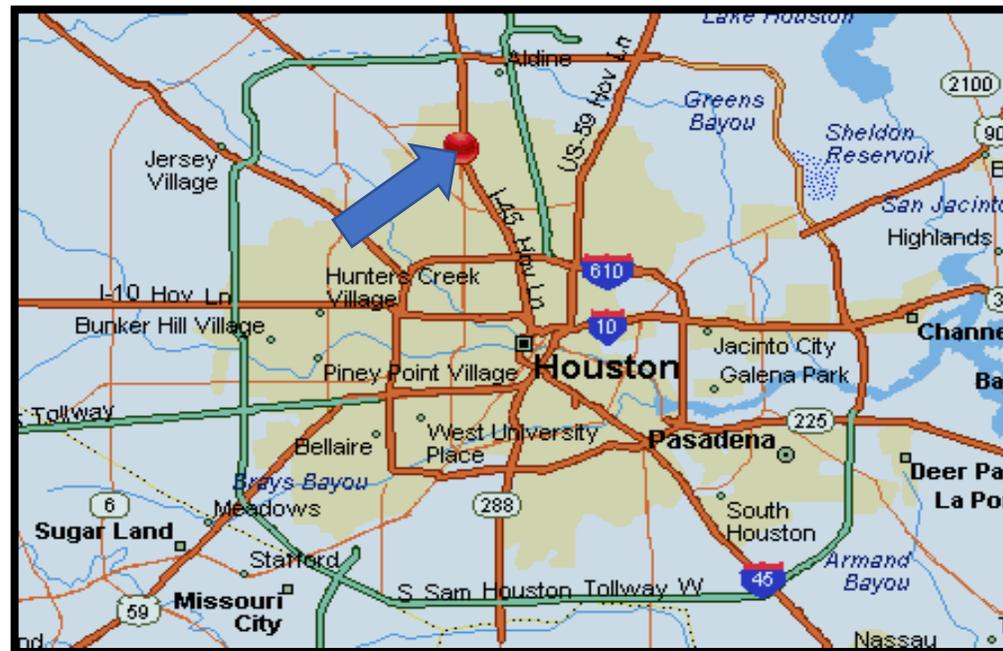


Available For Lease
Auto Dealership – 8479 North Freeway
Houston, TX 77037

Russ A. Gressett, Broker
 6121 FM 1960 West, Suite 220
 Houston, TX 77069
 281.444.2044
 rgressett@tgcr.com
 www.tgcr.com



Property Information

Sales Office Size: 1,800 SF
Front Lot: 70+ Vehicles
Back Lot: ~37,000 SF
Total Lot Size: ~1.75 Acres
Available for Occupancy: Now
Rental Rate: Call for Pricing
Approximate NNNs: Call for Pricing
Minimum Lease Term: 5 Years

Demographics

1 Mile - 2024 HH Inc.	\$64,583
3 Mile - 2024 HH Inc.	\$53,486
5 Mile - 2024 HH Inc.	\$62,194
1 Mile - 2024 Pop.	13,425
3 Mile - 2024 Pop.	113,594
5 Mile - 2024 Pop.	322,737

Exceptional exposure and access.
Includes a 30'X60' metal bldg. with 3 roll up doors. Vehicle storage lot in rear.
Front and side access. Older office needs renovation.

