

# FORMER DRIVETIME DEALERSHIP

AVAILABLE FOR LEASE OR SALE  
±30,500 SF



## PROPERTY HIGHLIGHTS

- **High-Profile Auto Dealership Site:** Former DriveTime location with premier visibility on I-45/North Freeway (±250,000 VPD), ideal for automotive or industrial users seeking presence and access.
- **Expansive Paved Lot:** Large vehicle display area with perimeter fencing, pole signage, and dual driveways for smooth ingress/egress.
- **Strategic Freeway Location:** Immediate access to I-45, with proximity to Beltway 8, Hardy Toll Road, and George Bush Intercontinental Airport.
- **Existing Infrastructure in Place:** Save on upfront costs with plumbing, electrical, HVAC, and office improvements already in place.
- **Landlord Will Consider Modifications:** Ideal for credit tenants seeking a tailored buildout for industrial, showroom, or hybrid use.
- **In the Company of National Retailers:** Surrounded by AutoNation, CarMax, Enterprise, and other major brands.

## AREA TRAFFIC GENERATORS



Academy<sup>®</sup>  
SPORTS+OUTDOORS

Walmart



### LOCATION

9645 North Fwy  
Houston, TX 77060



### AVAILABLE

±6,000 SF - Main Showroom  
±20,000 SF - Attached Warehouse  
±4,500 SF - Freestanding Garage



### RATES

Call for Pricing



### TRAFFIC COUNTS (TXDOT)

31,120 VPD  
Aldine Bender Rd

291,127 VPD  
I-45

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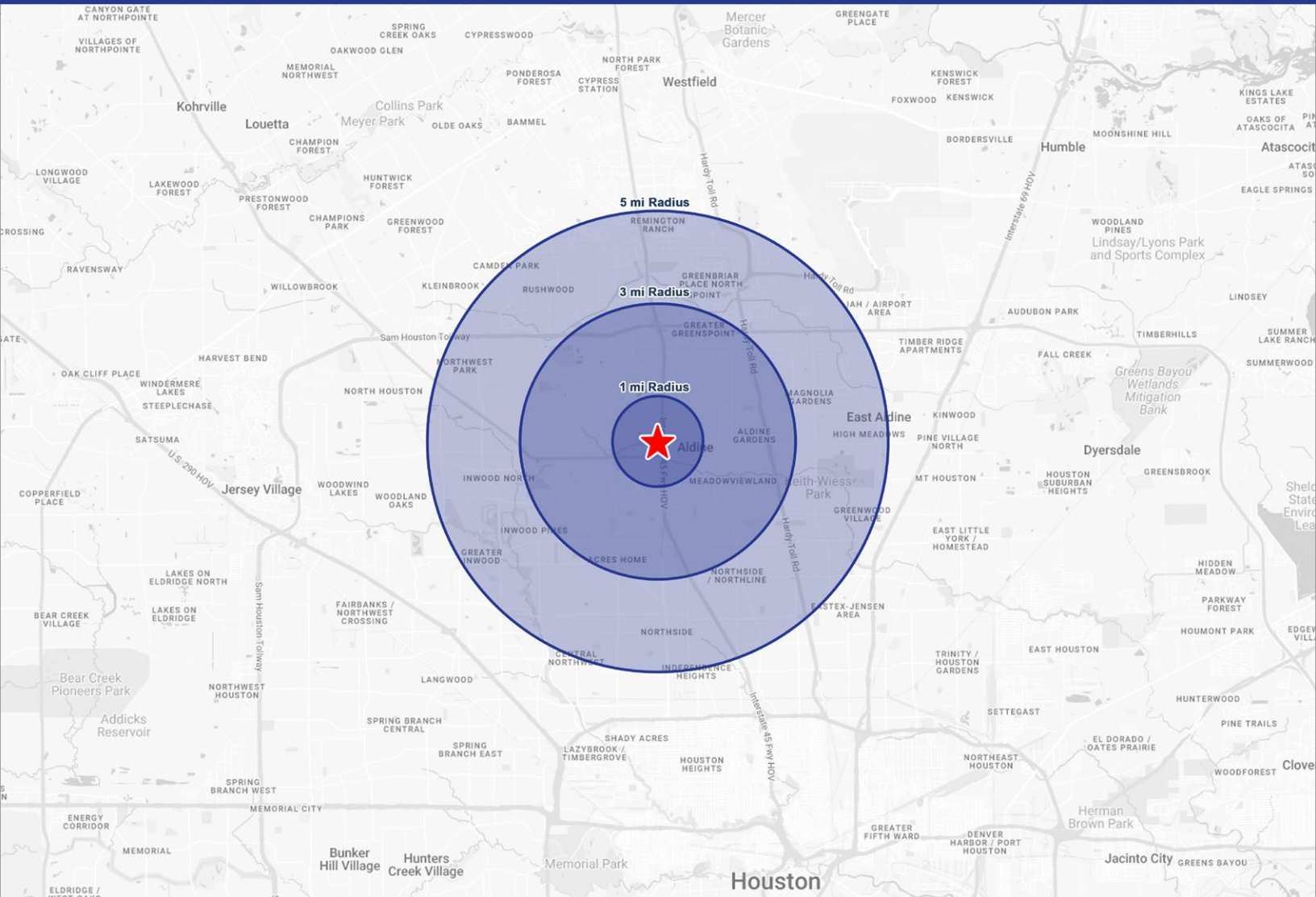
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SHADOWOOD  
REALTY PARTNERS



