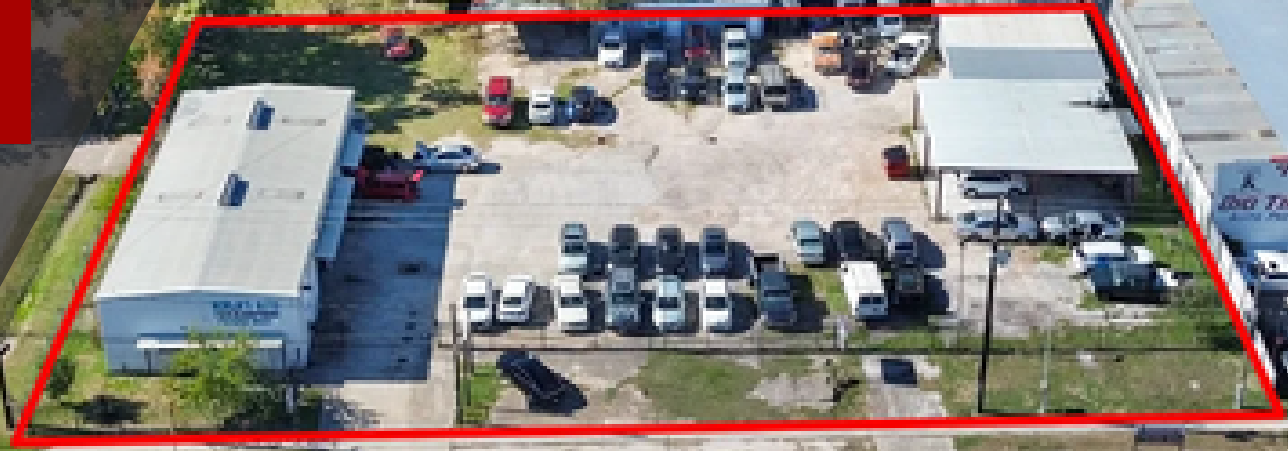


OFFERING MEMORANDUM

7215 N SHEPHERD DR,
HOUSTON, TX 77091

Located on the north side of town in a high-traffic, bustling area, this fully equipped auto repair and body shop presents an exceptional opportunity for a new owner.



ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

7215 N Shepherd Dr, Houston, TX 77091

SALE PRICE:	\$1,400,000
NUMBER OF UNITS:	3
LOT SIZE:	18,621 SF
BUILDING SIZE:	4,000 SF
PROPERTY TYPE:	Auto Shop/Flex/Warehouse

This is a chance to acquire a profitable, fully outfitted auto repair and body shop with everything already in place. Whether you're an experienced mechanic ready to operate your own shop or an investor seeking a strong, income-producing business, this turnkey operation provides all the tools, equipment, and setup needed to step in and succeed from day one.

