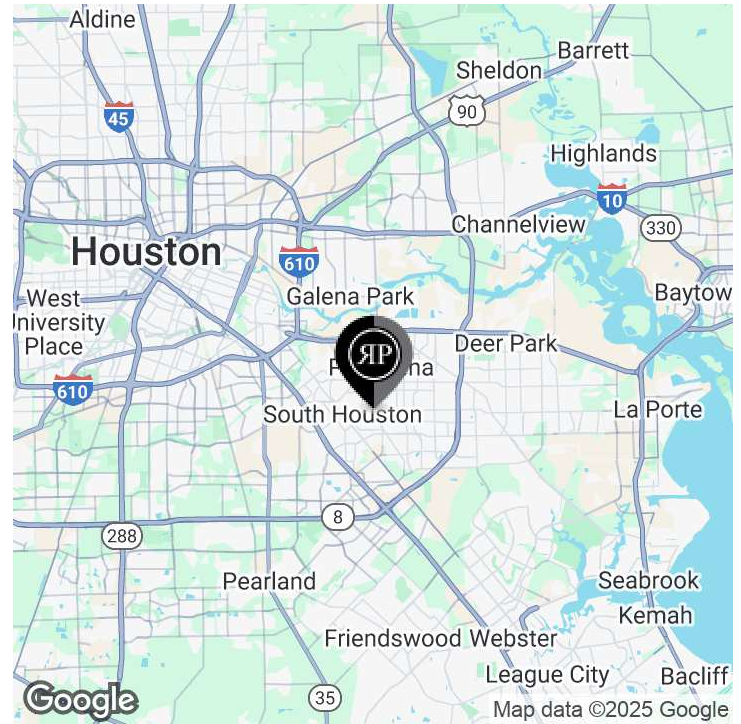


For Lease

AUTO SHOP FOR LEASE

1317 SPENCER HWY, SOUTH HOUSTON, TX 77587

**REGIONAL**
PROPERTIES

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (MG)
Building Size:	5,352 SF
Available SF:	3,395 SF
Lot Size:	4,655 SF
Number of Units:	2
Year Built:	1967
Market:	Southeast
Submarket:	Houston

PROPERTY OVERVIEW

This exceptional 3,395 square foot, second-generation auto body shop is now available for lease and is perfectly suited for entrepreneurs and businesses looking to expand or establish a prosperous auto repair or bodywork operation. Situated in a prime area with high visibility and easy access, this space is tailored to meet the needs of an efficient and productive auto body shop.

PROPERTY HIGHLIGHTS

- 2nd Generation Auto Shop
- Three Bay Doors
- High Visibility and Traffic

ANTHONY LAGRED

P: 210.216.8925

anthony@regionalproperties.com

VICTORIA AGUIRRE

P: 210.837.8036

victoria@regionalproperties.com

REGIONAL PROPERTIES

520 Post Oak Blvd., Suite 500

Houston, TX 77027

regionalproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in anyway, Warranted By Commercial Regional Properties of Texas, LLC or by any agent, independent associate, subsidiary or employee of Commercial Regional Properties of Texas, LLC. This information is subject to change without notice.

*For Lease***AUTO SHOP FOR LEASE**

1317 SPENCER HWY, SOUTH HOUSTON, TX 77587

**LEASE INFORMATION**

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,395 SF	Lease Rate:	\$5,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1317 Spencer Hwy	Available	3,395 SF	Modified Gross	\$5,000 per month	Former Auto Body Shop

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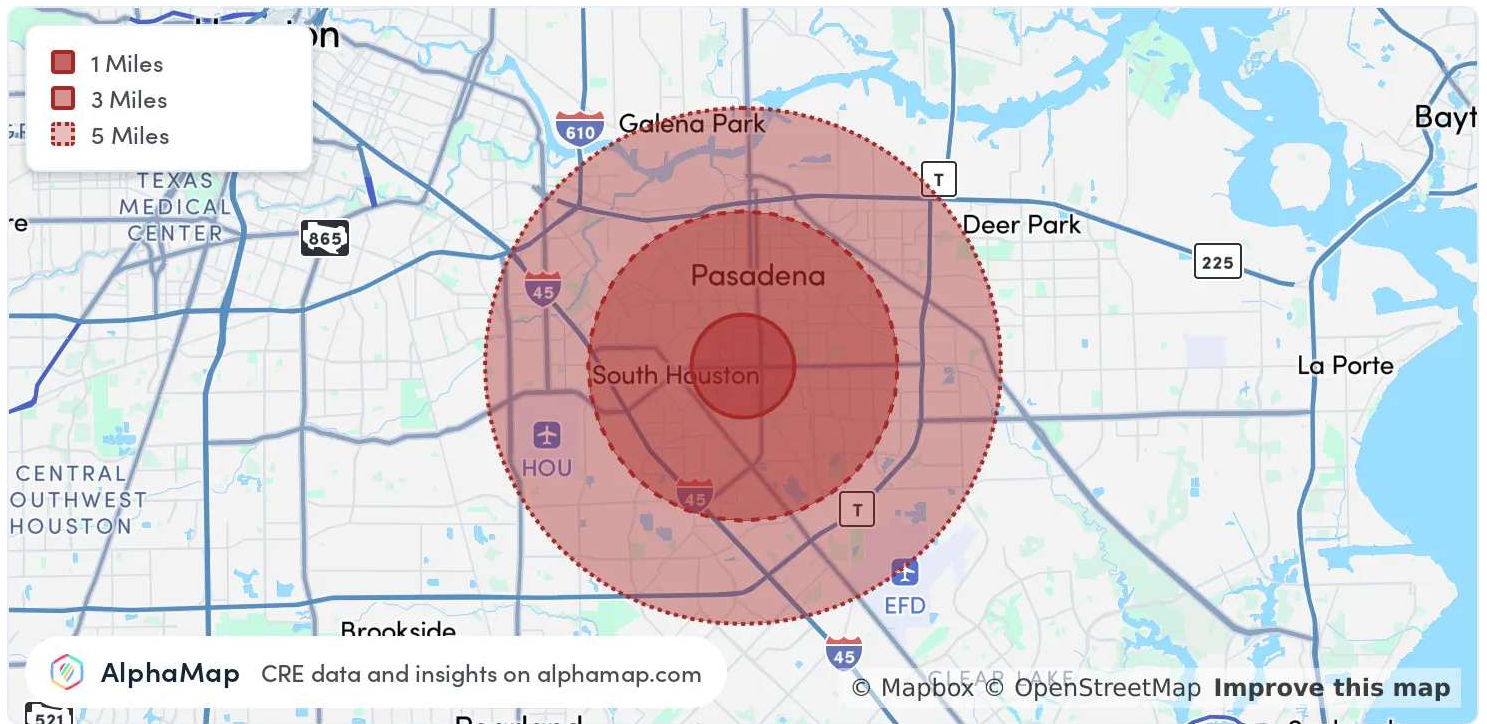
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PROPERTIES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,640	156,249	320,069
Average Age	34	35	36
Average Age (Male)	34	35	35
Average Age (Female)	35	36	37
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,139	50,506	105,579
Persons per HH	3.2	3.1	3
Average HH Income	\$69,748	\$70,250	\$75,034
Average House Value	\$200,649	\$187,585	\$204,439
Per Capita Income	\$21,796	\$22,661	\$25,011

*Map and demographics data derived from AlphaMap***ANTHONY LAGRED**

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**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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

9001528

713-228-1913

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

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**ANTHONY LAGRED**

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