

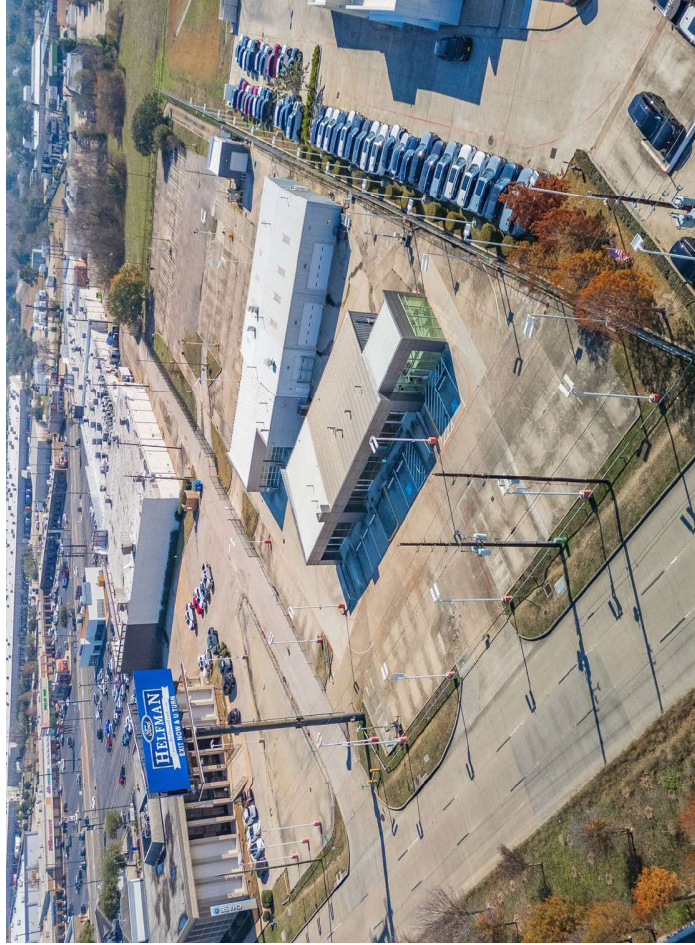
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SOUTHWEST FWY
HOUSTON, TX 77031

**2ND GEN AUTO
DEALERSHIP**

LEASING OPPORTUNITY

frankel
DEVELOPMENT GROUP

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PROPERTY HIGHLIGHTS

- 3.25 acre Car Dealership
- Located along popular auto mall in Southwest Houston (Highway 59)
- Pristine "move-in-ready" condition.
- 5,217sf Showroom
- 8,934sf Service Center (Includes lifts)
- Great visibility.
- Great freeway access (At northbound exit ramp)
- Close proximity to Houston, Bellaire, Sugarland, Stafford, Missouri City and Westchase District.
- Adjacent to Lincoln dealership.
- Pylon signage permissible.

TRAFFIC COUNTS

- US-59 & I-69: 252,279 VPD (TXDOT 2024)
- Murphy Rd: 31,655 VPD (TXDOT 2024)

