

# Turn key Mechanic shop/oil change



TURN KEY MECHANIC SHOP/OIL CHANGE

4448 FM 1960 West  
Houston, TX 77068

COMPASS





# 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.

Compass RE Texas, LLC	9006927	jrene.walker@compass.com	(832) 899-4788
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	(832) 899-4788
Designated Broker of Firm	License No.	Email	Phone
Cheri Fama	360812	cheri.fama@compass.com	(713) 873-2269
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Toke Ettehadiéh	0577559	Toke@tokeproperties.com	(713) 398-5009
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](http://www.trec.texas.gov)  
IABS 1-0  
TAR 2501

# THE SPACE

Location	4448 FM 1960 West Houston, TX 77068
County	Harris
APN	1171770000002
Cross Street	Stuebner Airline Rd
Traffic Count	50000
Square Feet	2520
Annual Rent PSF	\$24.00
Lease Type	NNN

**Notes**     \$6 NNN , total lease will be \$6500/ month

# HIGHLIGHTS

- Turn Key Oil change/ mechanic shop
- ready to start your business in auto service industry
- built with highest standar of nationwide famous auto oil change
- Strategic Location: High-traffic corner lot on FM 1960, boasting over 50,000 vehicles per day
- Excellent Visibility: Located next to a Philips 66 gas station for maximum exposure
- Main Level: 2,520 sq ft with 3 service bays for efficient workflow

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
19,945	119,666	332,086

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$81,156	\$104,096	\$100,122

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
7,816	42,231	117,020



## PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	2,520
LAND SF	14,950
YEAR BUILT	1993
YEAR RENOVATED	2025
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
LOT DIMENSION	73X200
NUMBER OF PARKING SPACES	30+
CEILING HEIGHT	18+
DOCK HIGH DOORS	3
GRADE LEVEL DOORS	1
SKYLIGHTS	YES
FENCED YARD	YES
OFFICE SF	700

## MECHANICAL

HVAC	YES
FIRE SPRINKLERS	NO
ELECTRICAL / POWER	YES
LIGHTING	YES

## CONSTRUCTION

FOUNDATION	SLAB
FRAMING	METAL
EXTERIOR	METAL
PARKING SURFACE	CONCRETE
ROOF	METAL

## TENANT INFORMATION

LEASE TYPE	NNN
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# IDEAL LOCATION FOR CAR SERVICE

- Prime Location for Car Service Business - Former Franchisee

Lease this exceptional turn-key property, previously home to a renowned national franchisee. Built with the highest standards, this property is move-in ready and ideal for any car service business.

## Key Features:

**Strategic Location:** High-traffic corner lot on FM 1960, boasting over 50,000 vehicles per day.

**Excellent Visibility:** Located next to a Philips 66 gas station for maximum exposure.

**Spacious and Functional:**

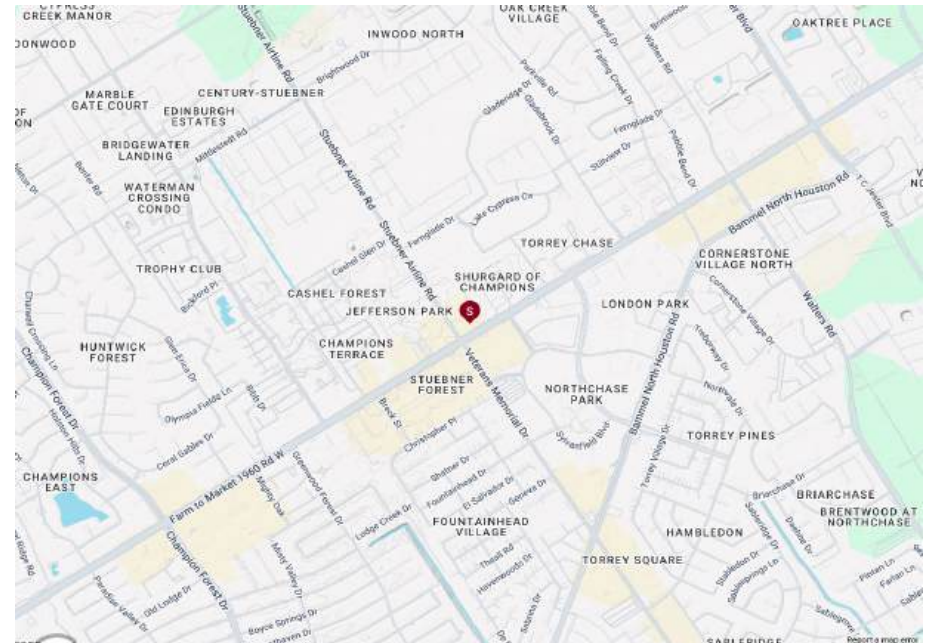
**Main Level:** 2,520 sq ft with 3 service bays for efficient workflow.

