

FOR SALE OR LEASE

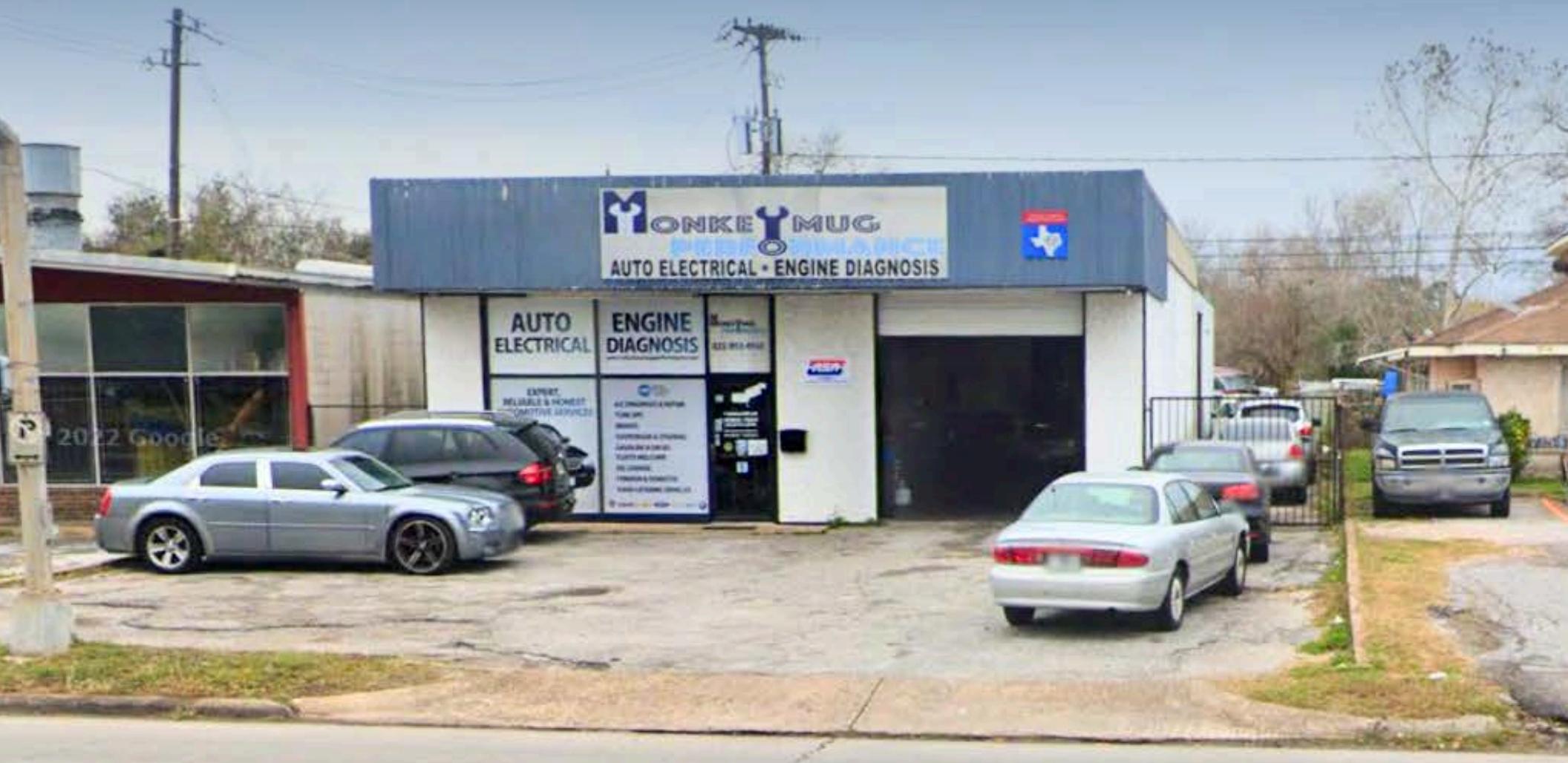
SALE PRICE

\$375,000

+/- 4,235 SF AUTO SHOP ON +/ - 6,885 SF OF LAND
7158 BELLFORT ST., HOUSTON, TX 77087

LEASE RATE

\$4,500/
Month



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PROPERTY HIGHLIGHTS



Location

7158 Bellfort St.
