



FOR SALE

9,400 SF COLLISION HUB BUILT TO SCALE YOUR THROUGHPUT & ELIMINATE YOUR RENT

11239 Veterans Memorial Drive
Houston, TX 77067

HIGHLIGHTS:

- Turnkey dual-building automotive service and collision compound designed for efficient, high-volume operations.
- 3-Phase 240V power, 18-foot clear height, and 9 rolling steel doors to easily accommodate commercial fleet accounts and heavy medium-duty lifts.
- Dedicated paint building with a grandfathered TCEQ-compliant spray booth supports collision users while reducing permitting and setup delays.
- Fully fenced 1-acre compound featuring 26,800 SF of heavy concrete paving designed to support heavy wrecker traffic and secure vehicle storage.
- Within 5 miles, there is an active consumer pool of over 336,000 residents and a vehicle density exceeding 96,000 owner-occupied or leased vehicles.

KEY TRAVEL TIMES

- Beltway 8/Sam Houston - 1 min
- SH 249 - 7 min
- I 45 - 7 min
- FM 1960 - 8 min



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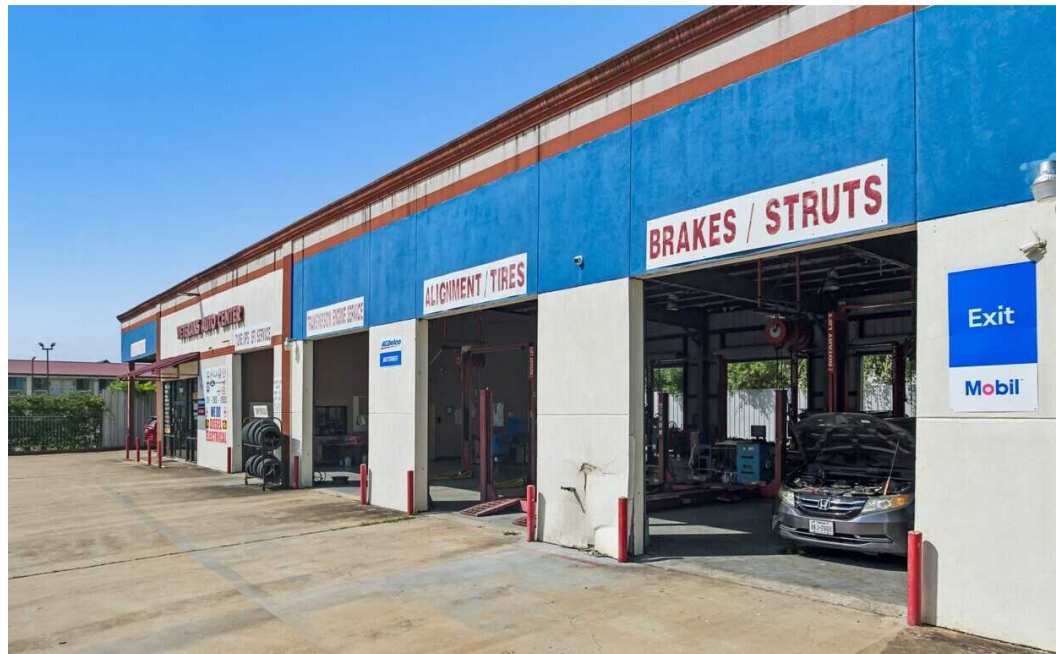
587831, Texas

