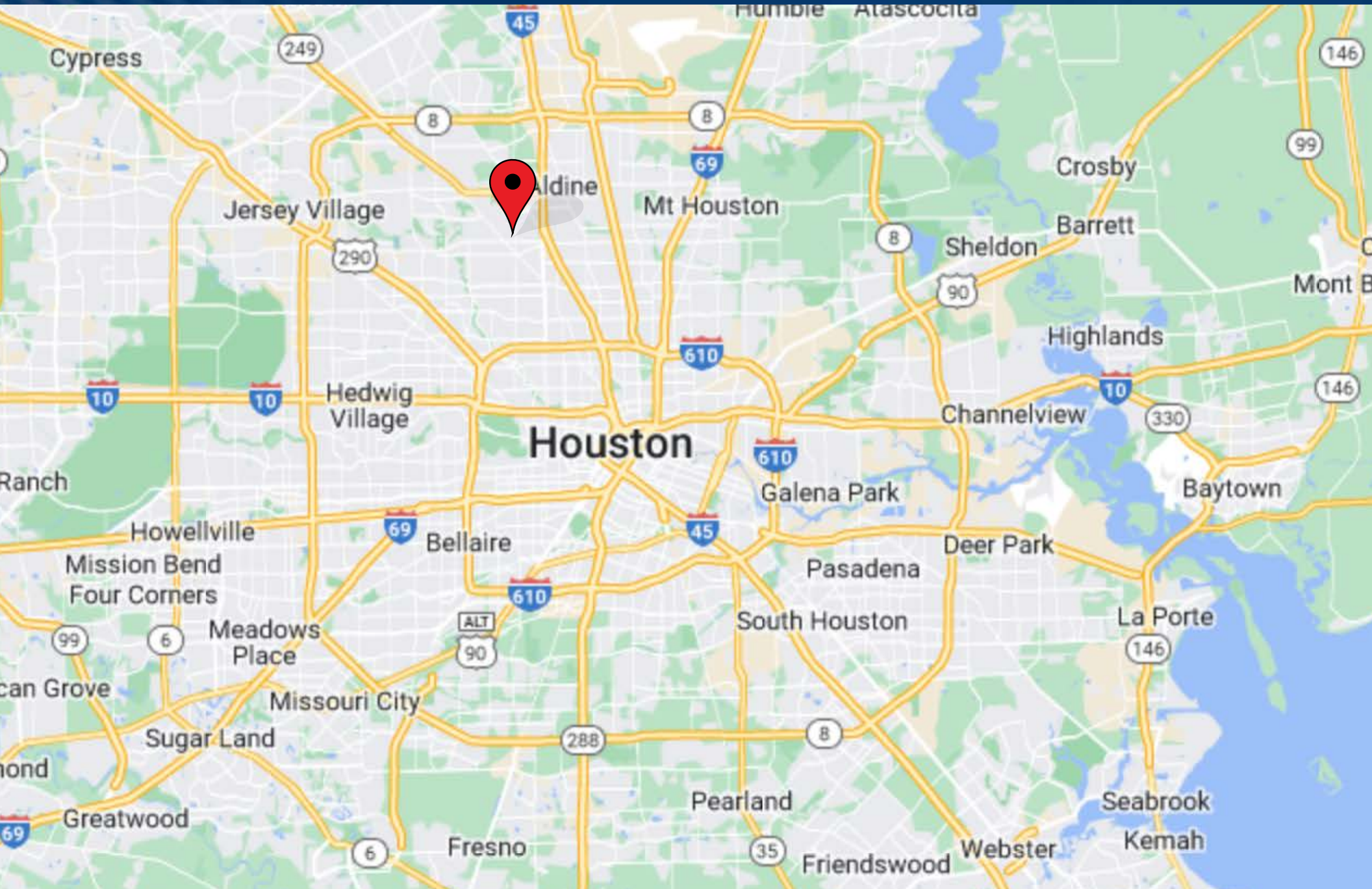
(713) 473-7200





SITE

LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

1815 W Mount Houston Rd, Houston, Texas, 77038
Ring of 1 mile

KEY FACTS

18,535

Population

30.9

Median Age



5,494

Households

\$38,650

Median Disposable Income

EDUCATION

30.2%

No High School Diploma

34.3%

High School Graduate

22.8%

Some College/
Associate's Degree

12.7%

Bachelor's/Grad
Prof Degree

18,535

2023 Total
Population (Esri)

INCOME



\$43,654

Median Household
Income



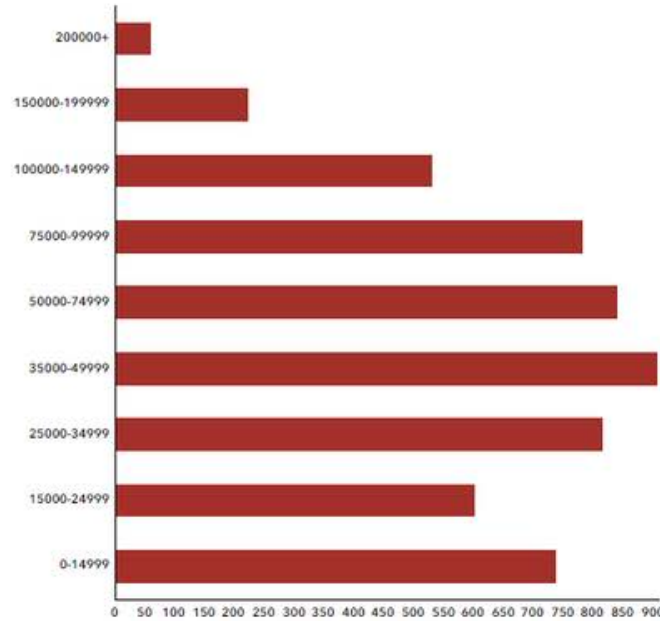
\$18,047

Per Capita Income