AREA DEALERSHIPS



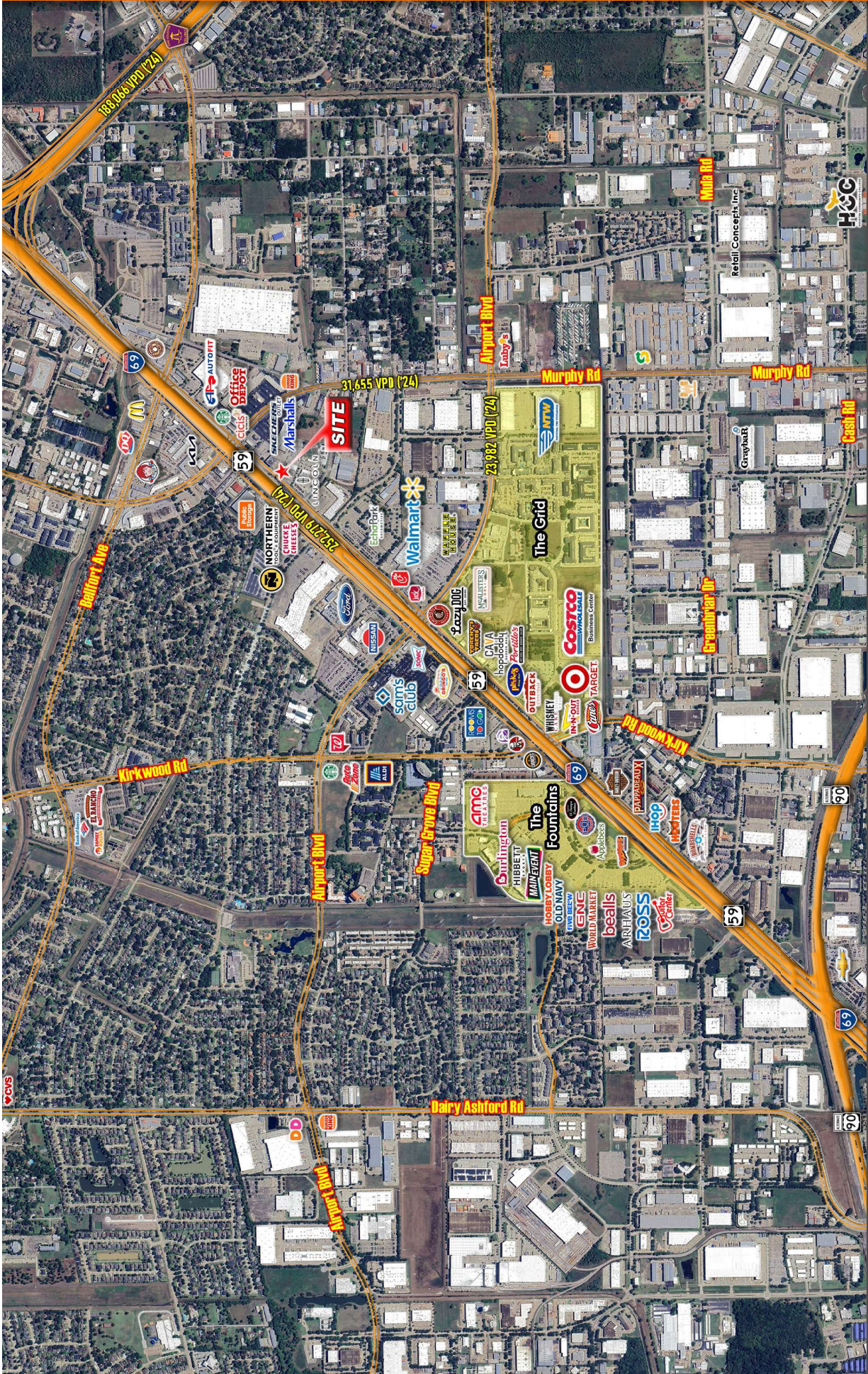
DEMOGRAPHIC SNAPSHOT

2025 POPULATION	DAYTIME POP.	AVG HH INCOME
1-mi: 10,506	1-mi: 23,981	1-mi: \$62,693
3-mi: 146,724	3-mi: 174,564	3-mi: \$74,785
5-mi: 421,364	5-mi: 424,179	5-mi: \$86,325

