

PORTFOLIO OF 3 BUILDINGS ± 44,700 SF | FULL SERVICE DEALERSHIP

8245 NORTH FWY HOUSTON, TX 77037

FOR SALE



Carlos Iglesias
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Property Summary



PROPERTY DESCRIPTION

Building 1: Renovated 3-Story Office/Showroom – 11,100 SF Total

Size: 3,700 SF per floor, for a total of 11,100 SF

Recent Upgrades: Completely remodeled in 2020, this modern office/showroom is perfect for businesses needing a blend of professional office space and customer-facing operations.

Building 2: 13,600 SF Full-Service Paint and Body Shop – 12 Bays + Paint Booth

Specialized Facility: This full-service auto body shop features 12 large bays and a professional-grade paint booth, catering to a wide range of automotive services.

Office Space: Includes 1,000 SF of office space for administrative operations, client consultations, or additional rental opportunities.

Prime Access: The building has dual access to both Veterans Memorial Road and the frontage road, providing excellent ingress and egress for customers and deliveries.

Building 3: 20,000 SF Industrial Warehouse/Showroom

Flexible Layout: 2,000 SF of showroom/office space in the front, 1,000 SF of additional office space in the back, and a 17,000 SF warehouse with an impressive 22-foot clear height. It offers 2 dock-high doors and 2 drive-in grade-level doors.

Power Capacity: The warehouse is equipped with 3-phase power (480 volts, 300 amps), making it suitable for heavy industrial operations.

OFFERING SUMMARY

Sale Price	\$4,950,000
Property Type	Office/Warehouse
Number of Bldgs/ Total Bldg. Area	3 / ± 44,700 SQ Ft
Year Built/Renovated	1983/ 2020/2025
Lot Size	± 2.62 Acres
Parking Spaces	±140

PROPERTY HIGHLIGHTS

- Freeway frontage
- High Visibility
- Billboard Exposure
- Ample Parking
- Three buildings included in sale
- Leases included in sale



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Building A - 3 Story Building



8245 North Fwy - Building A

Property Description

Property Type

Office | Loft / Creative Space

RBA | Typical Floor

11,100 SF | 3,700 SF

Parking Spaces

54 spaces

Year Built

1983

Occupancy

1st Floor- Currently Vacant

Second and Third Floor- Tenant: Owner occupied- currently used by the owner and will be delivered vacant upon closing, providing flexibility for buyers to occupy or lease out as needed.

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Building B - Mechanic Shop



8245 North Fwy - Building B	Property Description
Property Type	Mechanic Shop
GLA Typical Floor	13,600 SF
Parking Spaces	40 spaces
Year Built	1983
Occupancy	Currently Leased: Auto Shop , lease ends February 2031, providing steady rental income and a reliable tenant for the foreseeable future.

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Building C - 20,000 SF Warehouse with Office/Showroom



8245 North Fwy - Building A	Property Description
Property Type	Warehouse Showroom
RBA	20,000 SF
Parking Spaces	45 spaces
Clear Height	22 ft
Year Built	1983
Occupancy	Tenant: Currently Vacant

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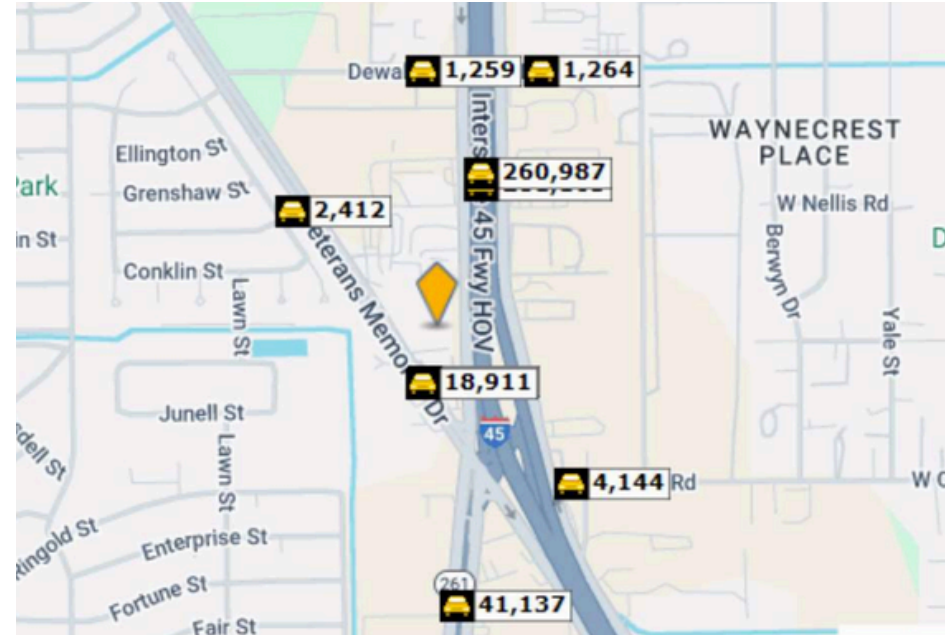
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Demographics & Traffic Statistics

DEMOGRAPHICS

Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	12,594	338,206	1,257,713
2024 Estimate	12,433	331,570	1,224,914
2020 Census	12,985	333,982	1,189,213
Households			
2029 Projection	4,061	112,790	471,937
2024 Estimate	4,008	110,424	458,250
2020 Census	4,202	110,813	439,638
Avg HH Income	\$55,031	\$68,670	\$91,941



TRAFFIC STATISTICS

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Stuebner Airline Rd	Shepherd Pr Three Dr	0.01 NW	2022	18,378	MPSI	.07
2 Stuebner Airline Rd	Shepherd Pr Three Dr	0.01 NW	2018	18,911	MPSI	.07
3 North Freeway	W Gulf Bank Rd	0.06 N	2022	281,165	MPSI	.20
4 I- 45	W Gulf Bank Rd	0.55 N	2022	260,127	MPSI	.21
5 I- 45	W Gulf Bank Rd	0.55 N	2021	260,987	MPSI	.21
6 Marcolin St	Stuebner Airline Rd	0.02 NE	2022	2,412	MPSI	.24
7 W Canino Rd	Stabner Airline	0.02 E	2018	4,144	MPSI	.26
8 Dewalt St	N FwyServ Dr	0.05 E	2022	1,259	MPSI	.34
9 N Shepherd Dr	Shepard Pr	0.11 N	2022	41,137	MPSI	.35

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Building A - Office Building



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