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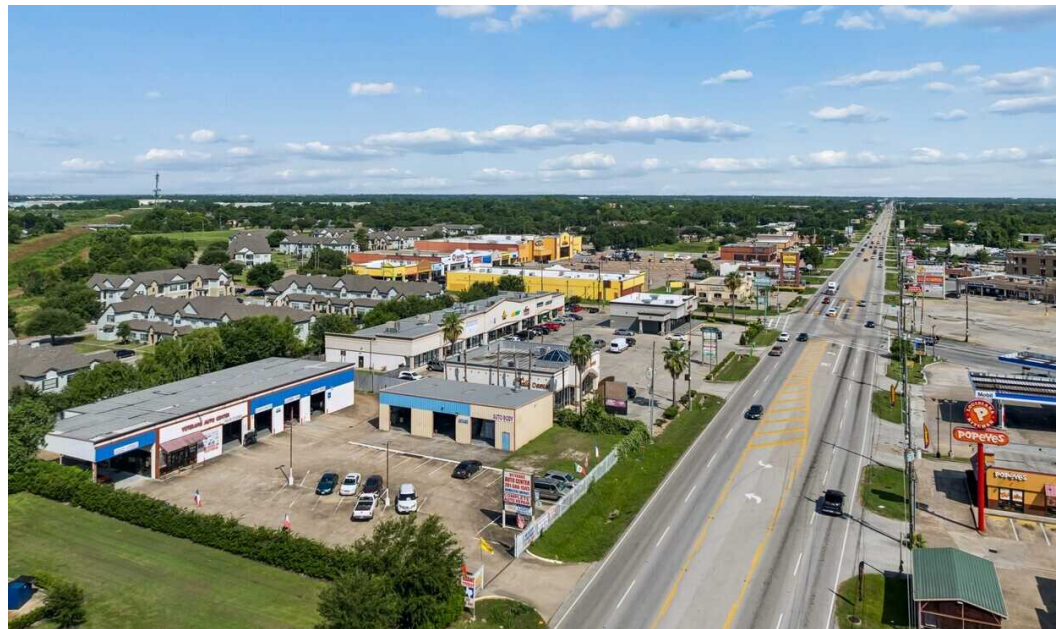
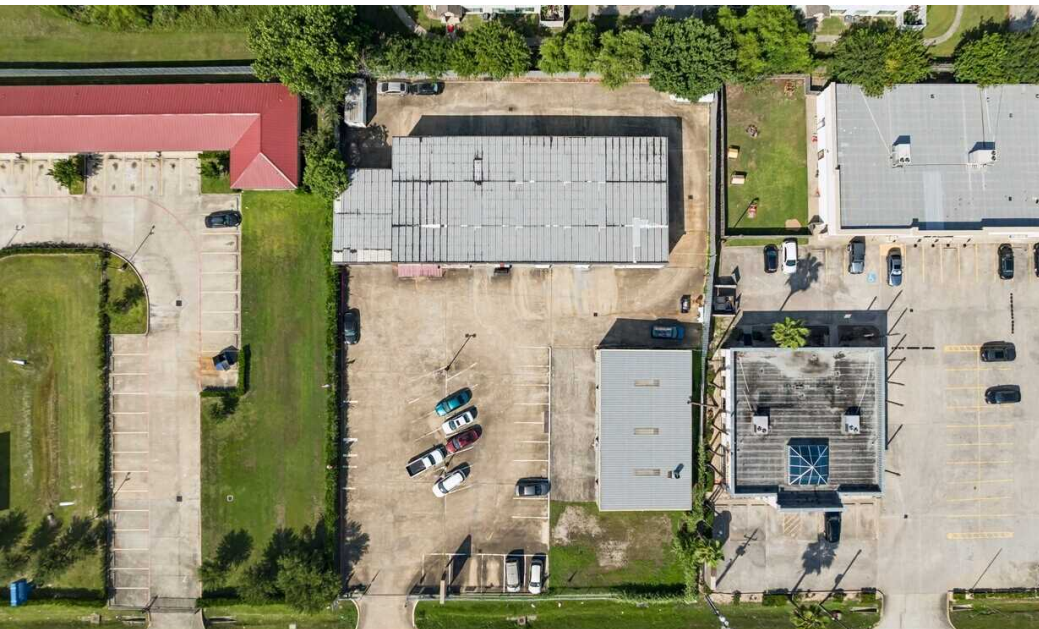
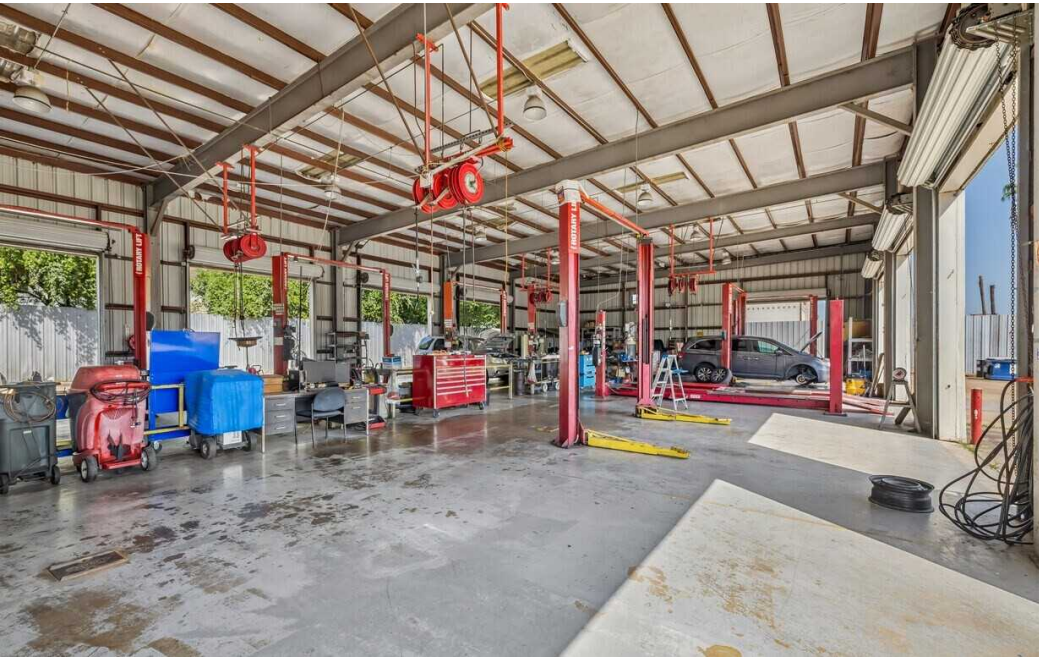
