

SALE

AUTOMOTIVE RETAIL PROPERTY

10090 South Gessner Road Houston, TX 77071



SALE PRICE \$990,000



[CLICK TO VIEW VIDEO](#)

Lana Nimri
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TX #792356

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COMMERCIAL
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/25.

Presence in

**500+ OFFICES,
50+ COUNTRIES**

OVER 18,700

Transactions

\$9.32 BILLION

Sales Volume

\$1.06 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2025 – 12/31/2025.

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Houston, TX! This 2,400 SF building on S Gessner Rd boasts 100% occupancy, representing an ideal scenario for an investor. With excellent frontage and visibility, this property offers a perfect location for an investment acquisition. The established automotive use comes with operational infrastructure, while easy access to major roadways and nearby retail corridors enhances its appeal. During challenging economic conditions, including COVID-19, the business has showcased remarkable resilience, making this property a promising addition to any investment portfolio.

PROPERTY HIGHLIGHTS

- One of Houston's most prime commercial areas
- Excellent frontage and visibility on S Gessner Rd
- Strong demographics and surrounding population density
- Established automotive use with operational infrastructure
- Easy access to major roadways and nearby retail corridor
- Business has demonstrated strong resilience during challenging economic conditions, including COVID-19

OFFERING SUMMARY

Sale Price:	\$990,000
Building Size:	2,400 SF
NOI:	\$78,475.00
Cap Rate:	7.93%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	997	3,399	8,248
Total Population	2,677	8,498	20,740
Average HH Income	\$53,324	\$51,195	\$61,837

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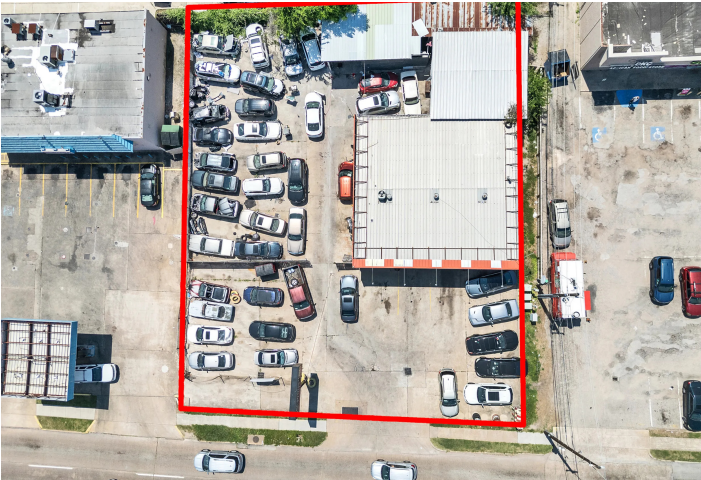
AUTOMOTIVE RETAIL PROPERTY

10090 South Gessner Road Houston, TX 77071



PROPERTY HIGHLIGHTS

- Numbers are on a weighted average
- One of Houston's most prime commercial areas
- Excellent frontage and visibility on S Gessner Rd
- Strong demographics and surrounding population density
- Ideal for owner-user or investment acquisition
- Established automotive use with operational infrastructure
- Easy access to major roadways and nearby retail corridor
- Business has demonstrated strong resilience during challenging economic conditions, including COVID-19



