MATTHEWS™



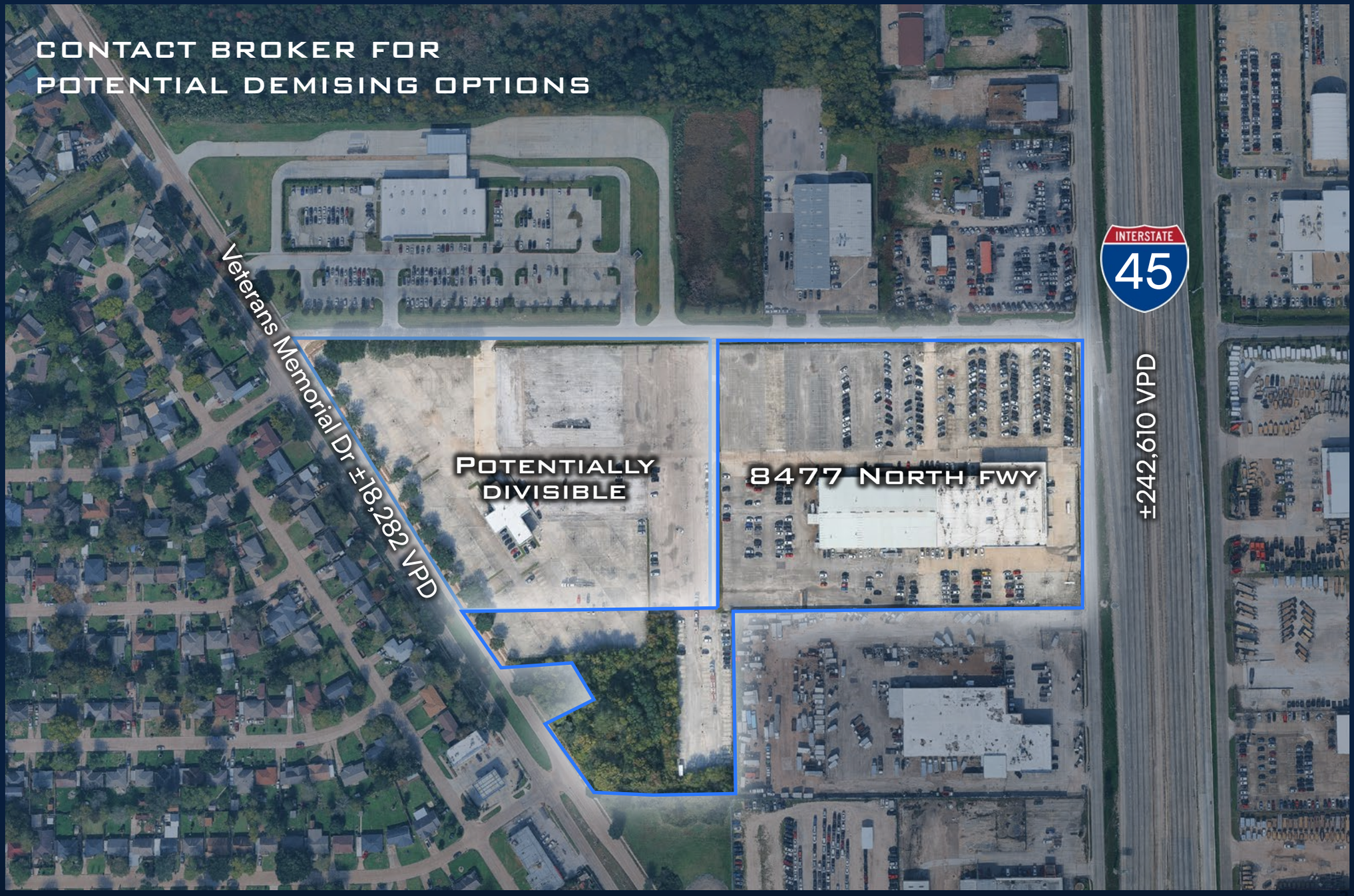
8477 NORTH FWY

IDEAL FOR AUTOMOTIVE OR INDUSTRIAL USE | AVAILABLE

HOUSTON, TX 77060

All tours & inquires must be made through Matthews™

POTENTIAL DIVISION OPPORTUNITIES





Nearby Auto & Industrial

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

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INVESTMENT HIGHLIGHTS

- **Property Overview (entire site)**
  - » ±19.96 acres (fully paved)
  - » ±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**
  - » ±71,000 SF which includes:
    - Showroom (renovated in 2018)
    - Office
    - Supply Warehouse
    - Service shop
  - » ±540’ of frontage along I-45 (±245,000 VPD)

- **Back Portion - Veterans Memorial Exposure**
  - » Secondary building totaling ±4,229 SF
  - » Office space configuration
  - » ±750’ of frontage along Veterans Memorial

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.

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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Patrick Graham	528005	licensing@matthews.com	866-889-0050
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 _____

EXCLUSIVELY LISTED BY



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