**3 Levels Total:** Lower level accessible via stairs (ideal for oil changes), and 2 professional offices on the upper level.

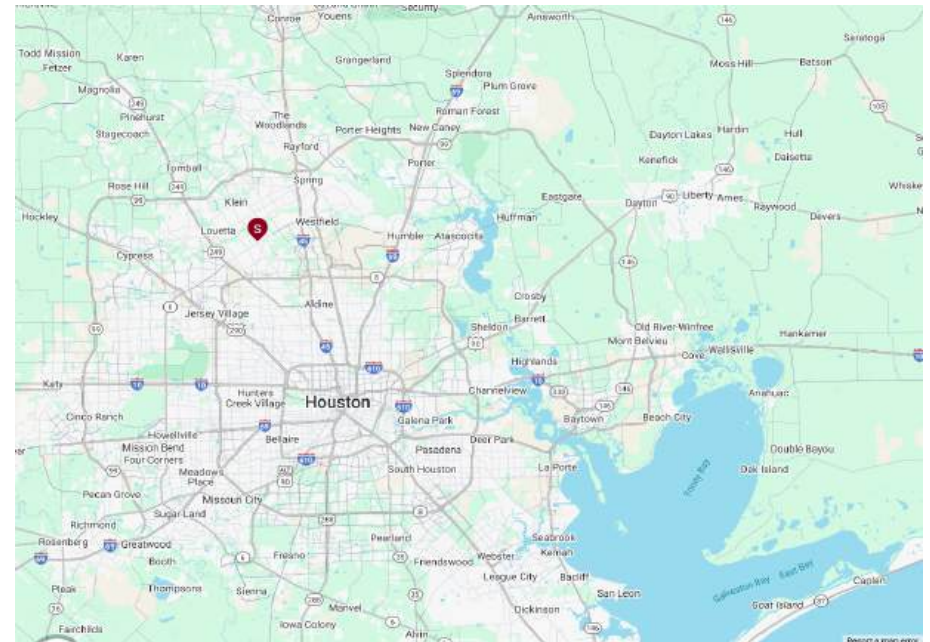
**Abundant Parking:** Ample parking spaces available both in front and rear of the building.

Don't miss this incredible opportunity! Starting your own car service business has never been easier. Lease this prime location and position your business for success

