

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™

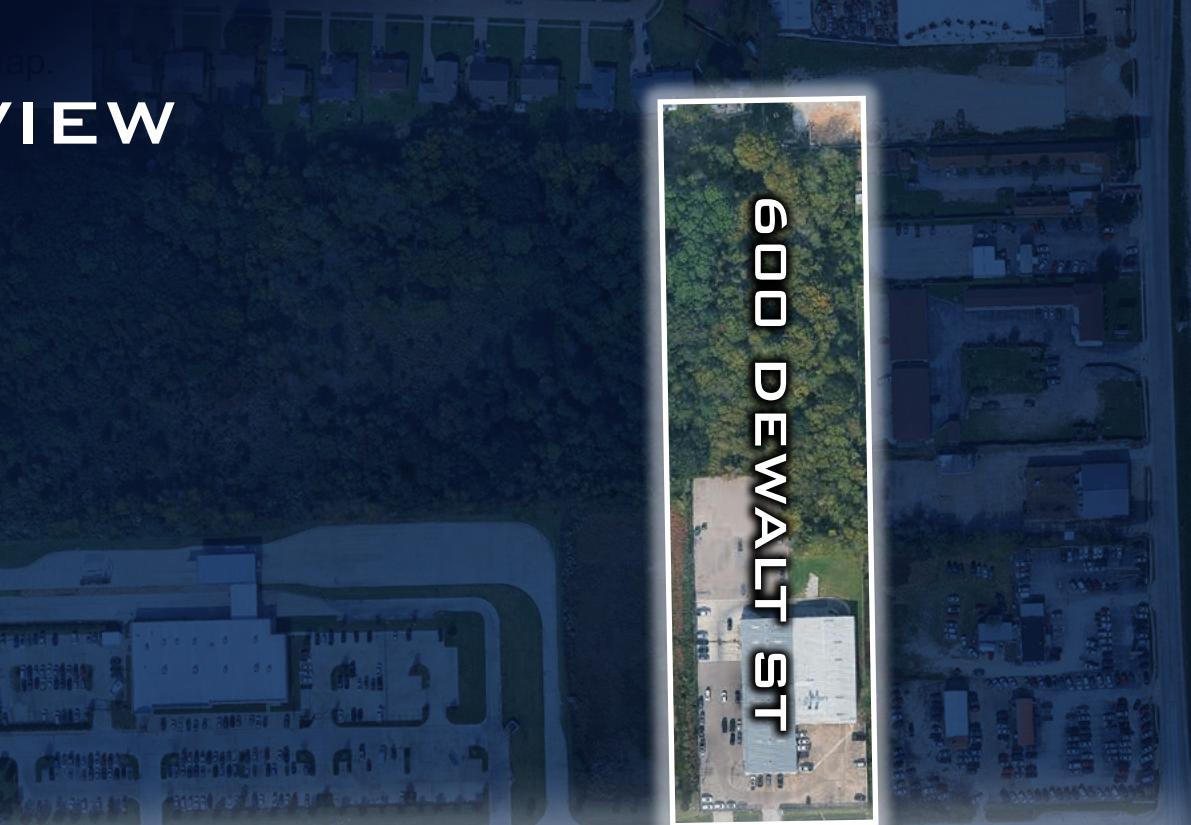
MATTHEWS™

PORTFOLIO OVERVIEW

COMBINED PROPERTIES

- ±102,000 SF on 24.78 AC

CONTACT BROKER
FOR DETAILS

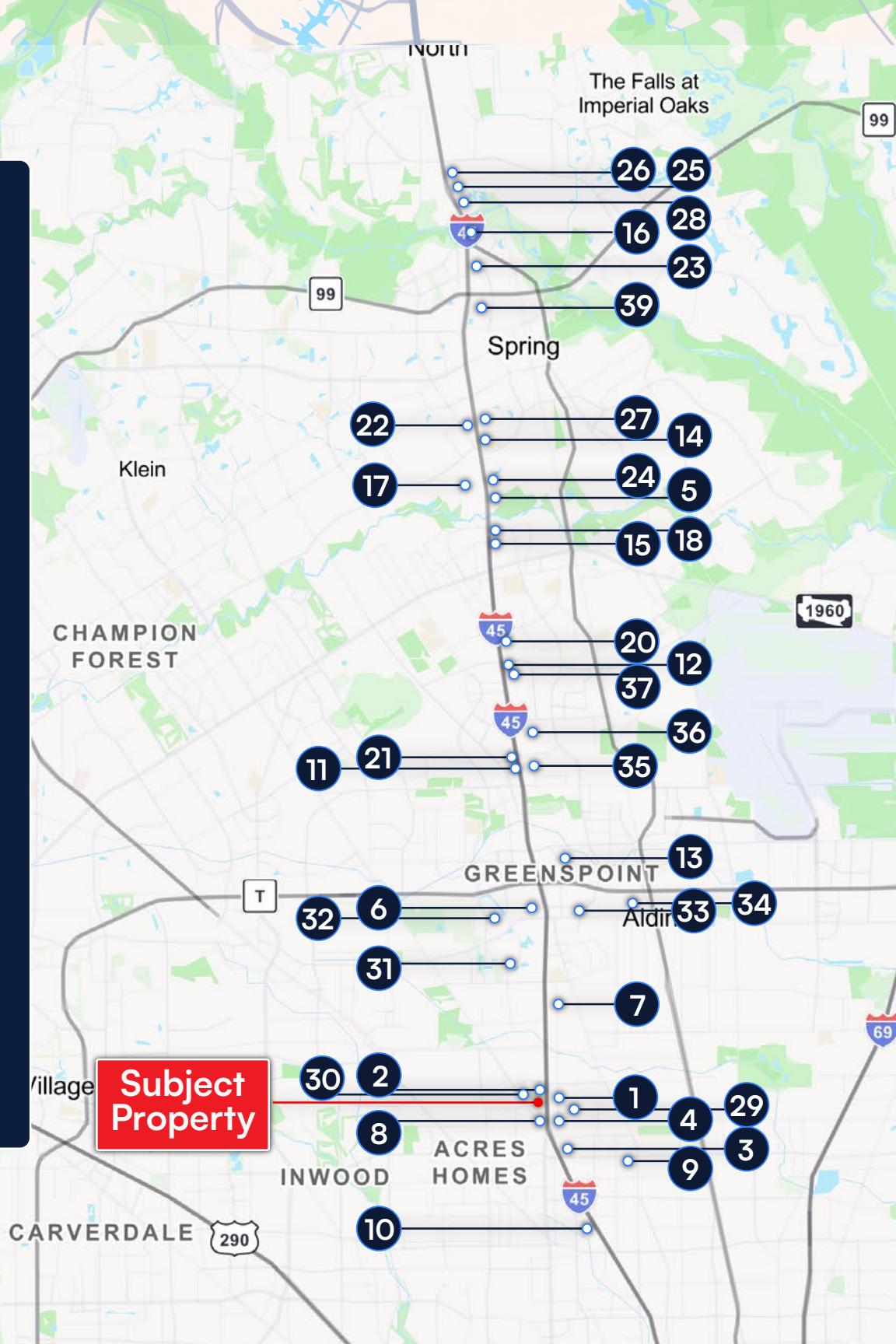


POTENTIAL DIVISION OPPORTUNITIES



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



INVESTMENT HIGHLIGHTS

- ±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 separately 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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Buyer/Tenant/Seller/Landlord Initials

Date

EXCLUSIVELY LISTED BY



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CAPITAL AUTOMOTIVE

TWO-PROPERTY PORTFOLIO

HOUSTON, TX 77060

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