

600 DEWALT ST



8477 NORTH FWY



TWO-PROPERTY PORTFOLIO

IDEAL FOR AUTOMOTIVE OR INDUSTRIAL USE | AVAILABLE

HOUSTON, TX 77060

The property is occupied through August 2026 | All tours & inquiries must be made through Matthews™

MATTHEWS™

PORTFOLIO OVERVIEW

COMBINED PROPERTIES

- $\pm 102,000$ SF on 24.78 AC

CONTACT BROKER
FOR DETAILS



POTENTIAL DIVISION OPPORTUNITIES

CONTACT BROKER FOR
POTENTIAL DEMISING OPTIONS

600 Dewalt St
will not be
subdivided

600 DEWALT ST



±242,610 VPD

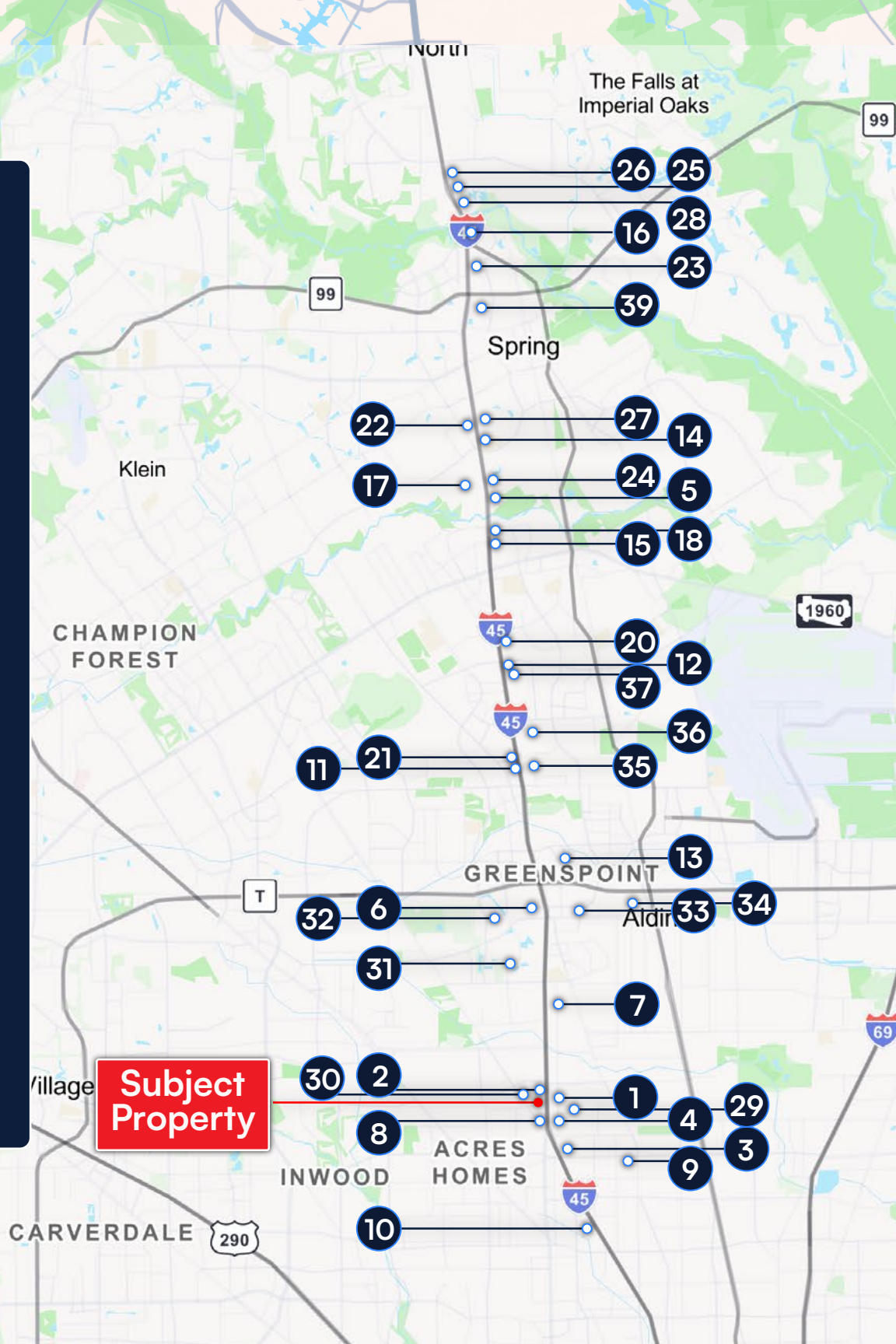
POTENTIALLY
DIVISIBLE

8477 NORTH FWY

Veterans Memorial Dr ±18,282 VPD

NEARBY AUTO & INDUSTRIAL

- | | |
|---------------------------------------|-------------------------------------|
| 1 AutoNation USA Houston | 20 CarMax Houston North |
| 2 Doggett Ford | 21 DeMontrond Buick GMC |
| 3 Trailer wheel and frame | 22 Planet Lincoln |
| 4 Nationwide Trailer | 23 Northside Fiat |
| 5 Mac Haik Dodge Chrysler Jeep Ram | 24 Houston Auto Emporium |
| 6 DriveTime Houston North | 25 Randall Reed's Planet Ford |
| 7 Pasadena Auto Planet | 26 Sewell INFINITI of North Houston |
| 8 Coast to Coast Motors North Freeway | 27 Nexcar Auto |
| 9 Liberty Auto Sales | 28 Beck & Masten GMC North |
| 10 Lone Star Auto Sales | 29 UPS Corporate Office |
| 11 indiGO Auto Group | 30 Walmart Off-Site Warehouse |
| 12 Tom Peacock Nissan | 31 Coca-Cola Southwest Beverages |
| 13 AutoNation Chrysler Dodge Jeep Ram | 32 Amazon Warehouse |
| 14 Fred Haas Toyota World | 33 Vistar Distribution |
| 15 Sterling McCall Chevrolet | 34 FedEx |