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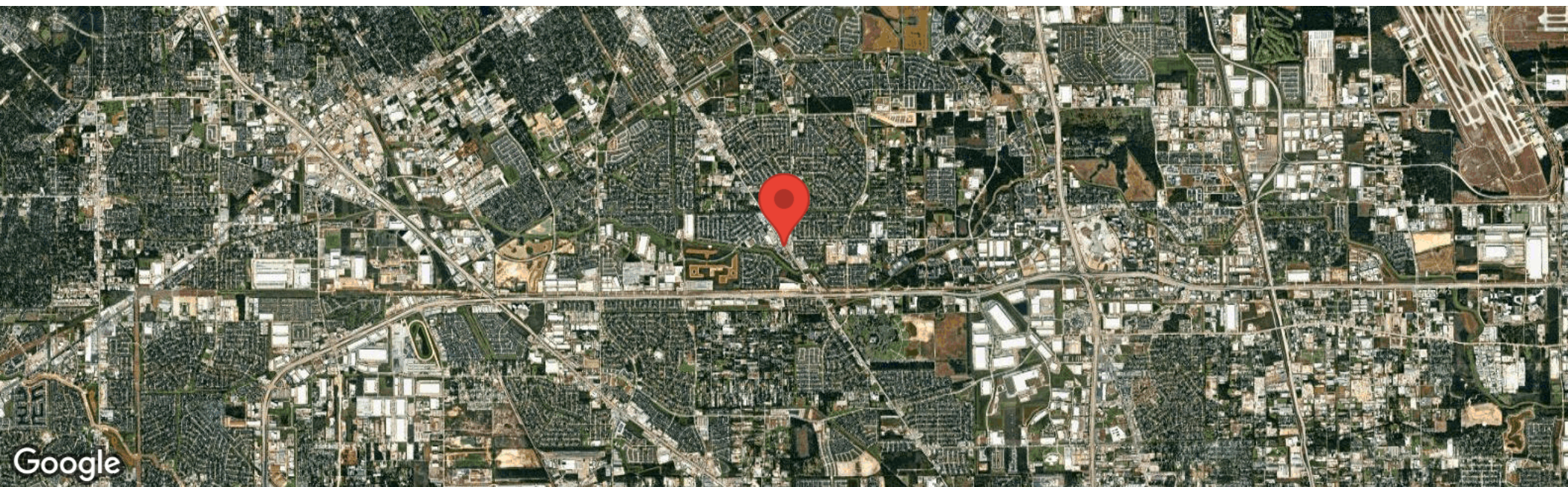
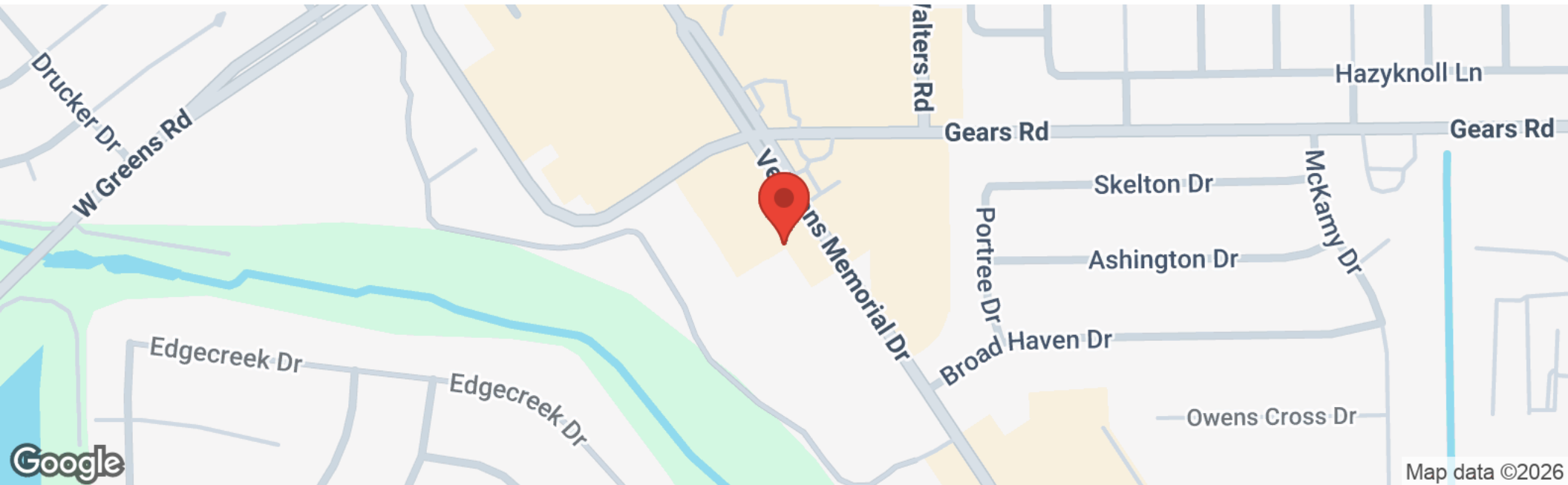
PROPERTY PHOTOS