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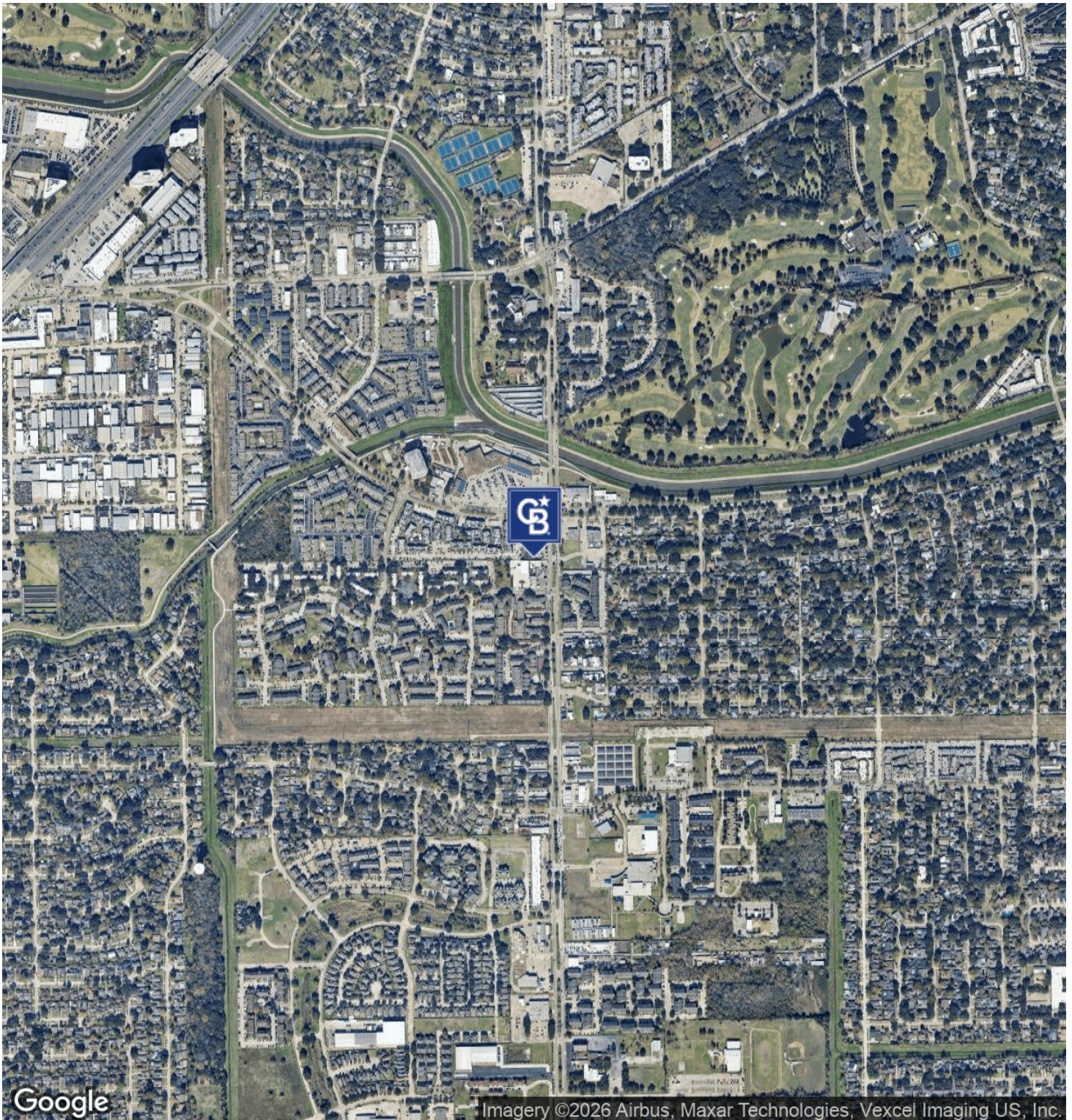


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FINANCIAL SUMMARY

10090 South Gessner Road • Houston, TX 77071 • Single-Tenant Automotive

LIST PRICE \$990,000 NOI \$78,475 CAP RATE 7.93% \$412.50 / SF

TENANT SUMMARY

TENANT	SIZE	% GLA	LEASE TERM	MONTHS	LEASE TYPE	DEPOSIT	OPTIONS
Bravo-Car LLC	2,400 SF	100.00%	8/1/2026 – 9/30/2029	38	Modified Gross	\$9,250	None
Lease guarantee . Permitted use: car mechanic, repairs and body shop only (Para. 9A). Landlord pays taxes, insurance and roof/structural/HVAC replacement; Tenant pays all utilities, janitorial and non-structural maintenance.							

RENT INCREASE

RENT PERIOD	MONTHS	EVENT	MONTHLY RENT	PERIOD TOTAL	\$/SF/YR
08/01/2026 – 08/31/2026	1	Rent abatement	\$0.00	\$0.00	\$0.00
09/01/2026 – 01/31/2027	5	Initial rate	\$7,750.00	\$38,750.00	\$38.75
02/01/2027 – 06/30/2027	5	Increase	\$8,000.00	\$40,000.00	\$40.00
07/01/2027 – 09/30/2029	27	Increase	\$8,500.00	\$229,500.00	\$42.50
TOTAL CONTRACT BASE RENT	38		—	\$308,250.00	
WEIGHTED AVERAGE (\$308,250 ÷ 38 mo)			\$8,111.84	\$97,342.11 / yr	\$40.56

INCOME SUMMARY

INCOME	WEIGHTED / YEAR	PER SF
Scheduled Base Rental Income — weighted avg. of 38-month term	\$97,342.11	\$40.56
Vacancy / Credit Loss — 100% occupied, single tenant	\$0.00	\$0.00
EFFECTIVE GROSS REVENUE	\$97,342.11	\$40.56

OPERATING EXPENSES

EXPENSE	AMOUNT	PER SF	BASIS
Real Estate Taxes	\$6,600.00	\$2.75	Per Seller
Property Insurance (incl. flood, Zone AE)	\$5,000.00	\$2.08	Per Seller
Capital Reserve	\$2,400.00	\$1.00	Landlord
Management Fee (5.00%)	\$4,867.11	\$2.03	5% of effective gross revenue
Utilities	\$0.00	\$0.00	Tenant pays 'all
CAM / Janitorial / Grounds / Pest	\$0.00	\$0.00	Tenant pays
TOTAL OPERATING EXPENSES	\$18,867.11	\$7.86	

