



**FULLY EQUIPPED AUTO REPAIR & BODY SHOP | ESTABLISHED HIGH-TRAFFIC LOCATION
OWNER FINANCING AVAILABLE**

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

7215 N SHEPHERD DR | HOUSTON, TX 77091



OFFERING SUMMARY

FOR SALE/OWNER FINANCE

\$1,300,000

\$500K DOWN

5 YEARS

NO INTEREST/BUYER PAYS ALL CLOSING COSTS

PROPERTY TYPE

AUTO SHOP/FLEX/WAREHOUSE

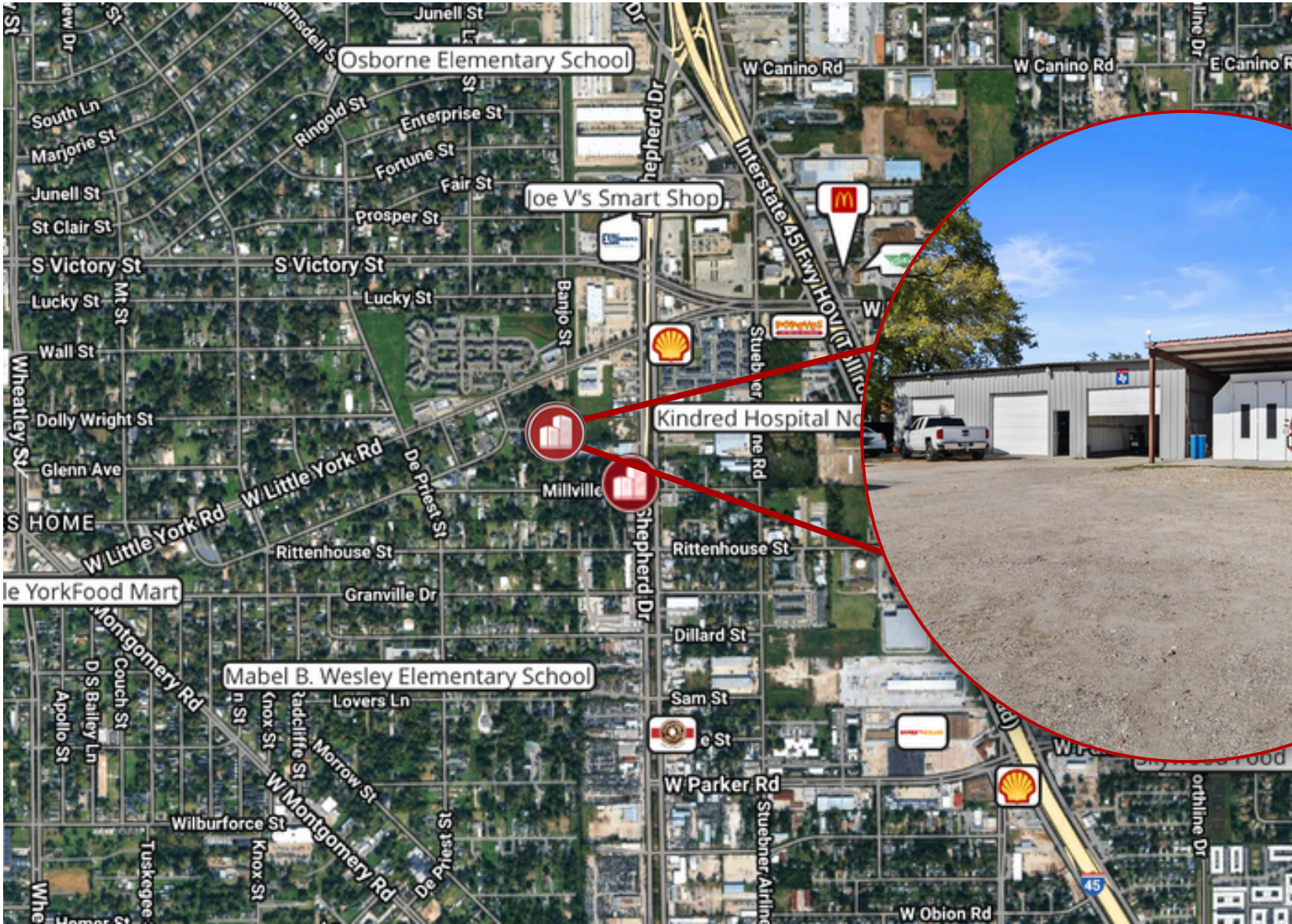
LOT SIZE

4,000 SF

PROPERTY HIGHLIGHTS

- Dual-Service Facility
- Fully functioning as both a mechanic shop and a body shop, providing customers with a convenient, all-in-one automotive service center.
- Equipment Included:
 - Frame Machine – Designed for accurate collision repair and structural alignment
 - Paint Booth – Operational and ready for high-quality automotive painting and refinishing
 - Complete Mechanical Tool Set – Outfitted with the tools needed to service a variety of vehicles
- Spacious layout – Generous workspace for multiple vehicles, along with dedicated office and customer waiting areas
- Growth Opportunities
- No Financials Available