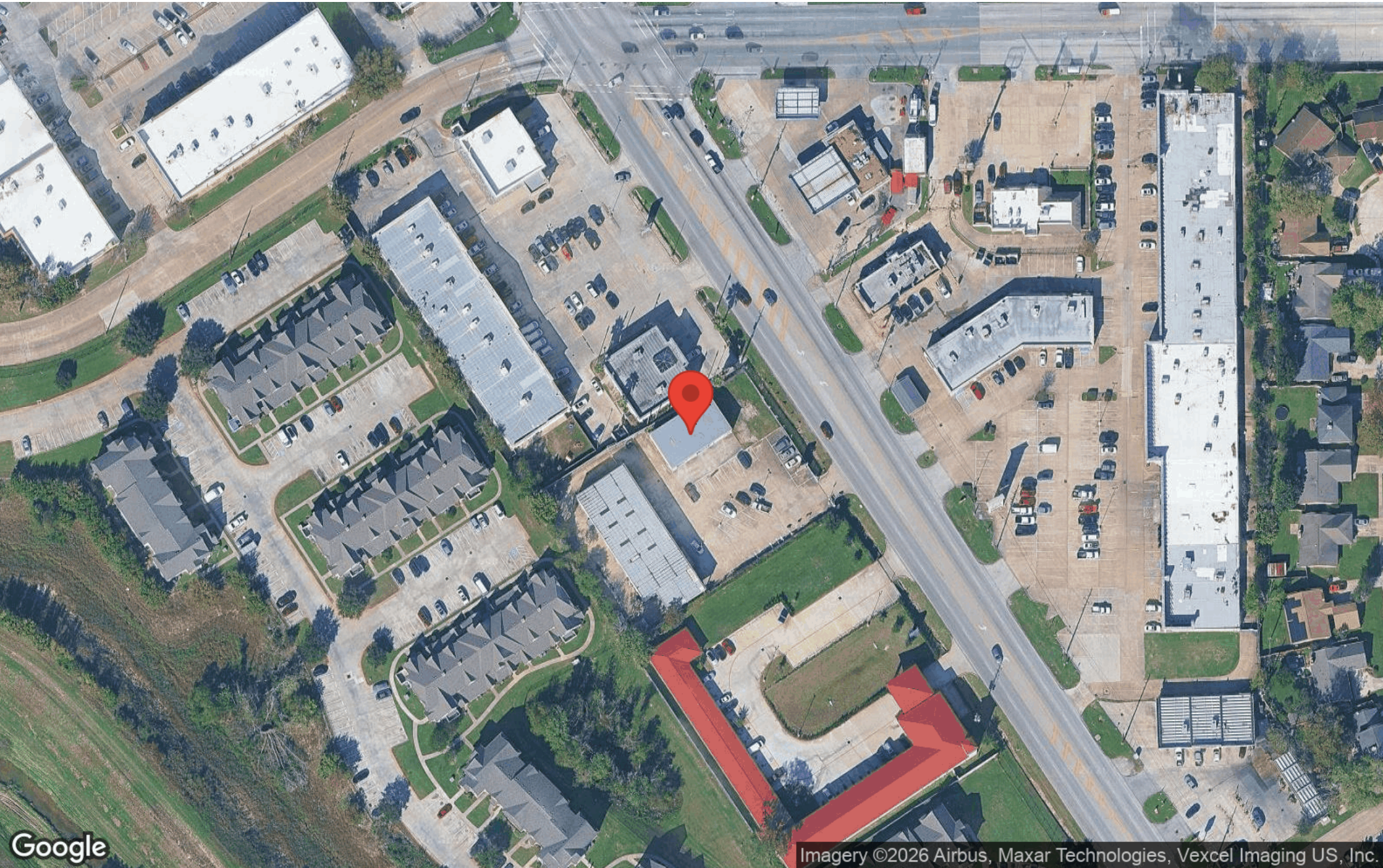
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