INTERSECTION AERIAL



11819 SOUTHWEST FREEWAY
 11819 Southwest Freeway | Houston, TX 77031

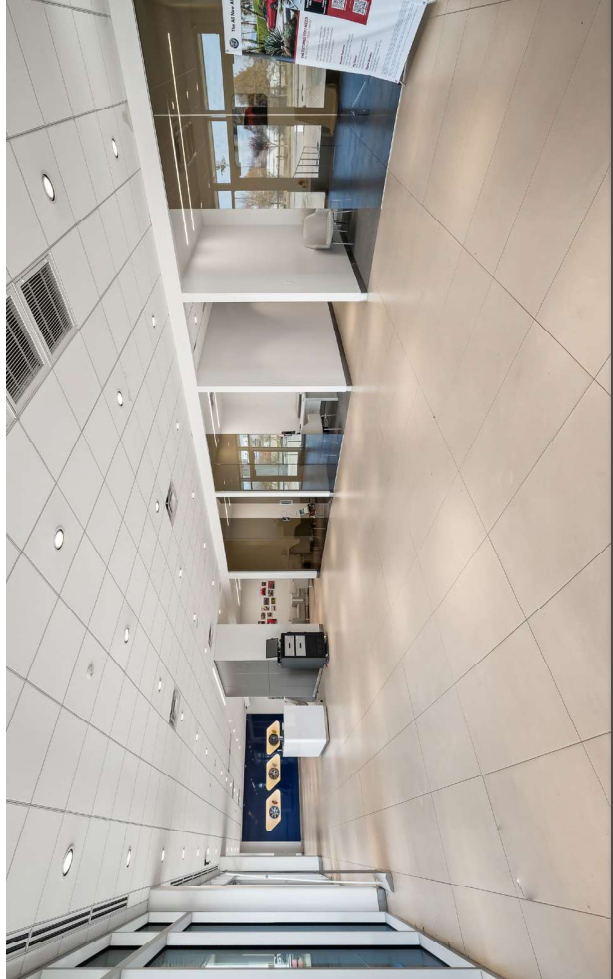
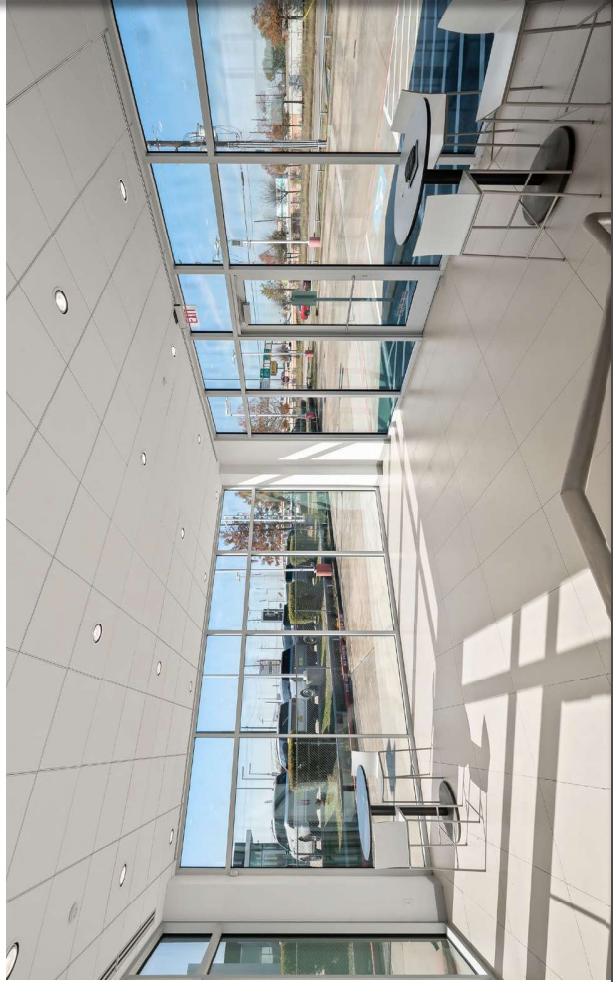