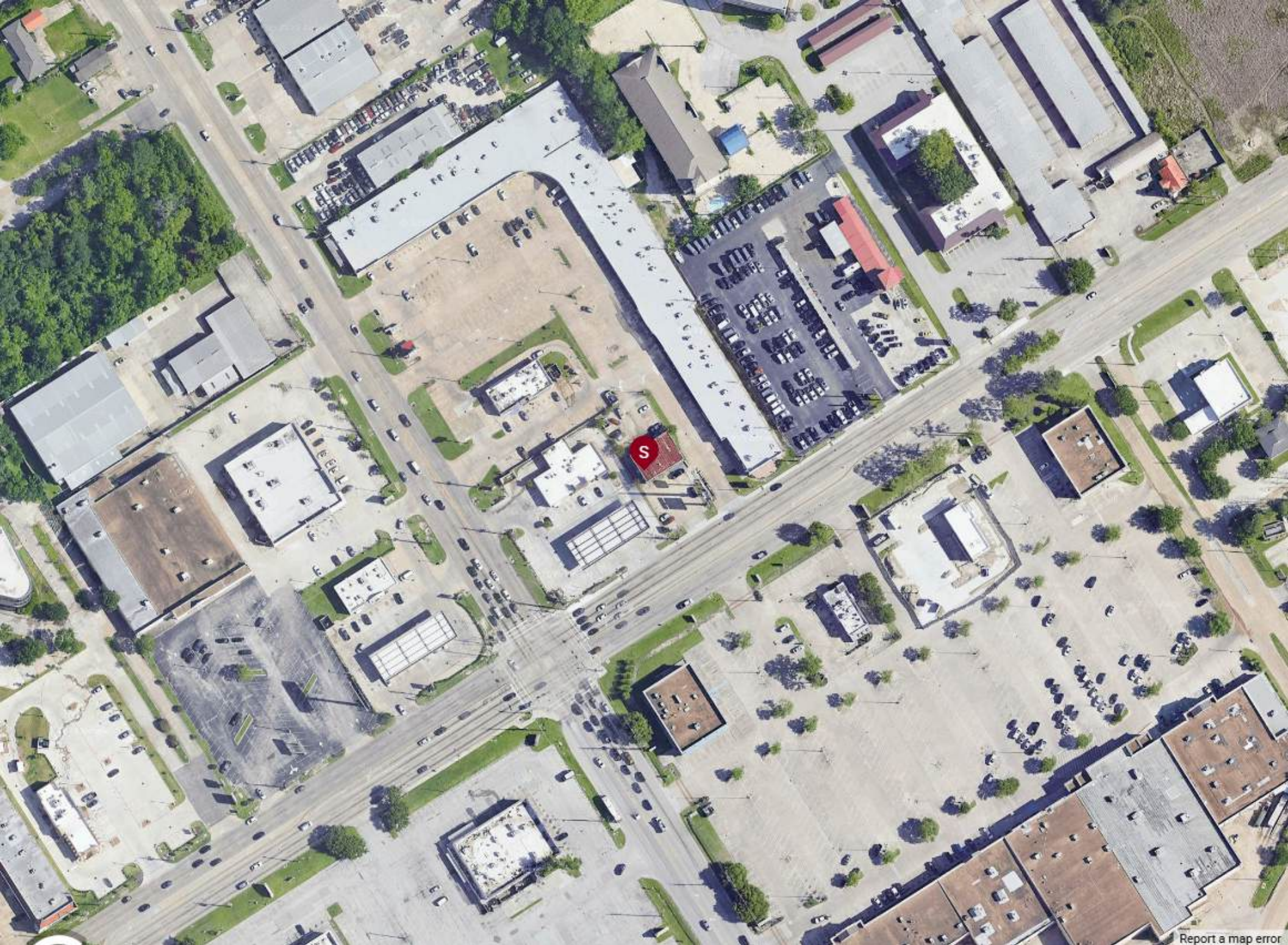
Locator Map



Regional Map

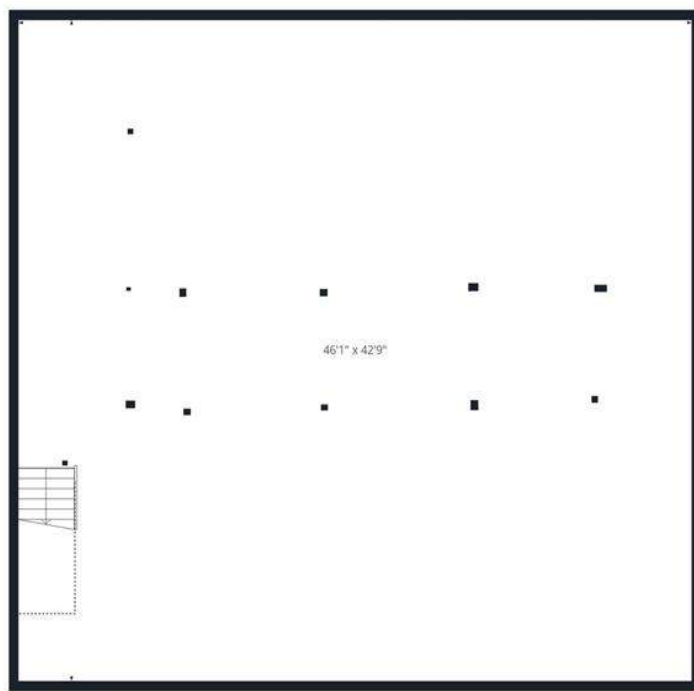