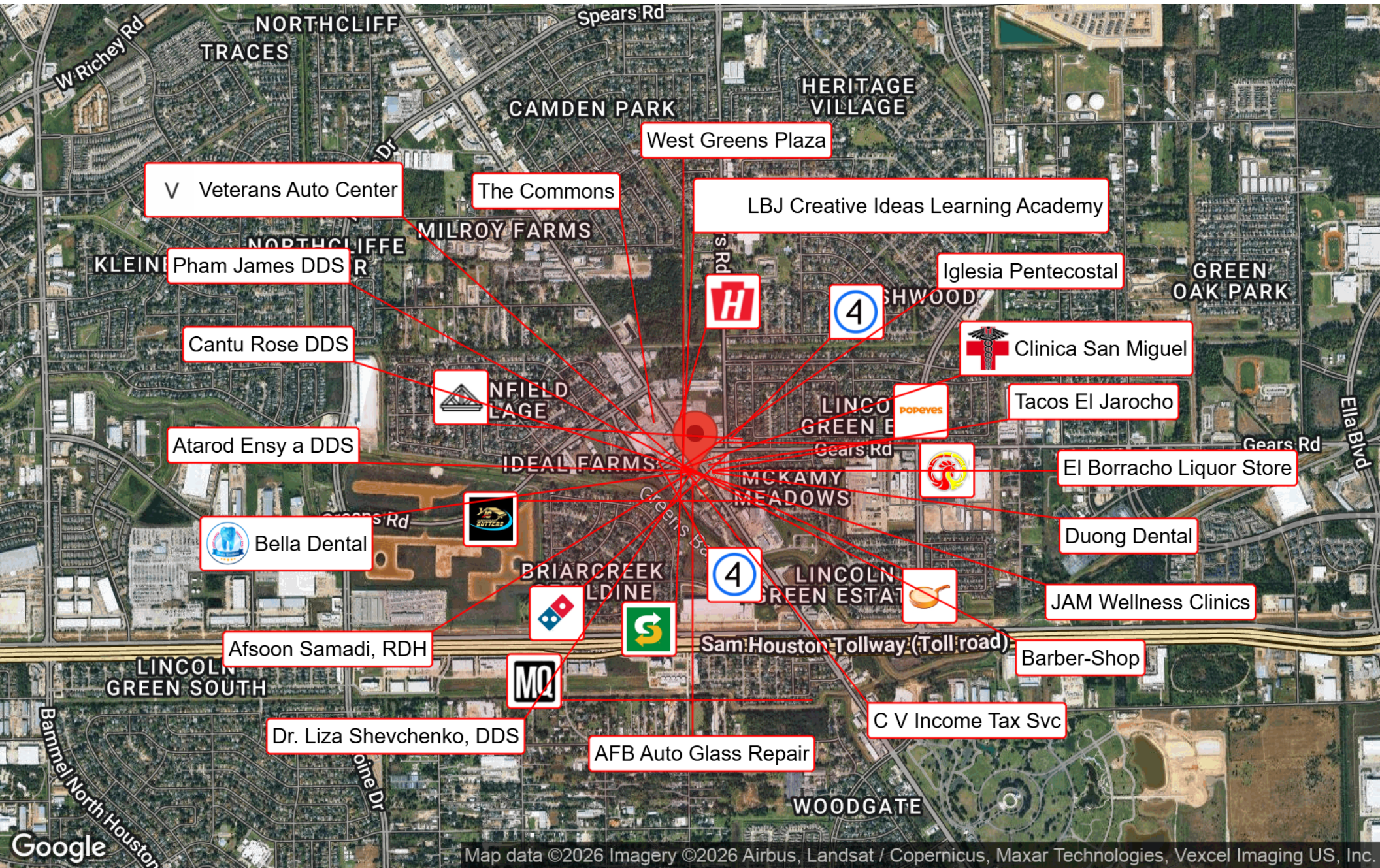
LOCATION MAPS