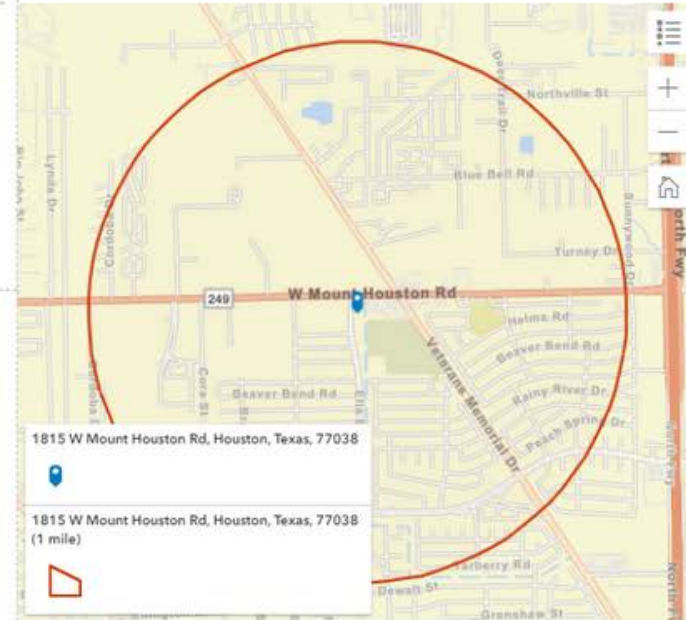


\$62,985

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

42.4%

White Collar

42.0%

Blue Collar

19.3%

Services

6.0%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
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<u>William Douglass Larson</u>	<u>227872</u>	<u>doug@texasgres.com</u>	<u>(713) 824-3799</u>
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

TAR 2501

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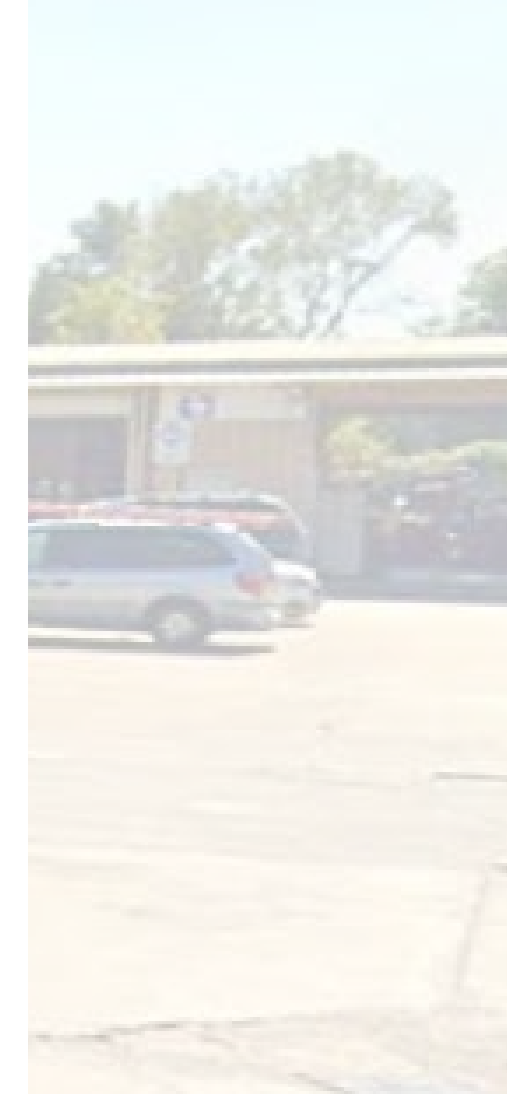
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