Houston, TX 77087



Asking Price

For Sale: \$375,000

For Lease: \$4,500/Month



Size

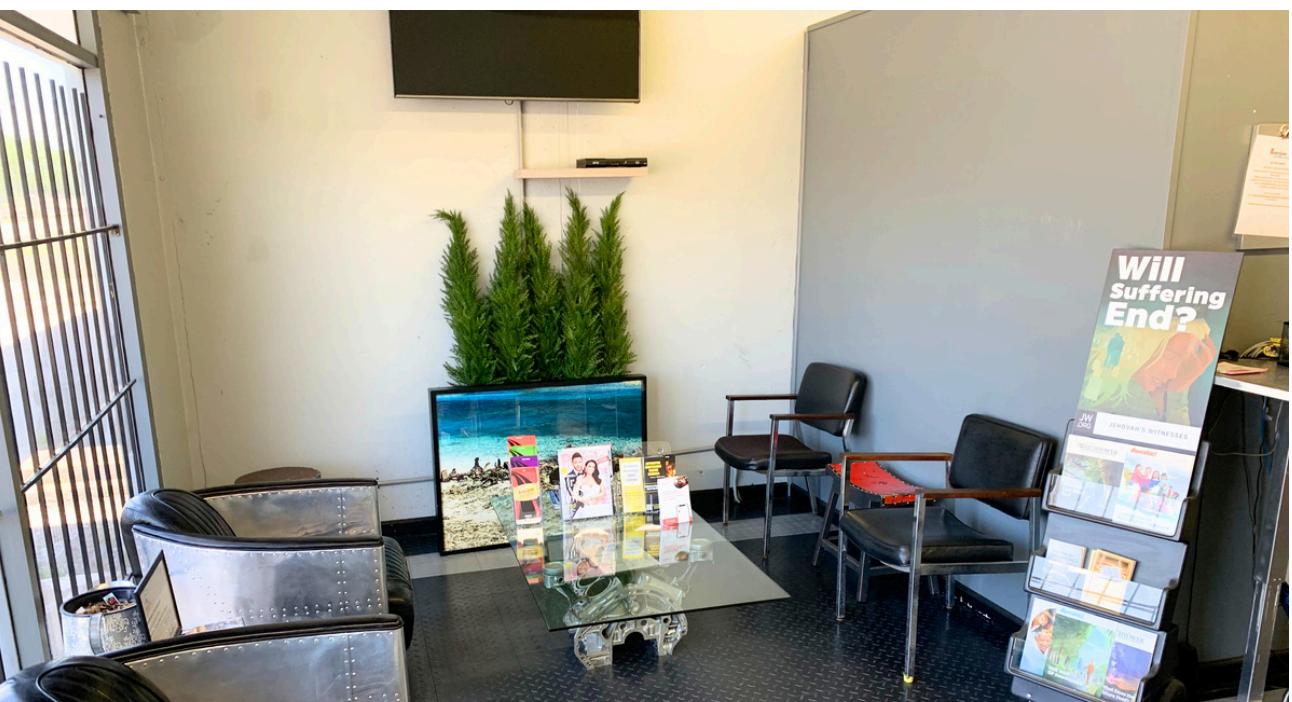
± 4,235 SF

Contact Us

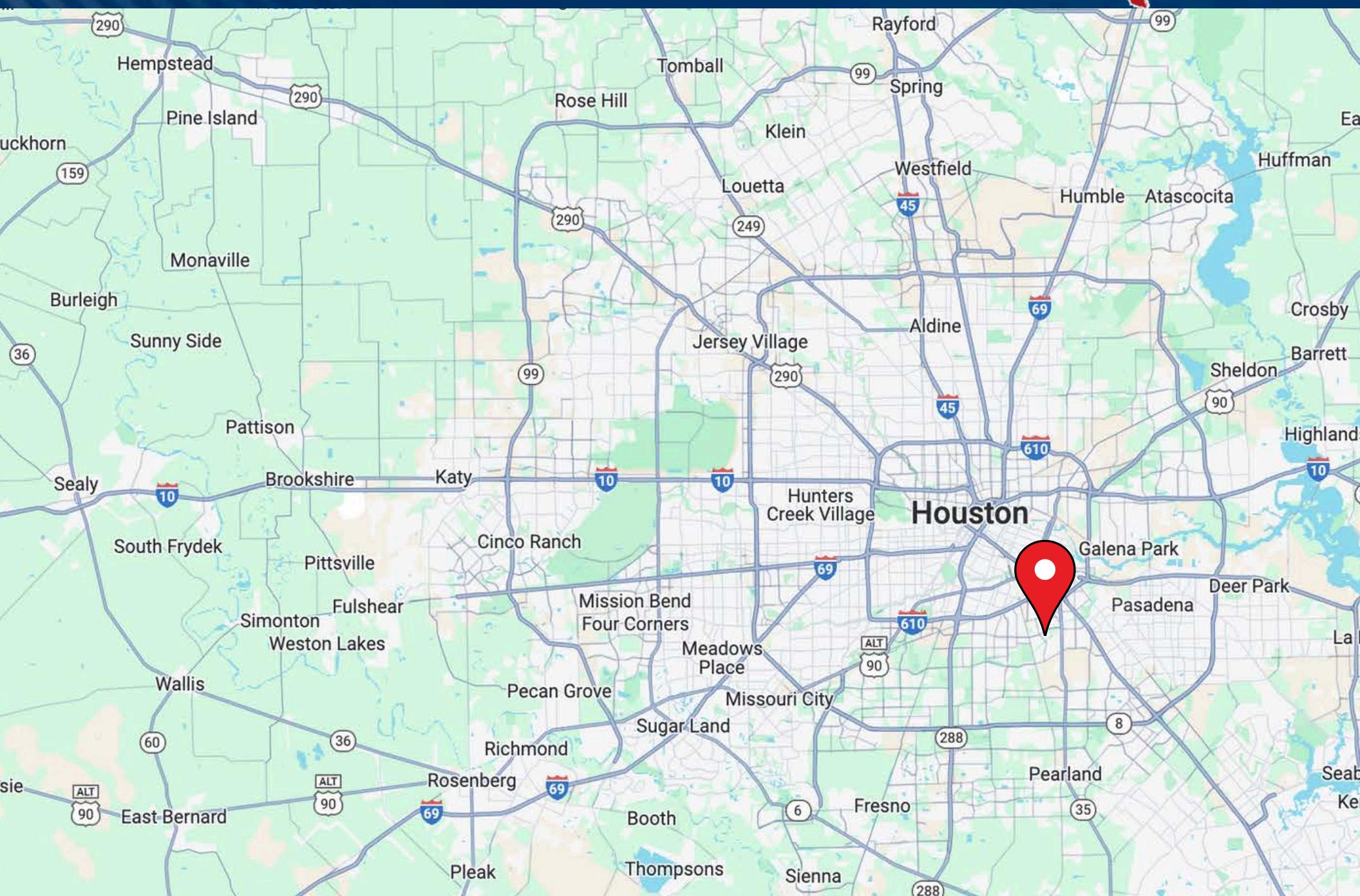
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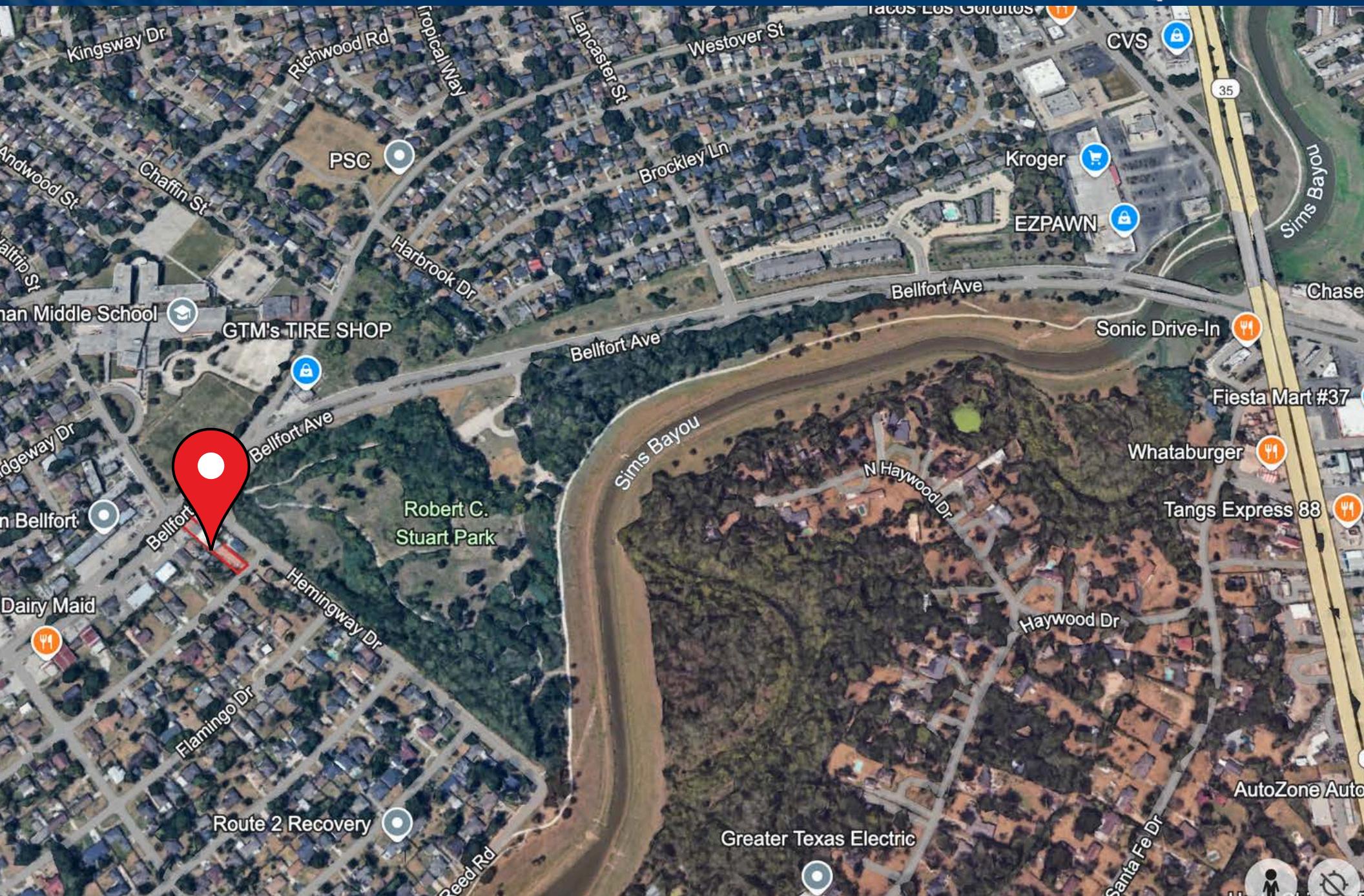
- Excellent purchase opportunity on Bellfort Street in Houston, TX. Move in ready auto shop opportunity!
- Sale includes the real estate and the following: refrigerator, microwave, 2 oil drain/catch containers, all tables and vices, engine hoist, parts cleaner, bench grinder, two bolt bends, three Used oil containers, shelving, wall mounted strut compressor, two trash cans, and two desks in the front office
- Great location with frontage on Bellfort Street and just +/- 0.8 miles from I-35.
- Nearby neighborhood, Garden Villas, has strong income and longevity in the community.
- Full demographic package available upon request.