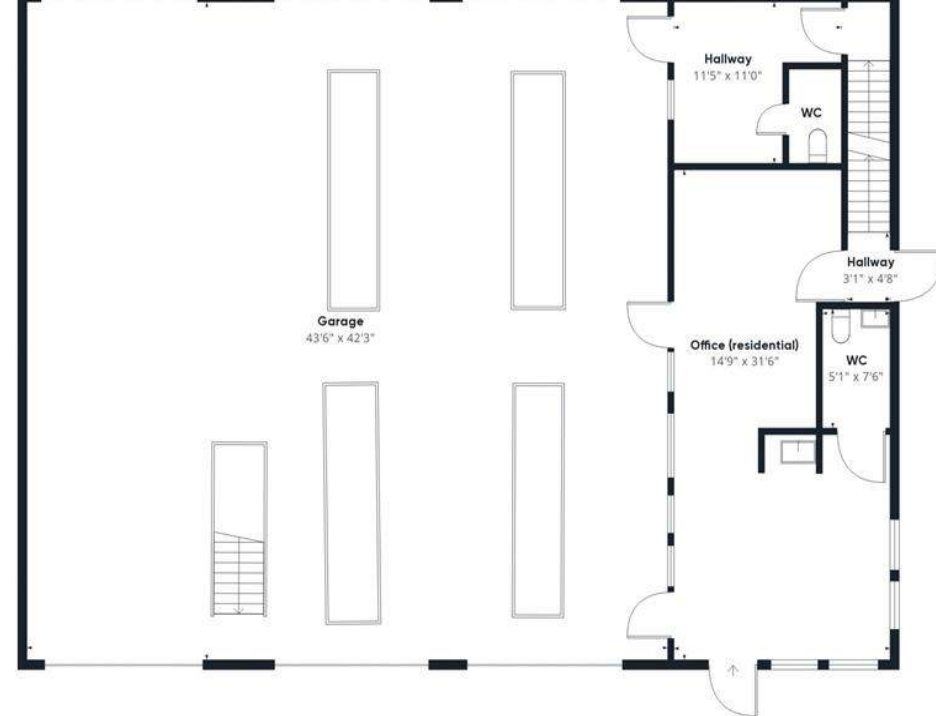


[Report a map error](#)