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SHOWROOM



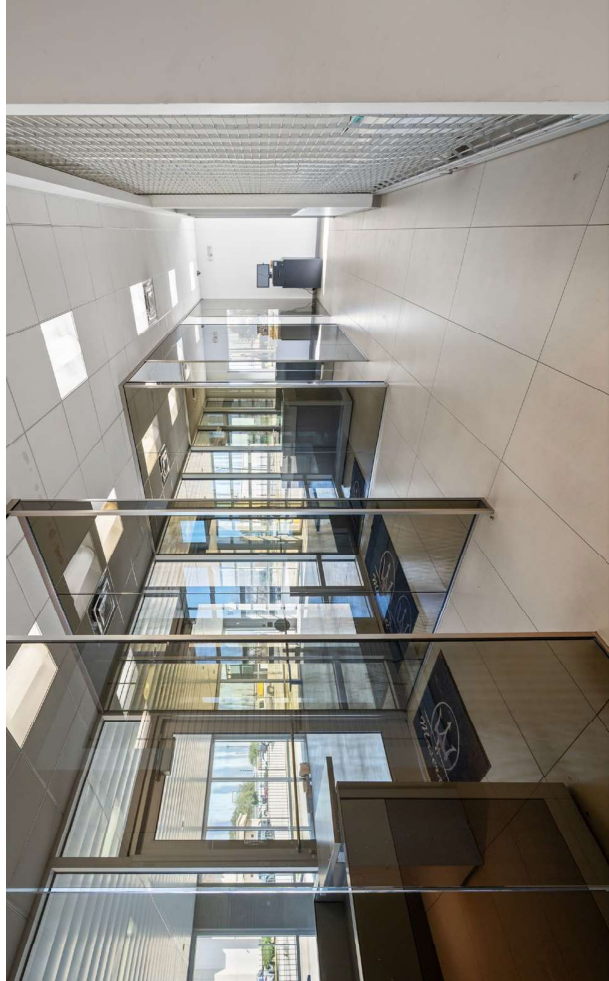
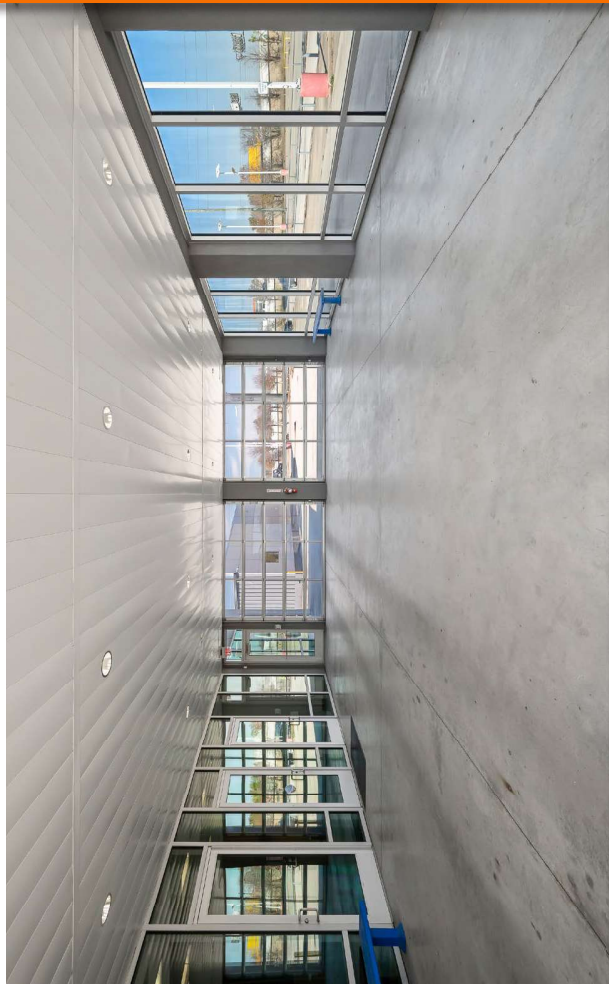
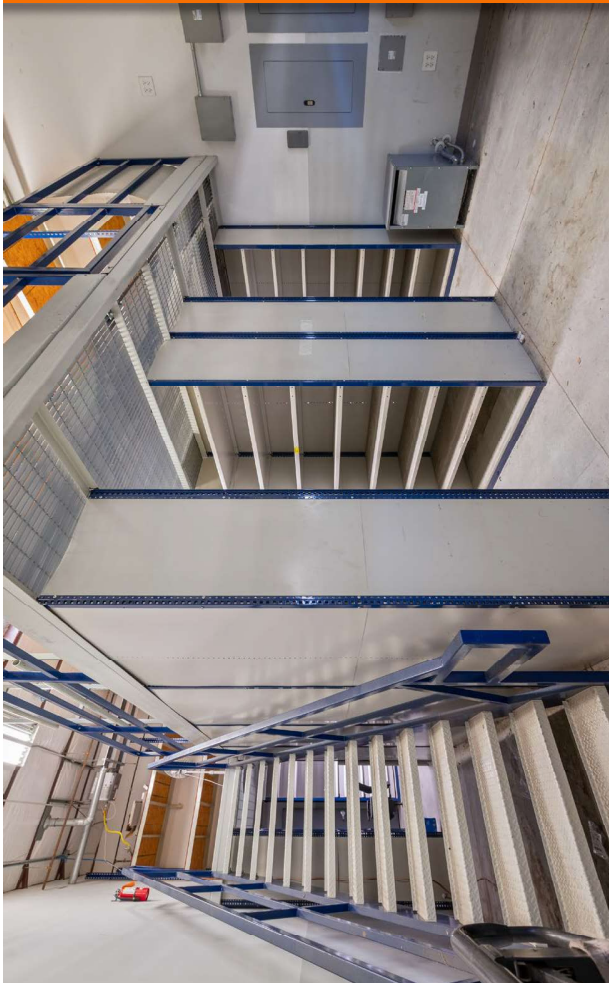
11819 SOUTHWEST FREEWAY
11819 Southwest Freeway | Houston, TX 77031