LOCATION MAP



MARKET AERIAL MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

7158 Bellfort St, Houston, Texas, 77087

Ring of 3 miles

KEY FACTS

118,409

Population



40,286

Households

35.1

Median Age

\$40,615

Median Disposable Income

31.5%

No High School Diploma



14.4%
Bachelor's/Grad / Prof Degree



34.0%
High School Graduate



20.0%
Some College/Associate's Degree

118,409
2023 Total Population (Esri)

INCOME



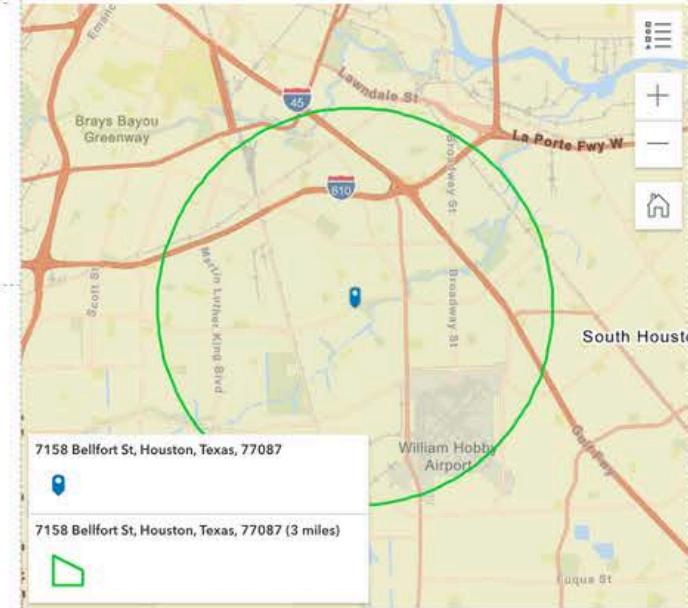
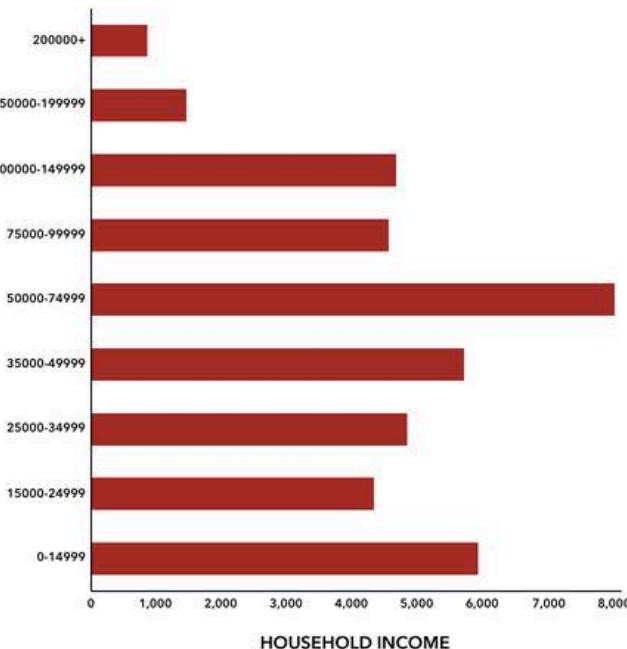
\$47,865
Median Household Income



\$21,438
Per Capita Income



\$42,724
Median Net Worth



EMPLOYMENT

41.0%

White Collar

40.8%

Blue Collar

22.4%

Services

7.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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.



11-2-2015

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



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