



18700 NORTHWEST FREEWAY, JERSEY VILLAGE, TX 77065



SECOND GENERATION CAR DEALERSHIP

For Lease | ± 5.038 acres

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PROPERTY FEATURES

18700 NORTHWEST FREEWAY

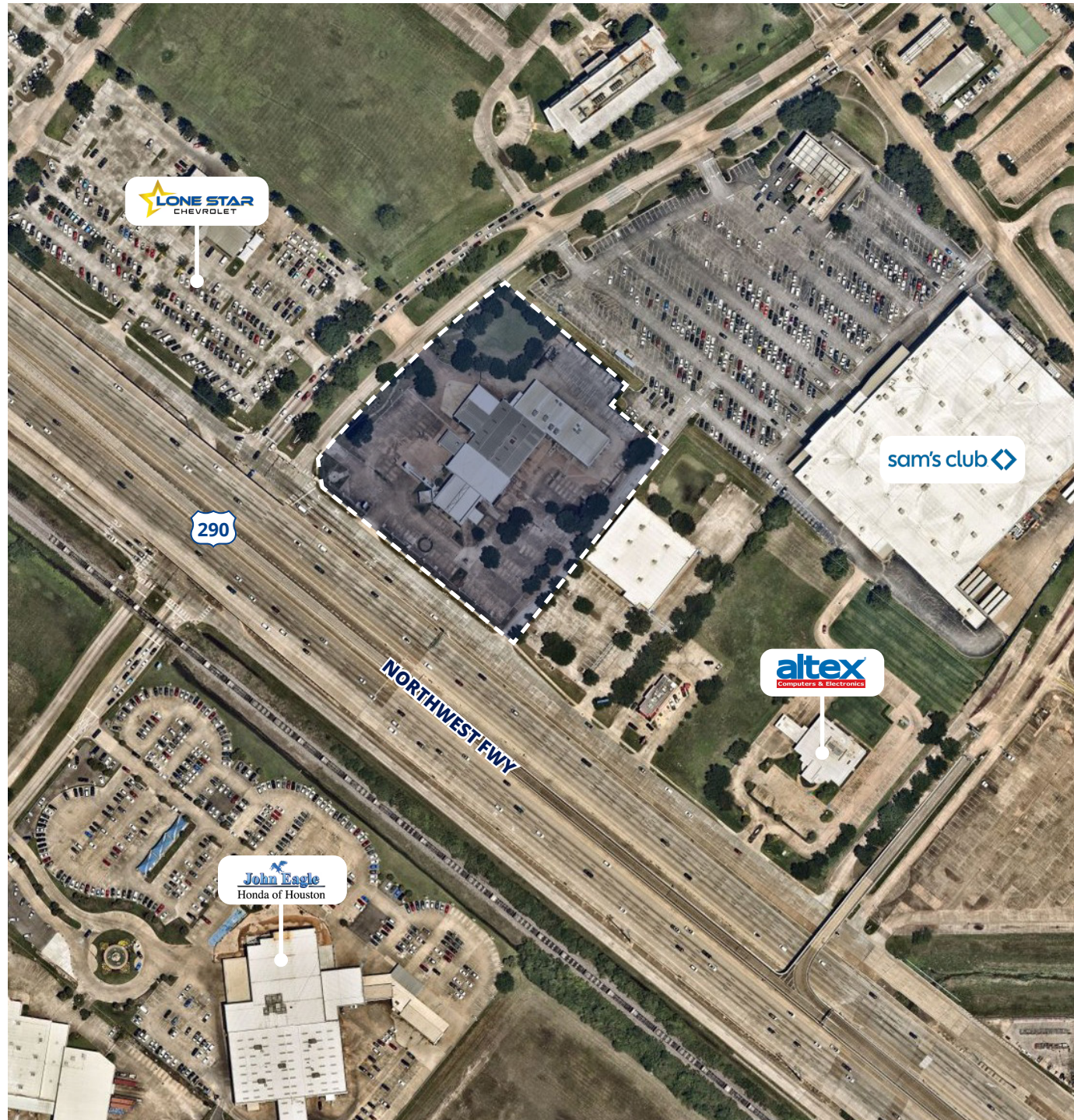
JERSEY VILLAGE, TX 77065

- Sam's Wholesale Club pad site
- Situated on ± 5.038 acres at the hard corner of US Highway 290 & West Road
- Excellent access from Beltway 8 & FM 1960 via US Highway 290
- ± 436.90' frontage along US Highway 290
- Traffic count - 139,264 VPD
- 1,200 amp 480/240 volt service.
- Multiple compressors, two lifts and alignment rack in place.
- Two bay Garmat paint booth and four bay Garmat paint curing booth.
- Long term electricity contract (June 2034) at \$0.03595/kWh