## 2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	10,019	104,595	316,993
Daytime Population	10,538	106,847	301,845
2030 Proj. Population	9,869	104,077	320,845
Avg. Household Income	\$70,860	\$65,222	\$68,924

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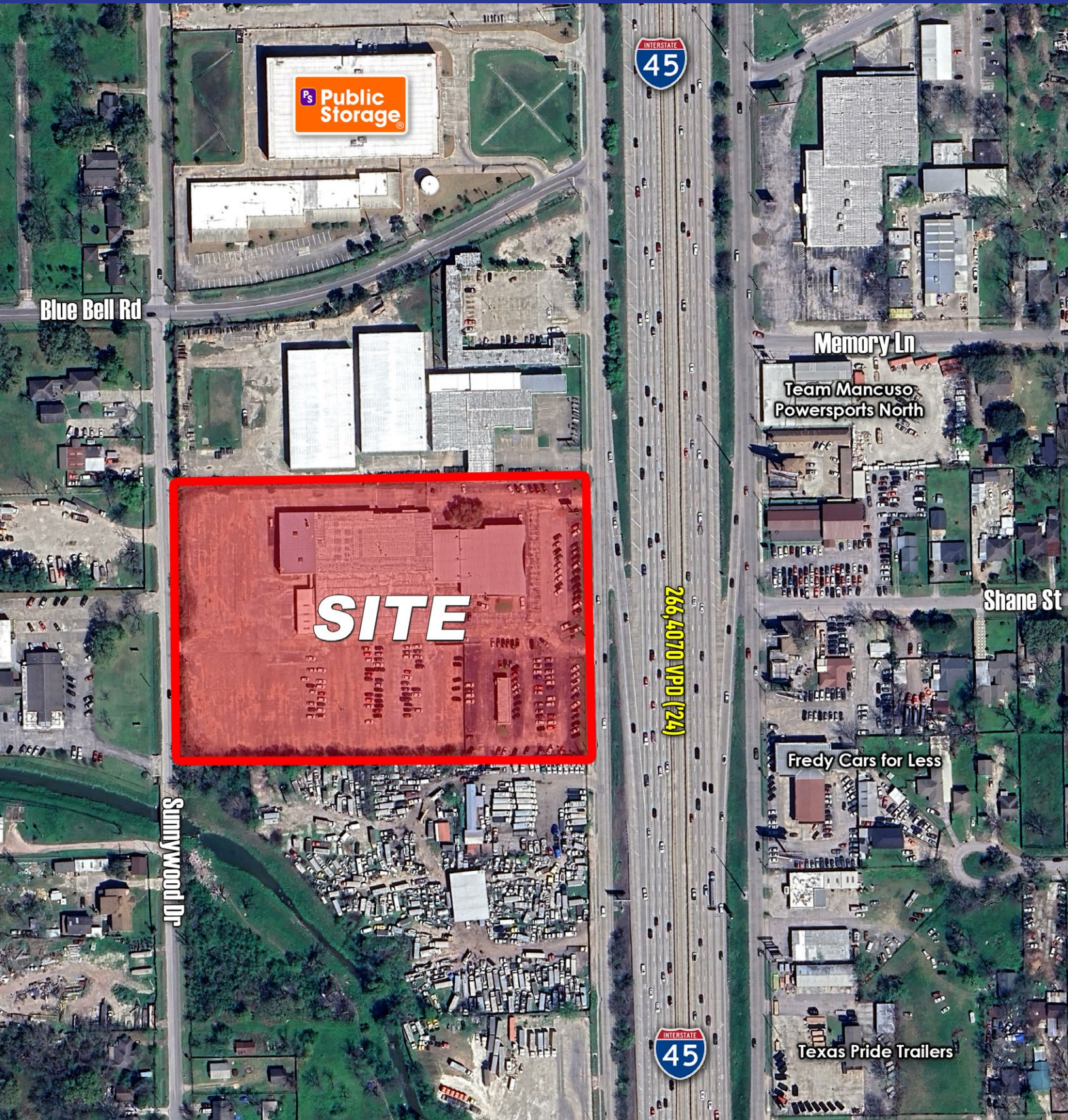