Traffic Count

Street	Cars	Year
IH-45 Service Rd	13,787	2024
IH-45	285,745	2025

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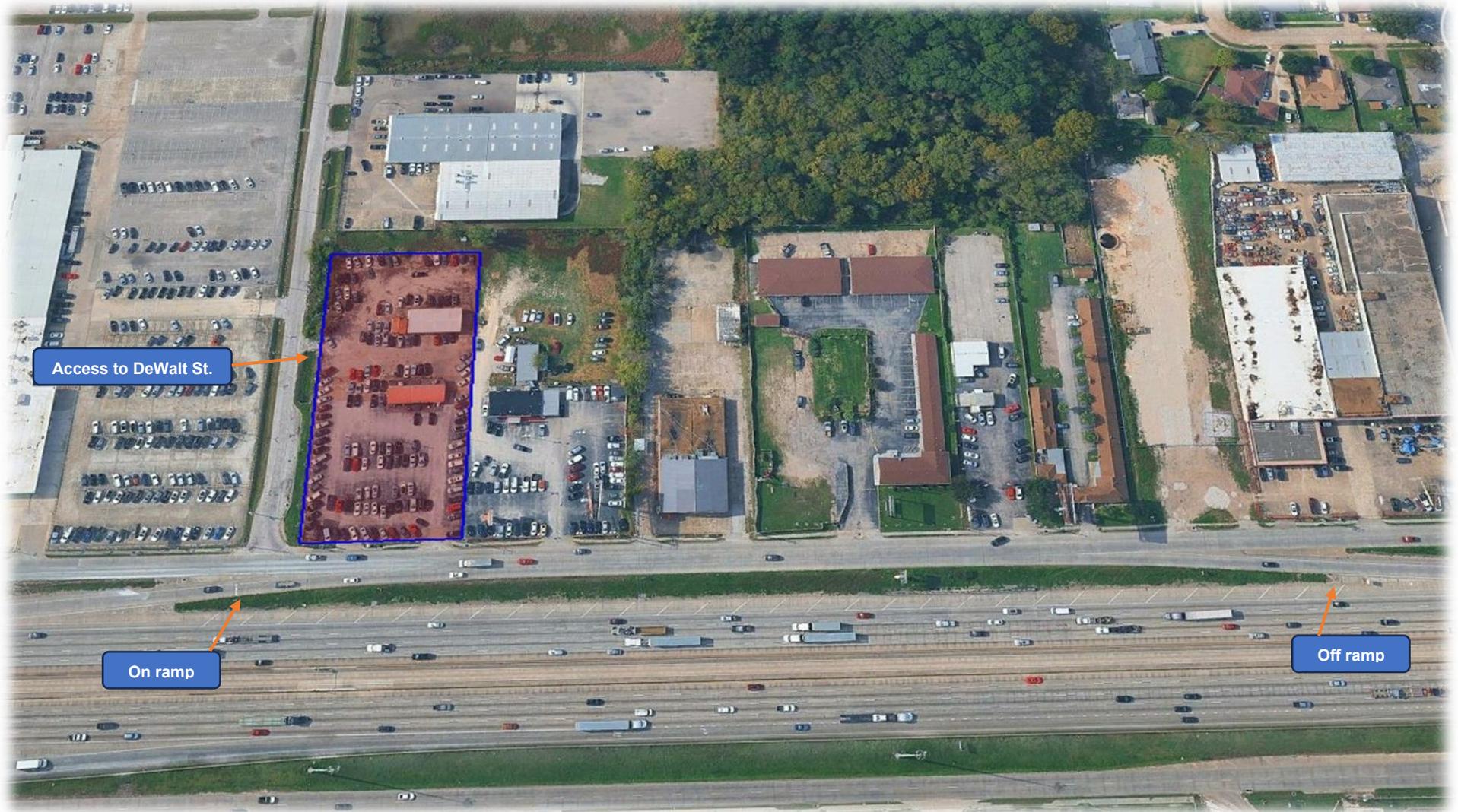
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Demographics

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	13,591	115,465	328,755
2024 Estimate	13,425	113,594	322,737
2020 Census	14,068	116,544	327,403
Growth 2024 - 2029	1.24%	1.65%	1.86%
Growth 2020 - 2024	-4.57%	-2.53%	-1.43%
2024 Population by Hispanic Origin	8,860	80,540	213,342
2024 Population	13,425	113,594	322,737
White	2,084 15.52%	17,480 15.39%	64,182 19.89%
Black	3,585 26.70%	24,918 21.94%	64,275 19.92%
Am. Indian & Alaskan	395 2.94%	2,730 2.40%	6,797 2.11%
Asian	178 1.33%	1,483 1.31%	7,029 2.18%
Hawaiian & Pacific Island	2 0.01%	80 0.07%	207 0.06%
Other	7,181 53.49%	66,903 58.90%	180,247 55.85%
U.S. Armed Forces	9	11	45
Households			
2029 Projection	4,041	34,722	107,484
2024 Estimate	3,989	34,130	105,424
2020 Census	4,186	34,987	106,834
Growth 2024 - 2029	1.30%	1.73%	1.95%
Growth 2020 - 2024	-4.71%	-2.45%	-1.32%
Owner Occupied	2,568 64.38%	18,456 54.08%	51,632 48.98%
Renter Occupied	1,421 35.62%	15,674 45.92%	53,792 51.02%
2024 Households by HH Income	3,990	34,129	105,424
Income: <\$25,000	1,090 27.32%	10,695 31.34%	31,056 29.46%
Income: \$25,000 - \$50,000	922 23.11%	10,094 29.58%	30,572 29.00%
Income: \$50,000 - \$75,000	603 15.11%	5,490 16.09%	15,948 15.13%
Income: \$75,000 - \$100,000	394 9.87%	3,105 9.10%	9,177 8.70%
Income: \$100,000 - \$125,000	539 13.51%	2,252 6.60%	6,452 6.12%
Income: \$125,000 - \$150,000	83 2.08%	982 2.88%	3,667 3.48%
Income: \$150,000 - \$200,000	322 8.07%	1,078 3.16%	4,709 4.47%
Income: \$200,000+	37 0.93%	433 1.27%	3,843 3.65%
2024 Avg Household Income	\$64,583	\$53,486	\$62,194
2024 Med Household Income	\$49,490	\$37,656	\$40,694