Floor -1



Floor 1

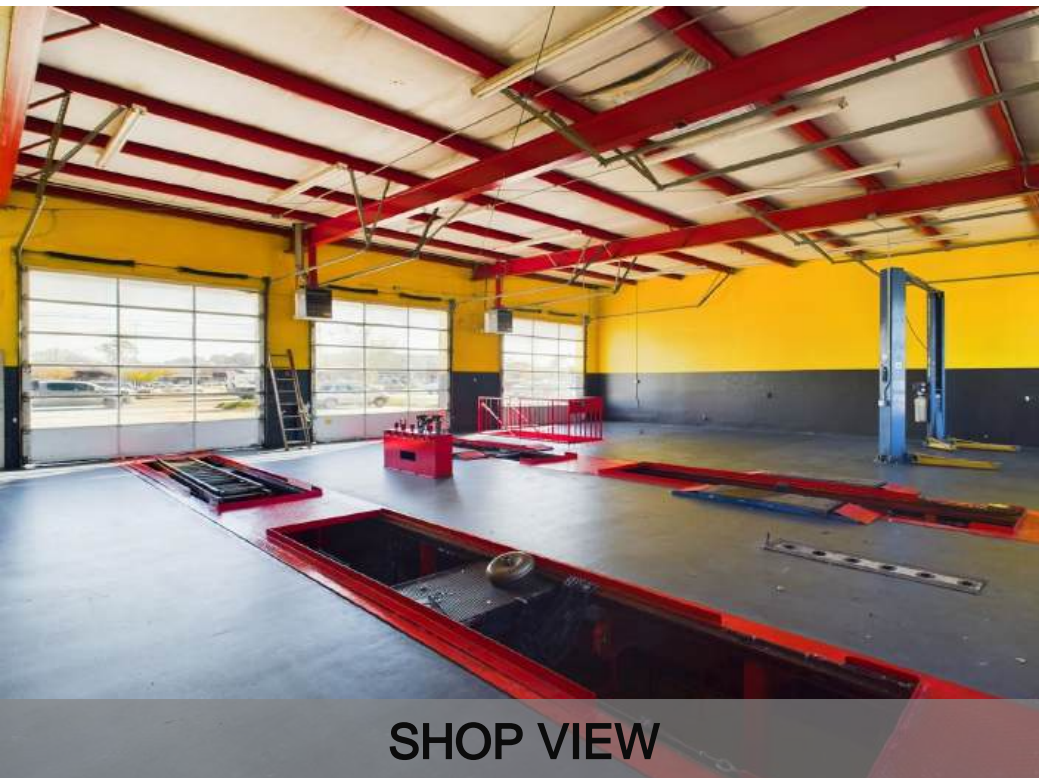




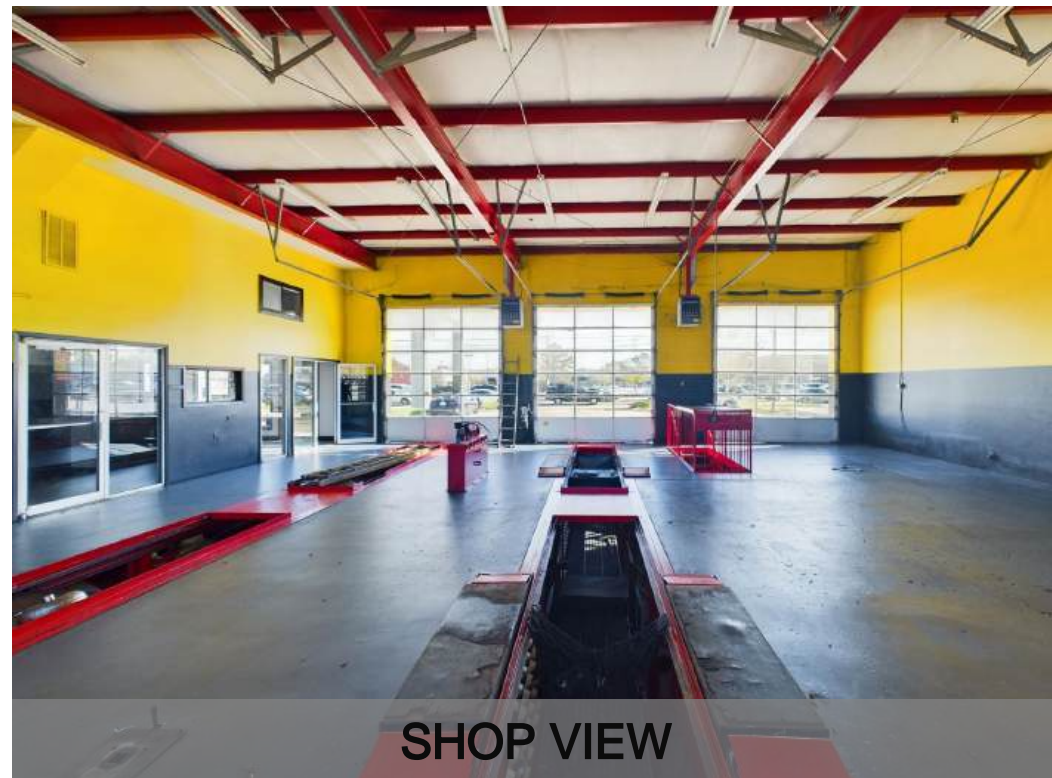
**STREET VIEW**



**OIL CHANGE BAY**



**SHOP VIEW**



**SHOP VIEW**





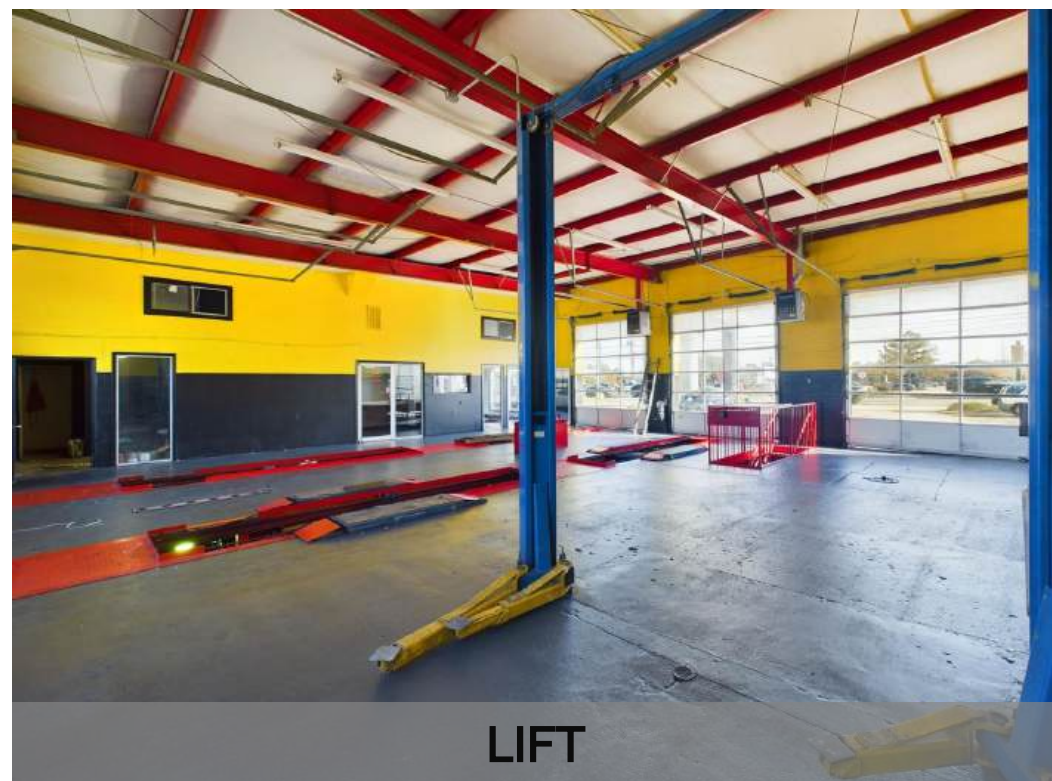
**ENTRANCE**



**OFFICE**



**BATHROOM**



**LIFT**





**BACK STORAGE**



**STAIR TO LOWER LEVEL**



**LOWER LEVEL**



**OIL STORAGE**





**OFFICE ROOM #1 UPSTAIRS**



**OFFICE ROOM #2 UPSTAIRS**



**PARKING IN BACK**

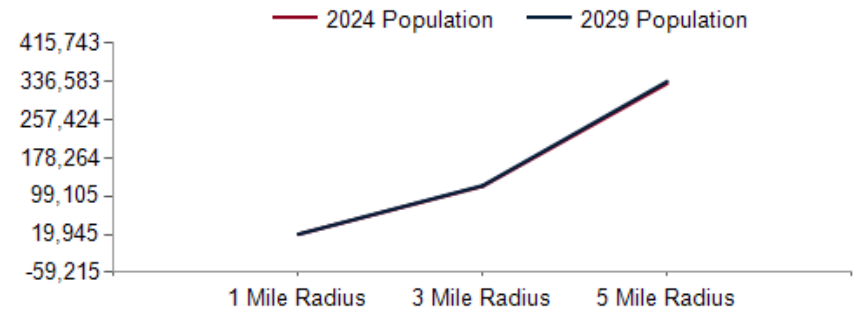


**PARKING FRONT NEXT TO GAS STATION**

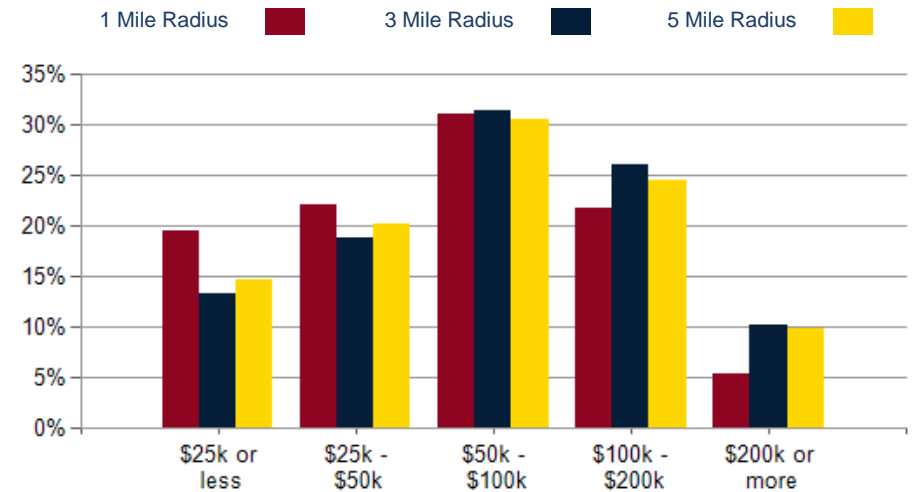