NET OPERATING INCOME

Effective Gross Revenue	\$97,342.11	Implied Cap Rate at \$990,000	7.93%
Less Total Operating Expenses	(\$18,867.11)		
NET OPERATING INCOME	\$78,475.00	NOI if Buyer self-manages	\$83,342

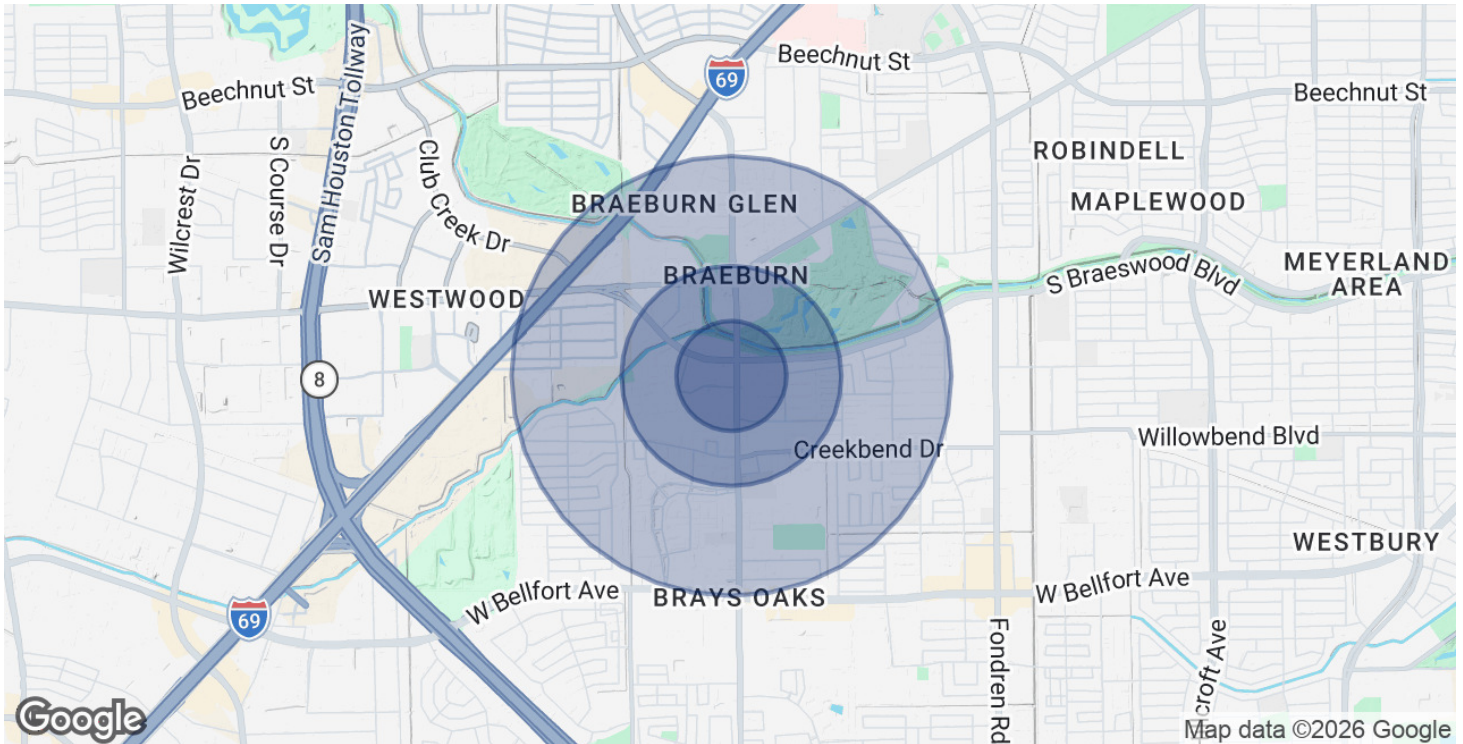
Special Provisions additionally grant a conditional abatement of the final month's rent, forfeited if any payment is received after the 3rd of any month during the term. Lease is Modified Gross. Property is located in FEMA Flood Zone AE. Purchaser should independently verify all information. Numbers provided based on weighted average

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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	2,677	8,498	20,740
Average Age	29.9	31.1	33.8
Average Age (Male)	32.4	32.8	34.5
Average Age (Female)	28.8	30.7	34.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	997	3,399	8,248
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$53,324	\$51,195	\$61,837
Average House Value	\$319,457	\$292,412	\$247,457

2023 American Community Survey (ACS)

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