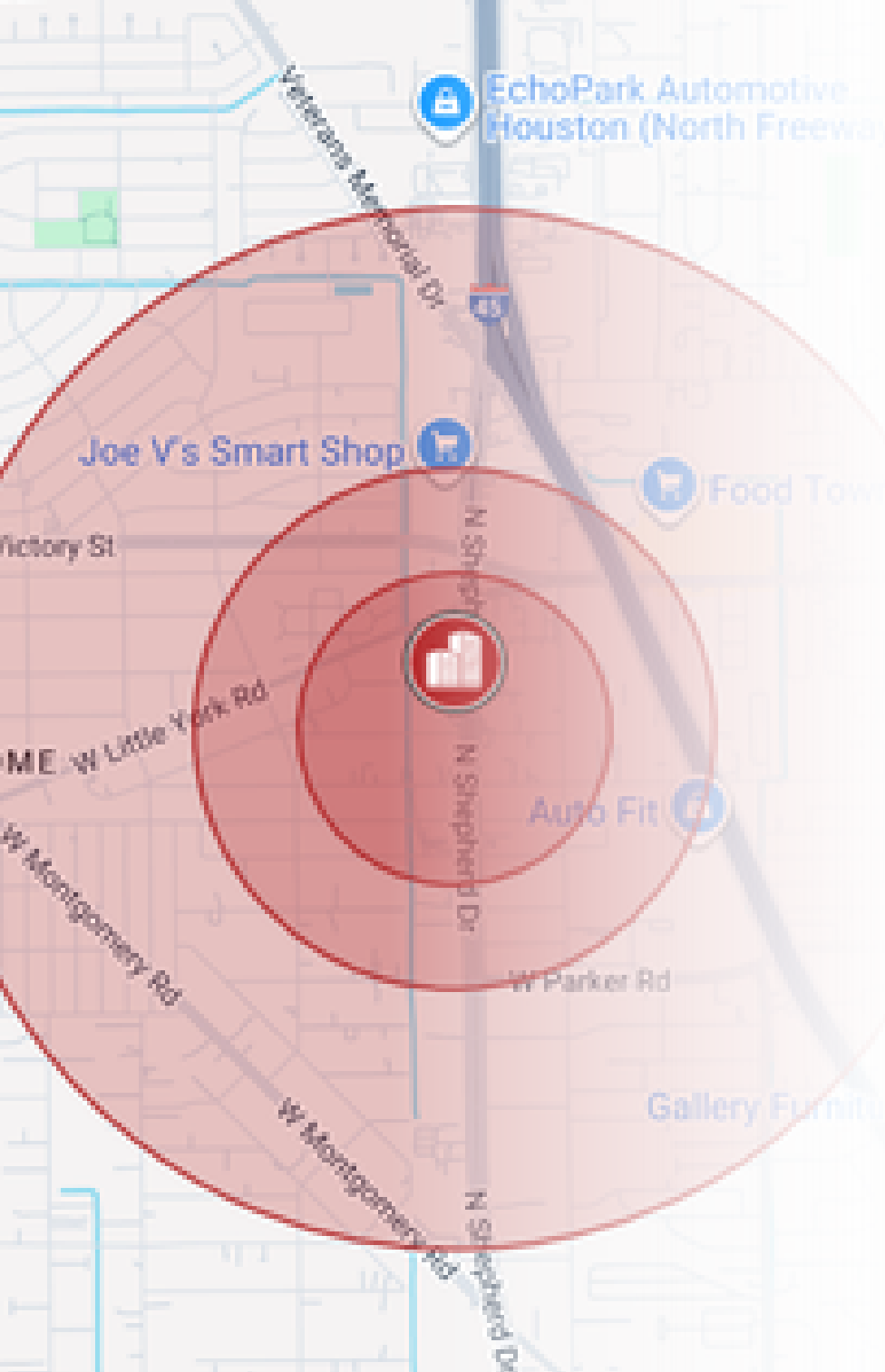


PROPERTY HIGHLIGHTS

Fully Equipped Auto Repair & Body Shop | Established, High-Traffic Location

- Dual-Service Facility
- Fully functioning as both a mechanic shop and a body shop, providing customers with a convenient, all-in-one automotive service center.
- Included Equipment
 - Frame Machine – Designed for accurate collision repair and structural alignment
 - Paint Booth – Operational and ready for high-quality automotive painting and refinishing
 - Complete Mechanical Tool Set – Outfitted with the tools needed to service a variety of vehicles
- Spacious Layout – Generous workspace for multiple vehicles, along with dedicated office and customer waiting areas
- Growth Opportunities
- No Financials Available