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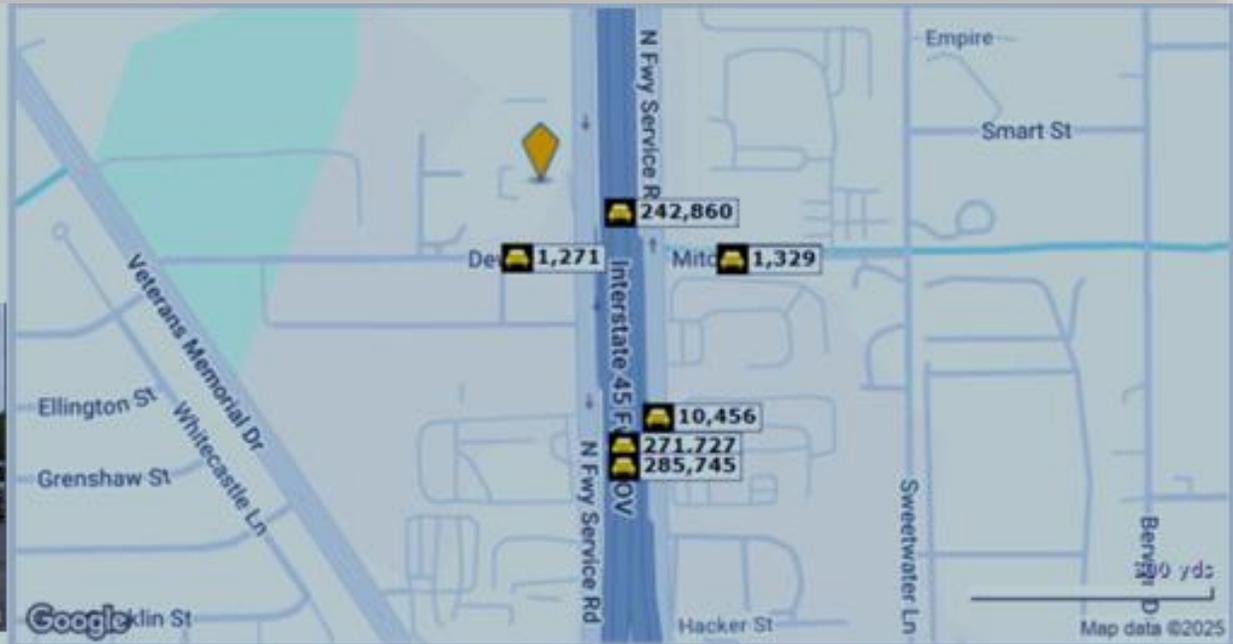
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Traffic Counts

Building Type: **General Retail**
 Secondary: **Auto Dealership**
 GLA: **1,650 SF**
 Year Built: **1999**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Dewalt St	N FwyServ Dr	0.05 E	2024	1,265	MPSI	.05
2 Dewalt St	N FwyServ Dr	0.05 E	2025	1,271	MPSI	.05
3 I- 45	W Gulf Bank Rd	0.38 N	2024	276,415	MPSI	.06
4 North Freeway	W Gulf Bank Rd	0.38 N	2020	242,860	AADT	.06
5 Mitchell Rd	North Fwy	0.05 W	2024	1,320	MPSI	.15
6 Mitchell Rd	North Fwy	0.05 W	2025	1,329	MPSI	.15
7 North Freeway Frontage Road	Hacker St	0.03 S	2022	10,456	AADT	.18
8 I- 45	W Gulf Bank Rd	0.55 N	2024	271,470	MPSI	.19
9 I- 45	W Gulf Bank Rd	0.55 N	2025	271,727	MPSI	.19
10 North Freeway	W Gulf Bank Rd	0.06 N	2024	285,745	MPSI	.21

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Contact:

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Information About Brokerage Services

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 counteroffer 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: o that the owner will accept a price less than the written asking price; o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and o 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.

Tenant

Date

Russ A. Gressett, Broker
rgressett@tgcr.com
License - #9012838



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