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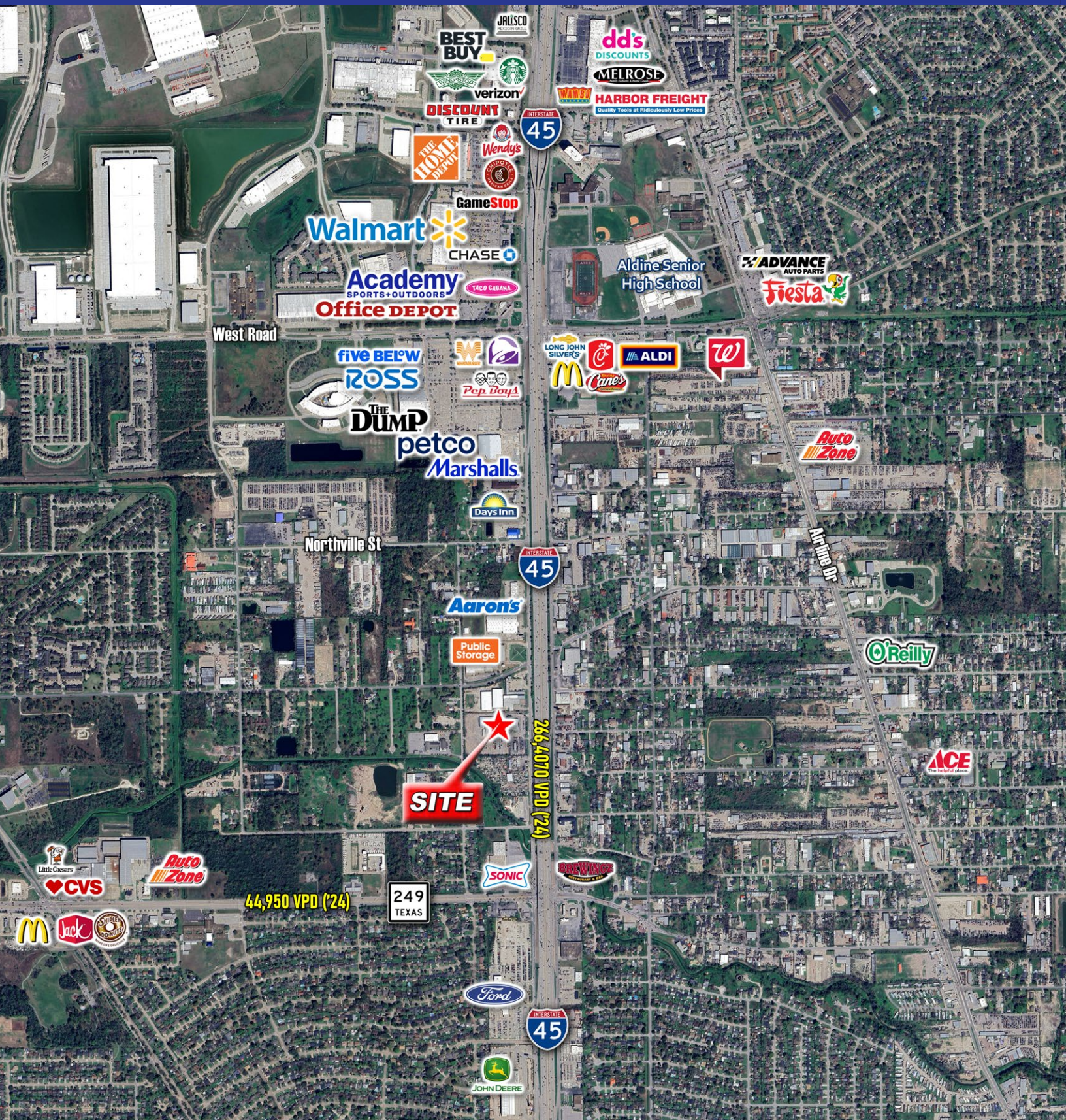


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## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### 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.

### 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. **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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date