±37,310
SQUARE FEET

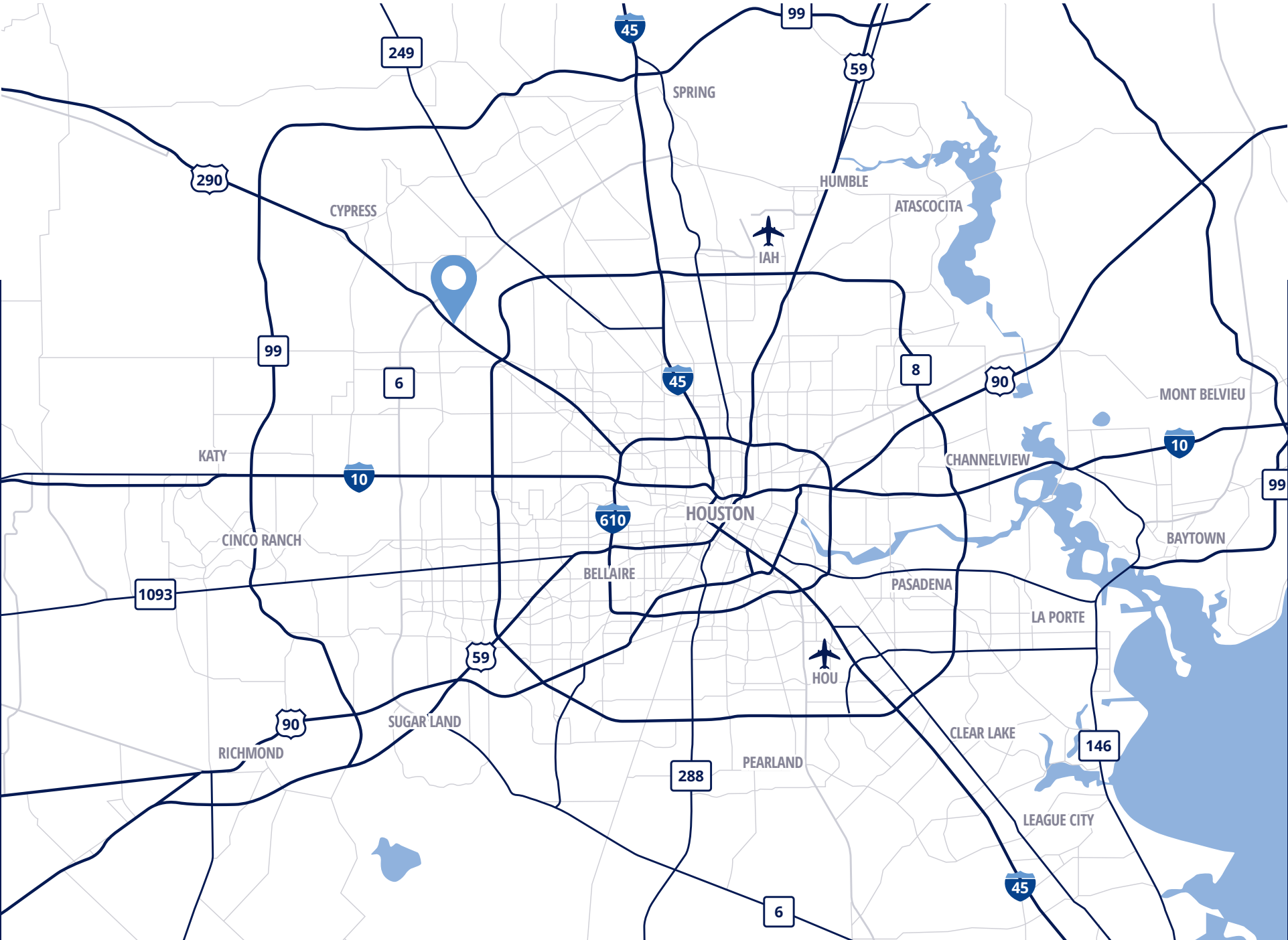
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CONTACT BROKER
FOR PRICING