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,754	86,770	215,441
2010 Population	14,961	101,703	281,374
2024 Population	19,945	119,666	332,086
2029 Population	20,300	121,055	336,583
2024-2029: Population: Growth Rate	1.75%	1.15%	1.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	969	3,305	9,370
\$15,000-\$24,999	555	2,326	7,938
\$25,000-\$34,999	689	3,337	9,712
\$35,000-\$49,999	1,038	4,622	14,051
\$50,000-\$74,999	1,738	8,012	21,980
\$75,000-\$99,999	698	5,256	13,794
\$100,000-\$149,999	1,132	6,735	17,544
\$150,000-\$199,999	577	4,303	11,120
\$200,000 or greater	419	4,335	11,509
Median HH Income	\$57,019	\$72,871	\$68,142
Average HH Income	\$81,156	\$104,096	\$100,122

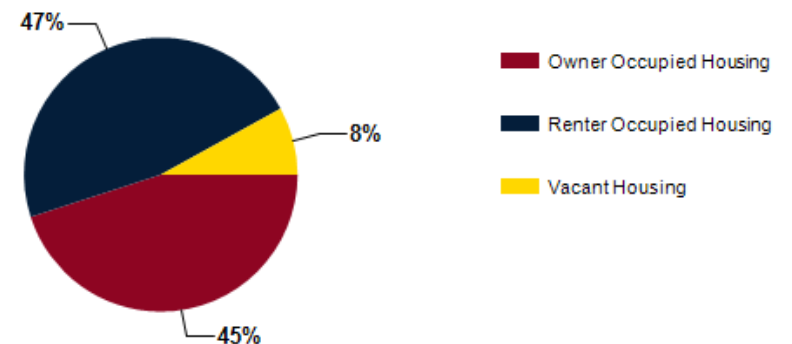
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,628	33,556	81,306
2010 Total Households	6,158	36,484	99,069
2024 Total Households	7,816	42,231	117,020
2029 Total Households	8,020	43,261	120,303
2024 Average Household Size	2.54	2.82	2.83
2024-2029: Households: Growth Rate	2.60%	2.40%	2.75%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