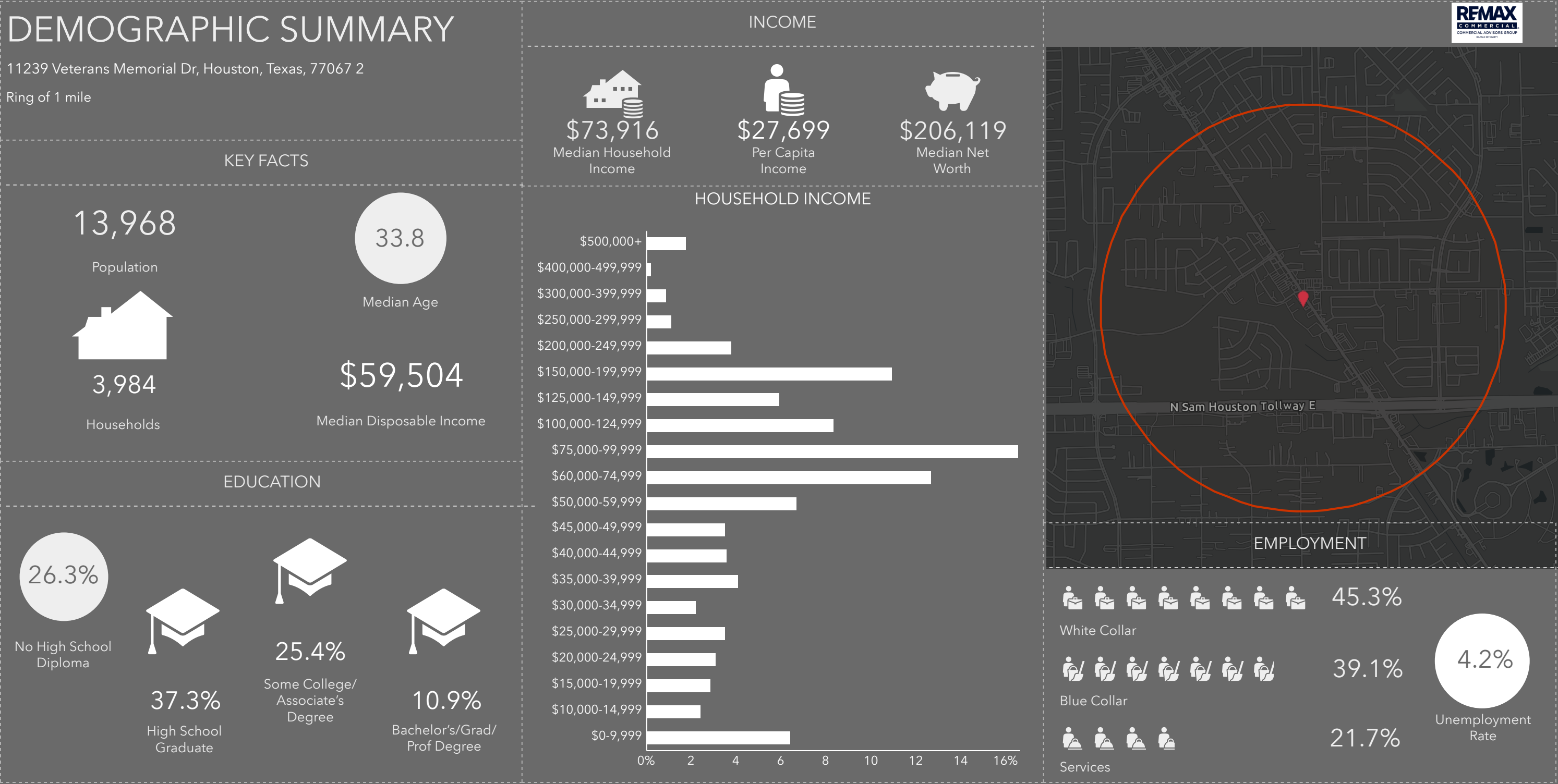


AERIAL MAP



BUSINESS MAP





Demographic Summary

11239 Veterans Memorial Dr, Houston, Texas, 77067 2 (3 miles)
11239 Veterans Memorial Dr, Houston, Texas, 77067
Ring of 3 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.94459
Longitude: -95.46624