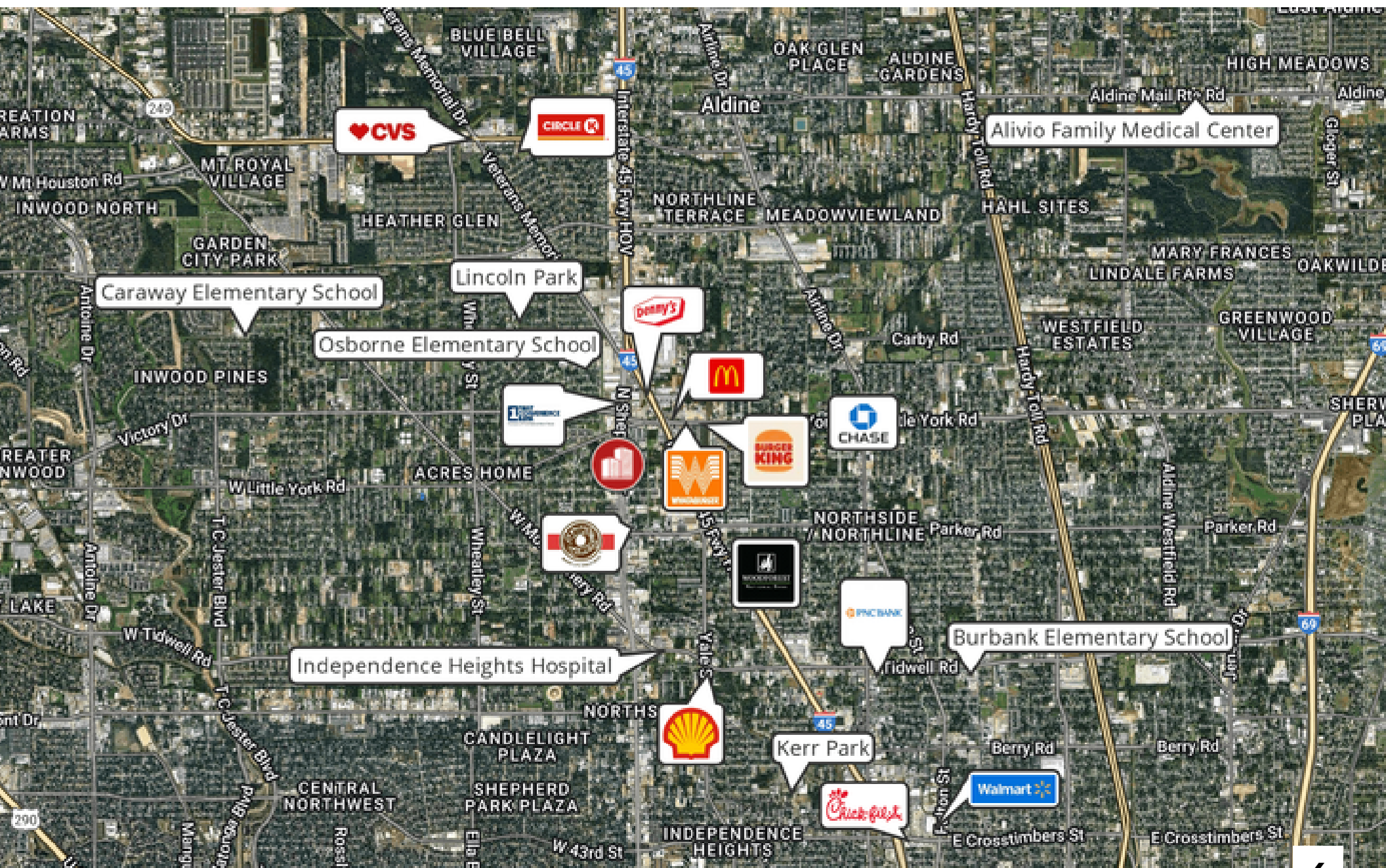


AREA OVERVIEW

Situated on N. Shepherd Dr in the heart of Northwest Houston's bustling commercial zone, this address benefits from steady daily traffic and prominent street frontage. The property sits near key intersections and trade areas that connect to I-45, US-290, and the North Loop, providing exceptional accessibility for customers and employees.

	0.3 Miles	0.5 Miles	1 Miles
Total households	481	1,079	4,577
Total population	1,202	2,861	13,075
Persons per household	2.5	2.7	2.9
Average household income	\$38,733	\$41,707	\$48,004
Average house value	\$215,651	\$252,316	\$234,458
Average age	37	36	36
Average age male	37	36	36
Average age female	37	37	37

RETAILER MAP





THE COMMERCIAL **PROFESSIONALS**

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ACCESS SECURE DOCUMENTS HERE

VIEW ADDITIONAL PROPERTY DETAILS HERE

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