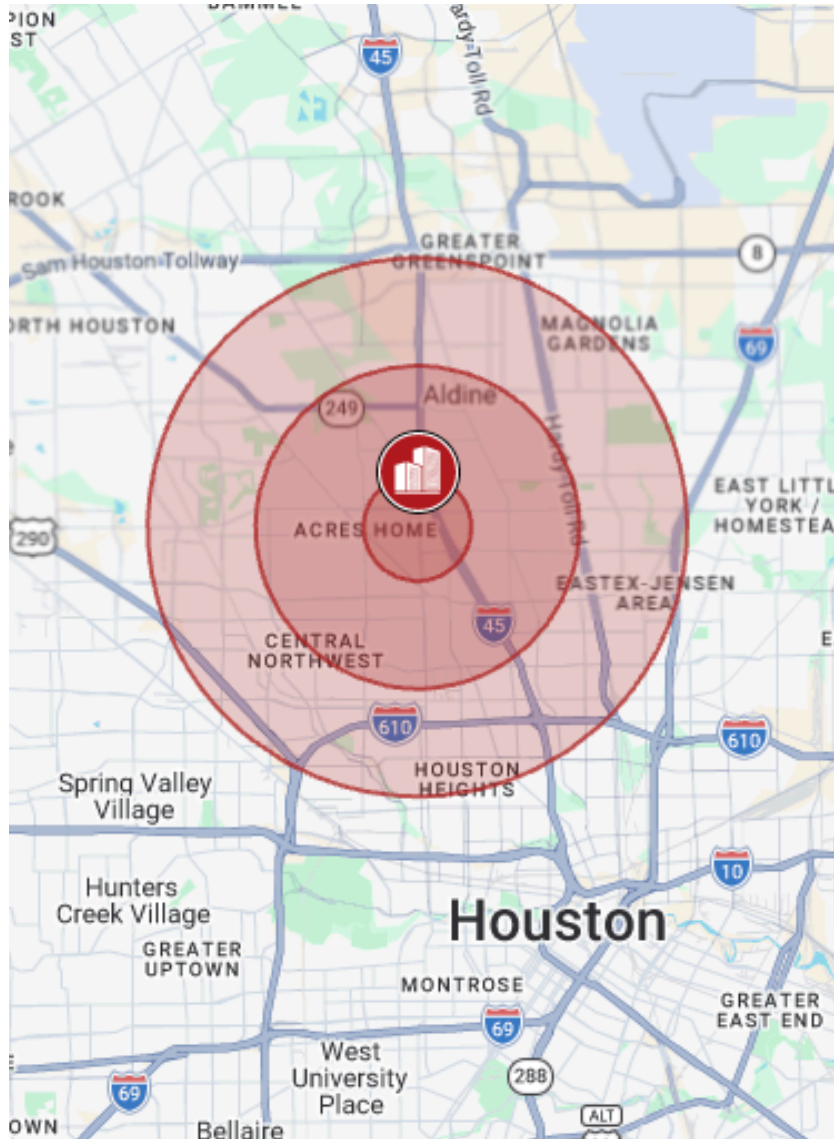
Aerial Map



Property Photos



Demographics



Situated on N. Shepherd Dr in the heart of Northwest Houston's bustling commercial zone, this address benefits from steady daily traffic and prominent street frontage. The property sits near key intersections and trade areas that connect to I-45, US-290, and the North Loop, providing exceptional accessibility for customers and employees.

Surrounded by thriving businesses, auto shops, retail centers, and residential neighborhoods, this location offers strong synergy and visibility in a rapidly growing submarket.

	1 Mile	3 Miles	5 Miles
Total population	13,075	118,675	351,935
Workday Population	23	227	615
Total household	4,577	39,155	121,938
Average household income	\$48,004	\$69,352	\$79,743
Average age	36.1	37	36
Male Population	36	36	37
Female Population	37	38	37

Demographics data derived from AlphaMap

Market Overview

Rapid Corridor Development Located along the bustling Highway 105 East, this property is situated in one of the most active growth corridors in the Greater Houston periphery. As Montgomery and San Jacinto Counties continue to expand, this thoroughfare has become a critical link for regional commerce. In 2026, the area is benefiting from sustained infrastructure improvements designed to support increased traffic and the influx of both residential and commercial investment moving outward from the urban core.

Strategic Accessibility and Logistics The property's location offers exceptional logistics advantages, providing a direct connection between Conroe and Cleveland. Its proximity to major transit arteries, including Interstate 45 and the newly expanded portions of Highway 105, ensures seamless access for service providers, industrial users, and retail customers alike. This high-visibility location is perfectly positioned to capture the growing commuter flow and the increasing demand for local commercial hubs.

Resilient Market Fundamentals The commercial real estate market in the Cleveland area remains robust, characterized by a tightening supply of available land with highway frontage. In 2026, demand for flexible-use commercial sites—ranging from professional offices to specialized industrial yards—continues to outpace new deliveries. This supply-demand imbalance provides a strong foundation for property value retention and long-term appreciation in a stable economic environment.

Economic Outlook and Business Climate Backed by Texas's nation-leading job growth and a business-friendly local government, the Cleveland submarket offers a secure climate for commercial investment. The local economy is diversifying rapidly, with new retail developments and industrial parks bringing a fresh wave of professional talent to the region. This property represents a high-potential opportunity to establish a presence in a market defined by resilience and a clear trajectory of future growth.



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INDUSTRIAL OPPORTUNITY IN ROSENBERG

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