DEMOGRAPHIC SUMMARY

11239 Veterans Memorial Dr, Houston, Texas, 77067 2
Ring of 3 miles

KEY FACTS

133,074

Population



42,082

Households

33.0

Median Age

\$52,711

Median Disposable Income

EDUCATION

24.2%

No High School Diploma



31.4%

High School Graduate



25.3%

Some College/
Associate's Degree



19.1%

Bachelor's/Grad/
Prof Degree

INCOME



\$63,085

Median Household Income



\$27,005

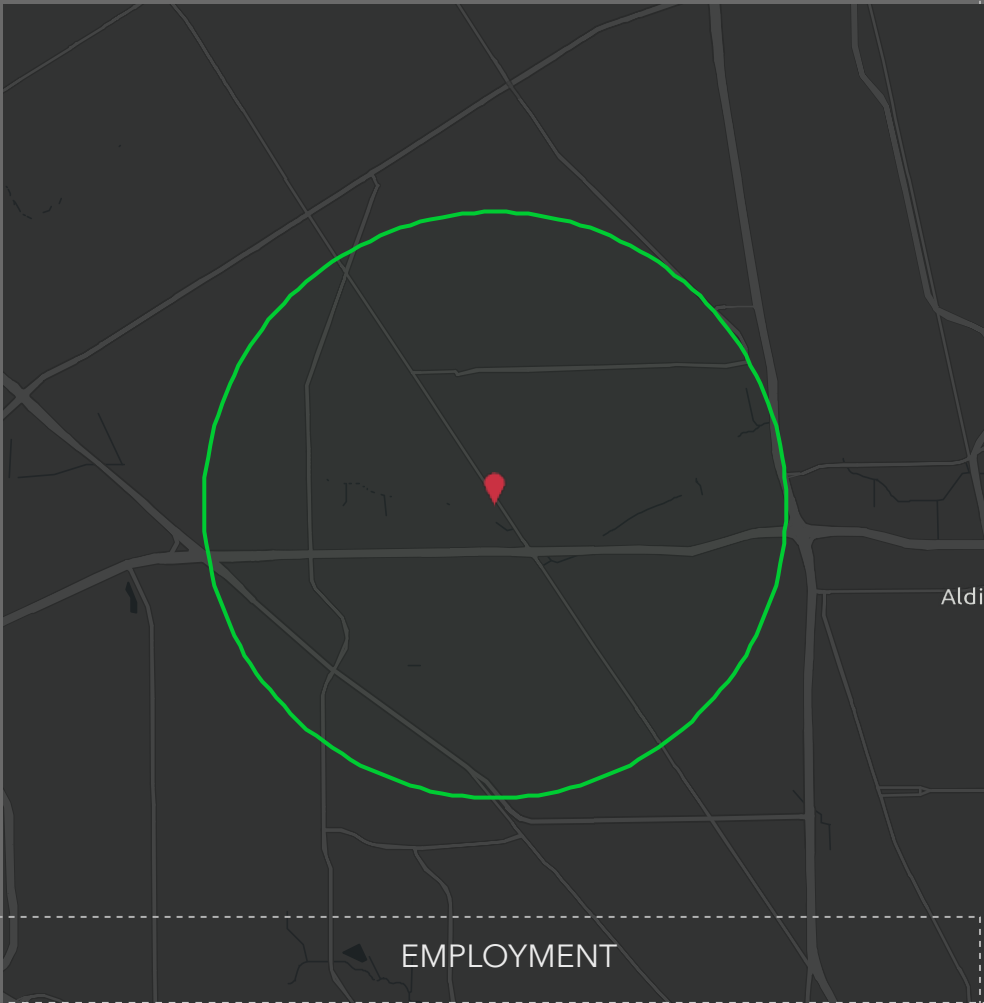
Per Capita Income



\$118,350

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



48.8%

White Collar



33.8%

Blue Collar



20.9%

Services

5.1%

Unemployment Rate

Demographic Summary

11239 Veterans Memorial Dr, Houston, Texas, 77067 2 (5 miles)
11239 Veterans Memorial Dr, Houston, Texas, 77067
Ring of 5 miles

