

For Sale



Classic Collision

33315 Katy Lee Lane
Magnolia, TX 77354



Hunington

Hunington Properties, Inc.

3773 Richmond Ave., Suite 800
Houston, Texas 77046

713-623-6944

hpiproperties.com



CLASSIC COLLISION

33315 Katy Lee Lane, Magnolia, Texas 77354



EXECUTIVE SUMMARY

Sale Price:	\$6,621,969.23
Cap Rate:	6.5%
Current NOI:	\$430,428.00
Lease Term:	15 years
Options:	(2) 5 Years
Building Size:	29,400 SF
Land Size:	2.34 Acres



PROPERTY HIGHLIGHTS

- Fully Renovated Building with Expanded Footprint and New Insulated Roof
- Entire Building has new HVAC systems along with other Tenant Installed Equipment
- Property in the Process of Being Converted to Public Utilities
- 13 Years left of Primary Term with 2 – 5 Year Options at Market Rents
- Full Service Paint, Body, and Glass Service Facility



DEMOGRAPHICS

Population (2025)	2 mi. - 28,033
	3 mi. - 54,838
	5 mi. - 128,258
Average HHI (2025)	2 mi. - \$199,902
	3 mi. - \$211,240
	5 mi. - \$198,213
Traffic Counts	FM 1488: 50,746 vpd



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Tenant Overview



Classic Collision is a reputable chain of auto body repair shops that began in 1983 in Atlanta, Georgia. Today, it operates over **300 certified locations across 18 states**, offering comprehensive services including collision repair, auto glass replacement, ADAS calibrations, towing, rental assistance, and more—all backed by lifetime warranties. With the celebration of its **300th location in La Mesa, CA in November 2024**, Classic Collision has solidified its position as one of the largest privately held multi-site operators in the auto body repair industry, known for its consistent, high-quality service and nationwide reach.

Lease Abstract

CLASSIC COLLISION	
Address	33315 Katy Lee Lane, Magnolia, TX 77453
Lease Type	NNN
Ownership Type	Fee Simple
Tenant Guarantor	Corporate
Asking Price	\$6,621,969.23
NOI	\$430,428.00
Cap Rate	6.5%
Primary Term	15 Years
Rent Increases	3% Annual Escalations
Lease Commencement	07/19/2023
Lease Expiration	07/31/2038
Renewal Options	(2) 5 years
Building Size (Sq Ft)	29,400 SF
Land Size (Acres)	2.34 Acres
Year Built/Renovated	2011/2023

INITIAL TERM	
Years 1-10	3% Annual Escalations
Year 11	Market Rate
Years 12 - 15	3% Annual Escalations

FIRST EXTENDED TERM	
Year 16	Market Rate
Year 17 - 20	3% Annual Escalations

SECOND EXTENDED TERM	
Year 21	Market Rate
Year 22 - 25	3% Annual Escalations

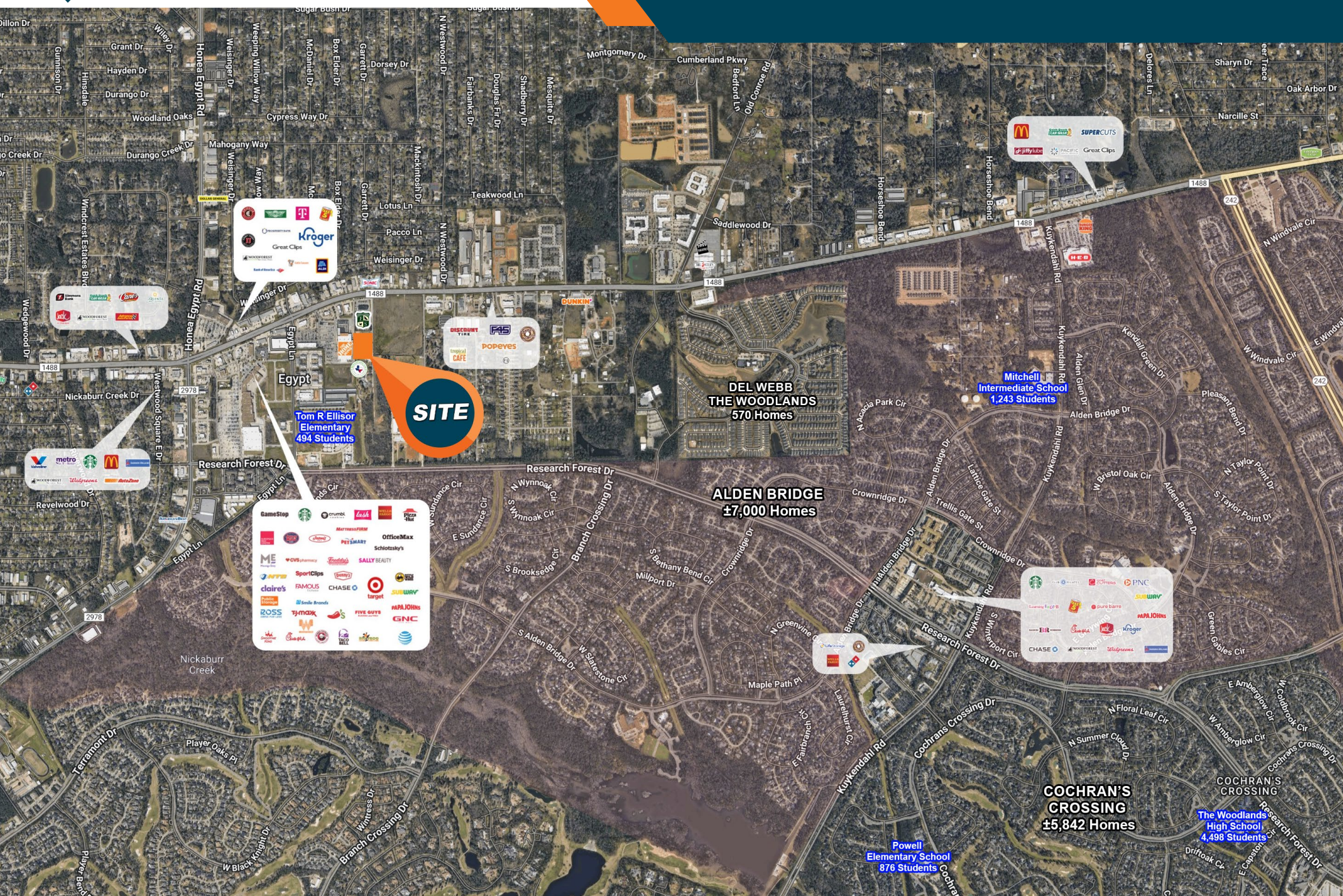


Katy Lee Ln





For Sale



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