| 16 AutoNation Hyundai Houston | 35 IMT Deliveries |
| 17 Team Gillman Mazda | 36 DSG Distribution |
| 18 Team Gillman Acura | 37 Grocers Supply Company |
| 19 Joe Myers Toyota | 38 Hultec |



8477 NORTH FWY



INVESTMENT HIGHLIGHTS

- **Property Overview (entire site)**
 - » ± 19.96 acres (fully paved)
 - » $\pm 75,000$ SF of total improvements
 - » ± 783 total parking spaces
 - » 6 points of ingress/egress
 - » 3-phase heavy power
 - » 100% conditioned throughout
 - » Opportunity to demise
- **Front Portion - I-45 Exposure**
 - » $\pm 71,000$ SF which includes:
 - Showroom (renovated in 2018)
 - Office
 - Supply Warehouse
 - Service shop
 - » $\pm 540'$ of frontage along I-45 ($\pm 245,000$ VPD)
- **Back Portion - Veterans Memorial Exposure**
 - » Secondary building totaling $\pm 4,229$ SF
 - » Office space configuration
 - » $\pm 750'$ of frontage along Veterans Memorial

600 DEWALT ST



LAND FOR EXPANSION

INVESTMENT HIGHLIGHTS

- $\pm 27,000$ SF on 4.82 AC
- Currently functions as a full service collision repair facility with two paint booths and a washbay
**Paint booths & washbay are not guaranteed to be transferred to the next operator.*
- Fully equipped car wash in place
**Car wash is not guaranteed to be transferred to the next operator.*
- 10 roll up doors (12'x14') and (12'x16')
- Raw land for expansion
- 3-phase power
- Available seperately or combined with 8477 N Fwy



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

EXCLUSIVELY LISTED BY



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CAPITAL AUTOMOTIVE

TWO-PROPERTY PORTFOLIO

HOUSTON, TX 77060

MATTHEWS™