RE/MAX Commercial Advisors Group by Esri
Latitude: 29.94459
Longitude: -95.46624

DEMOGRAPHIC SUMMARY

11239 Veterans Memorial Dr, Houston, Texas, 77067 2
Ring of 5 miles

KEY FACTS

336,717

Population



113,962

Households

33.1

Median Age

\$50,595

Median Disposable Income

EDUCATION

22.9%

No High School Diploma



31.5%

High School Graduate



25.1%

Some College/
Associate's Degree



20.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$59,890

Median Household Income



\$28,618

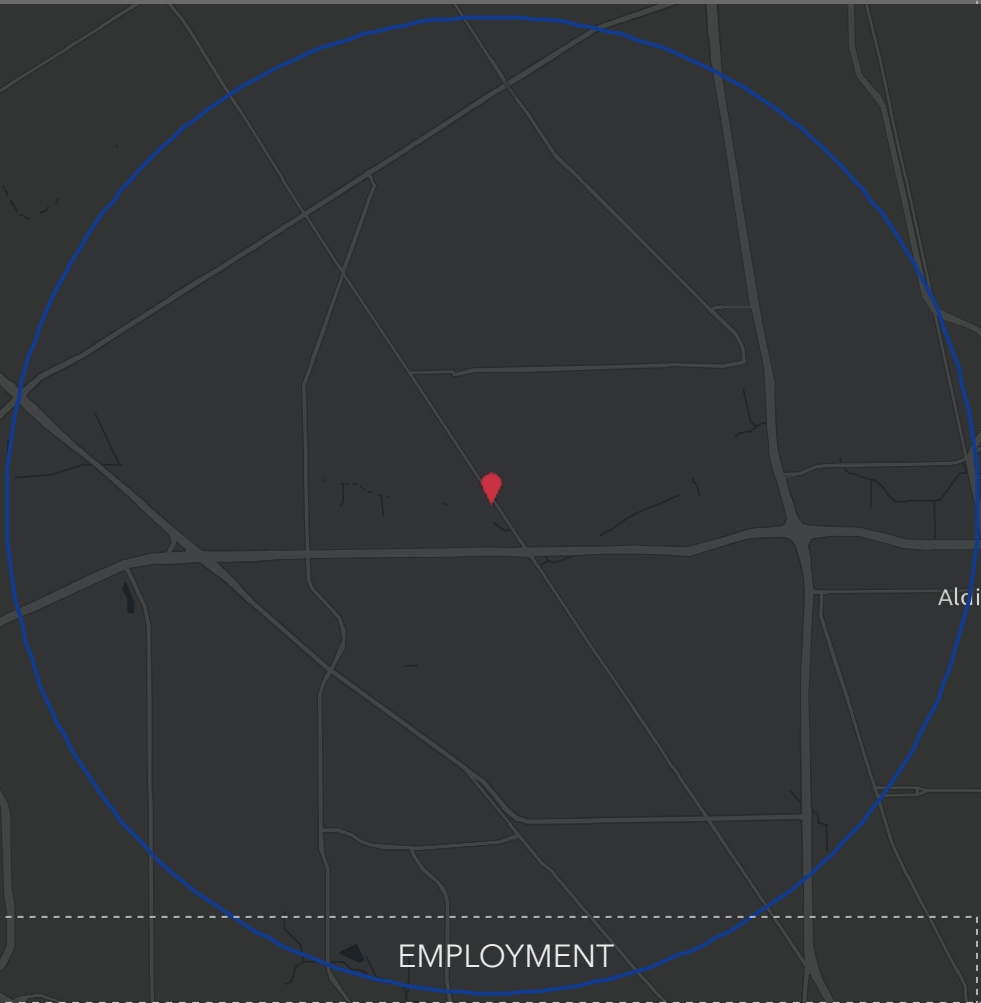
Per Capita Income



\$85,412

Median Net Worth

HOUSEHOLD INCOME



47.8%

White Collar



33.4%

Blue Collar



22.0%

Services

5.6%

Unemployment Rate

DISCLAIMER

All materials and information received or derived from its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:

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Information About Brokerage Services

Texas law requires all real estate licensees 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

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Patrick Buckhoff

Information available at www.trec.texas.gov
IABS 1-0 Date

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