

FOR SALE

1439 FM 1463 RD. KATY, TX 77494

RMR
Properties

TEXASRMR.COM

TURN-KEY SHOP
\$4,500,000



Mina Rezaie
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FOR SALE

AUTOMOTIVE REPAIR FACILITY



TEXASRMR.COM

A RARE TURNKEY OPPORTUNITY IN CINCO RANCH

This is a rare opportunity to acquire the real estate AND operating business of a turnkey automotive repair facility in the fast-growing Cinco Ranch submarket of Katy, TX. The property fronts a corridor that just completed a major widening from 2 to 6 lanes, significantly boosting traffic counts and visibility right at the doorstep. Increasing drive-by exposure and easy access.

This offering brings together newer-construction real estate, an established and currently operating business, and the equipment needed to run it, all in a single transaction. Rather than starting from scratch, a buyer steps into a facility that's already built, already equipped, and already generating revenue with a loyal customer base, the kind of turnkey setup that's difficult to find in this submarket.



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KEY FEATURES

- Real estate AND operating business
- Turnkey 6-bay automotive repair facility, built 2019
- 5,304 SF single-tenant building on 0.86 acres
- Direct frontage on FM 1463 & Easy access to I-10
- **Fully** air-conditioned shop and office
- Insulated building, bay doors, and office windows
- Basement storage area with power, water, and A/C
- 6 electric bay doors
- Alignment rack & 5 car lifts
- Polyurea concrete coating throughout
- 23 on-site parking spaces
- Camera security system
- High-growth Cinco Ranch / Katy submarket
- Full-service operation:
 - repair, diagnostics, preventive maintenance, brakes, suspension, engine, and transmission service
- Solid local reputation
 - strong repeat and referral business
- Ideal for owner-user, investor, or multi-shop operator



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OVERVIEW

DEMOGRAPHICS WITHIN A 1-MILE RADIUS



38,600
Total Population



\$171,700
Median Income



\$217,900
2029 Estimate

DEMOGRAPHICS WITHIN A 3-MILE RADIUS



156,700
Total Population



\$144,900
Median Income



\$185,200
2029 Estimate

DEMOGRAPHICS WITHIN A 5-MILE RADIUS



308,800
Total Population



\$138,300
Median Income



\$168,400
2029 Estimate



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LET'S TALK

Whether you're an owner-user looking to run the business yourself, an investor seeking a stable asset with real estate upside, or a multi-shop operator expanding your footprint, this opportunity offers a complete, ready-to-operate facility in one of Katy's highest-growth corridors. Contact us now for more information.



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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:
 - 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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Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mina Rezaie	586413	mina@texasrmr.com	832-607-2474
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mina Rezaie	586413	mina@texasrmr.com	832-607-2474
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

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