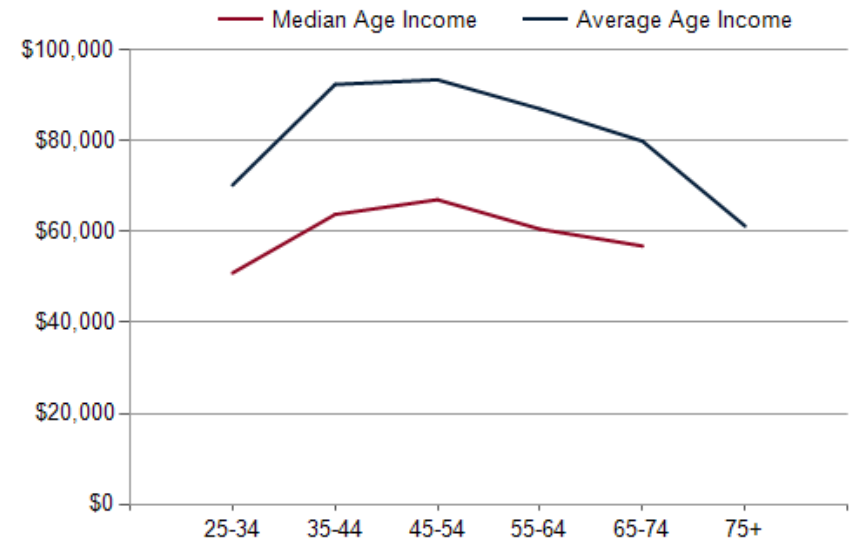
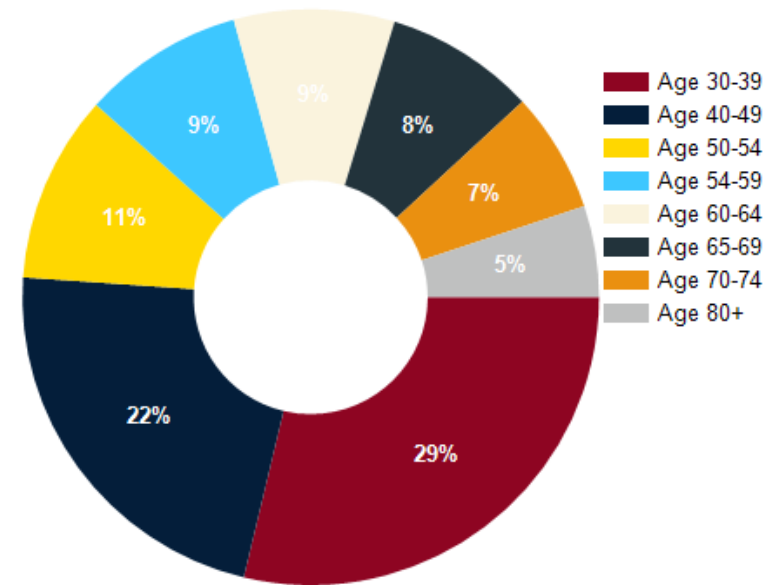


Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,703	8,702	25,075
2024 Population Age 35-39	1,470	8,208	23,201
2024 Population Age 40-44	1,320	7,816	22,636
2024 Population Age 45-49	1,151	7,199	20,525
2024 Population Age 50-54	1,165	7,406	20,596
2024 Population Age 55-59	999	6,564	17,895
2024 Population Age 60-64	995	6,806	17,649
2024 Population Age 65-69	930	6,247	15,400
2024 Population Age 70-74	746	4,992	11,685
2024 Population Age 75-79	566	3,555	8,201
2024 Population Age 80-84	332	2,058	4,685
2024 Population Age 85+	240	1,679	3,907
2024 Population Age 18+	15,175	91,953	251,407
2024 Median Age	35	37	35
2029 Median Age	36	38	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,923	\$64,135	\$59,697
Average Household Income 25-34	\$70,291	\$88,829	\$85,448
Median Household Income 35-44	\$63,807	\$82,200	\$76,531
Average Household Income 35-44	\$92,431	\$112,353	\$107,641
Median Household Income 45-54	\$67,056	\$89,017	\$84,859
Average Household Income 45-54	\$93,464	\$119,560	\$117,444
Median Household Income 55-64	\$60,562	\$84,633	\$80,400
Average Household Income 55-64	\$87,062	\$118,713	\$114,546
Median Household Income 65-74	\$56,858	\$67,421	\$63,302
Average Household Income 65-74	\$79,945	\$99,891	\$94,536
Average Household Income 75+	\$61,265	\$80,226	\$74,467



# Turn key Mechanic shop/oil change

*For information call :*



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