SERVICE CENTER & CAR WASH



11819 SOUTHWEST FREEWAY
11819 Southwest Freeway | Houston, TX 77031

SERVICE CENTER



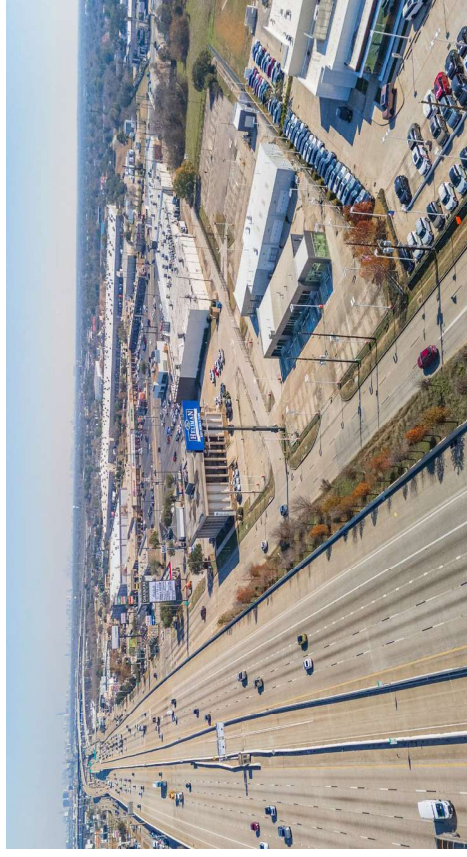
DEMOGRAPHIC HIGHLIGHTS

POPULATION
(3 mi Radius, 2025)
146,724

DAYTIME
POPULATION
(3 mi Radius, 2025)
174,564

HOUSEHOLDS
(3 mi Radius, 2025)
54,001

AVERAGE HOUSEHOLD INCOME
(3 mi Radius)
2025 Average:
\$74,875



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,963	143,540	412,593
2020 Total Population	9,408	148,067	427,403
2020 Group Quarters	52	299	1,802
2025 Total Population	10,506	146,724	421,364
2025 Group Quarters	55	306	1,863
2030 Total Population	11,446	149,796	429,522
2025-2030 Annual Rate	1.73%	0.42%	0.38%
2025 Total Daytime Population	23,981	174,564	424,179
Workers	18,490	98,735	211,783
Residents	5,491	75,829	212,396
Median Household Income			
2025	\$52,853	\$54,578	\$60,445
2030	\$61,199	\$60,947	\$67,037
Median Home Value			
2025	\$212,562	\$246,961	\$275,197
2030	\$245,073	\$320,737	\$344,071
Per Capita Income			
2025	\$23,967	\$27,453	\$31,007
2030	\$27,118	\$31,042	\$34,959
Median Age			
2010	32.3	30.9	32.4
2020	34.5	34.0	35.5
2025	35.0	34.7	36.3
2030	35.3	35.5	37.1
2025 Households by Income			
Household Income Base	4,202	54,001	151,450
<\$15,000	6.4%	12.1%	10.7%
\$15,000 - \$24,999	13.3%	9.5%	8.2%
\$25,000 - \$34,999	13.2%	10.4%	9.5%
\$35,000 - \$49,999	12.8%	13.9%	13.3%
\$50,000 - \$74,999	20.7%	18.9%	18.0%
\$75,000 - \$99,999	13.2%	12.3%	12.6%
\$100,000 - \$149,999	14.4%	13.1%	14.0%
\$150,000 - \$199,999	3.0%	5.1%	6.4%
\$200,000+	0.9%	4.8%	7.4%
Average Household Income	\$62,963	\$74,875	\$86,325