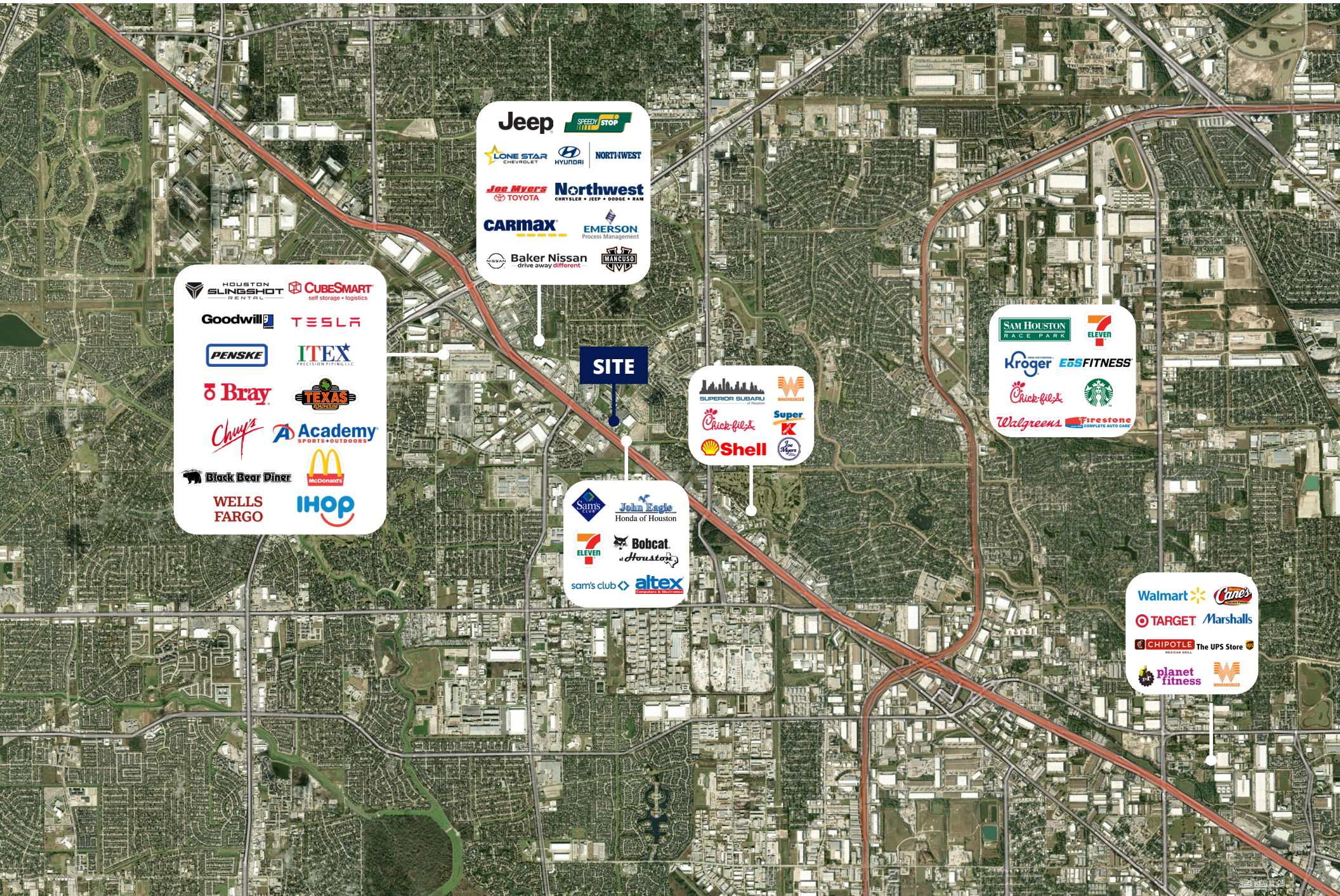
SITE MAP

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AERIAL MAP

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Jeep SPEEDY STOP
LONE STAR CHEVROLET HYUNDAI NORTHWEST
Joe Myers TOYOTA NORTHWEST CHRYSLER • JEEP • DODGE • RAM
CARmax EMERSON Process Management
Baker Nissan drive away different MANGUSO

HOUSTON SLINGSHOT RENTAL CUBESMART self storage • logistics
Goodwill 9 TESLA
PENSKE ITEX PRECISION PIPING LLC
Bray TEXAS BUCKLE
Chuy's Academy SPORTS • OUTDOORS
Black Bear Diner McDonald's
WELLS FARGO IHOP

SITE

SUPERIOR SUBARU WINDHOVER
Chick-fil-A Super K
Shell

Sams Club John Eagle Honda of Houston
7 ELEVEN Bobcat Houston
sams club altex

SAM HOUSTON RACE PARK 7 ELEVEN
Kroger E55 FITNESS
Chick-fil-A Starbucks
Walgreens Firestone COMPLETE AUTO CARE

Walmart Cane's
TARGET Marshalls
CHIPOTLE The UPS Store
planet fitness WINDHOVER

PHOTOS



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Market Overview

18700 Northwest Fwy, Houston, Texas, 77065
3 mile radius

Household & population characteristics



\$85,439

Median household income



\$294,363

Median home value



55.6%

Owner occupied housing units



37.7

Median age



51.0%

Female population



51.4%

% Married (age 15 or older)

Annual lifestyle spending



\$3,449

Travel



\$40

Tickets to Movies



\$130

Theatre/Operas/
Concerts



\$114

Admission to Sports Events



\$12

Online Gaming Services

Households & population



106,840

Current total population



106,640

5 Year total population



41,198

Current total households



41,951

5 year total households

Education

10%

No high school diploma



21%

High school graduate



29%

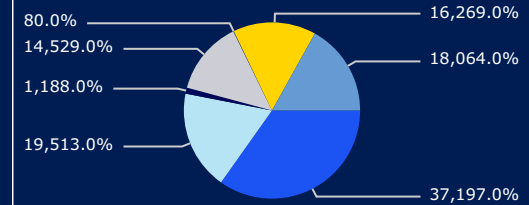
Some college



40%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



4,751

Total Businesses



58,457

Total Employees

Annual household spending



\$2,585

Apparel & Services



\$223

Computers & Hardware



\$4,569

Eating Out



\$7,855

Groceries



\$7,795

Health Care

Employment



68%

White collar



21%

Blue collar



11%

Services

4.3%

Unemployment rate

Second Generation Car Dealership



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CONTACT US

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date