



PROPERTY HIGHLIGHTS

FORMER DRIVETIME DEALERSHIP • I-45 NORTH

9645 *North Freeway*

Former DriveTime location with premier visibility on I-45 / North Freeway ($\pm 250,000$ VPD) — ideal for automotive or industrial users.

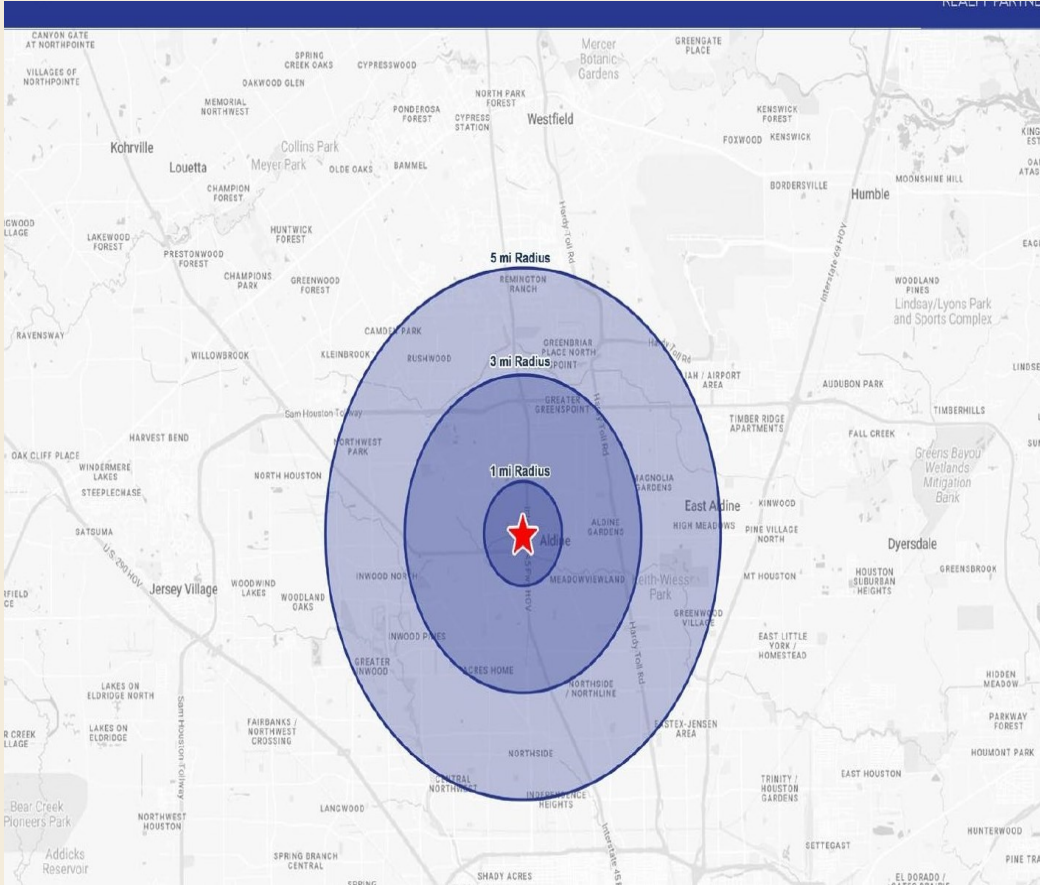
9645 NORTH FREEWAY • HOUSTON, TEXAS 77060

SF TOTAL	SF SHOWROOM	SF WAREHOUSE	SF GARAGE	VPD ON I-45
$\pm 30,500$	$\pm 6,000$	$\pm 20,000$	$\pm 4,500$	291,127

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SECTION · DEMOGRAPHICS

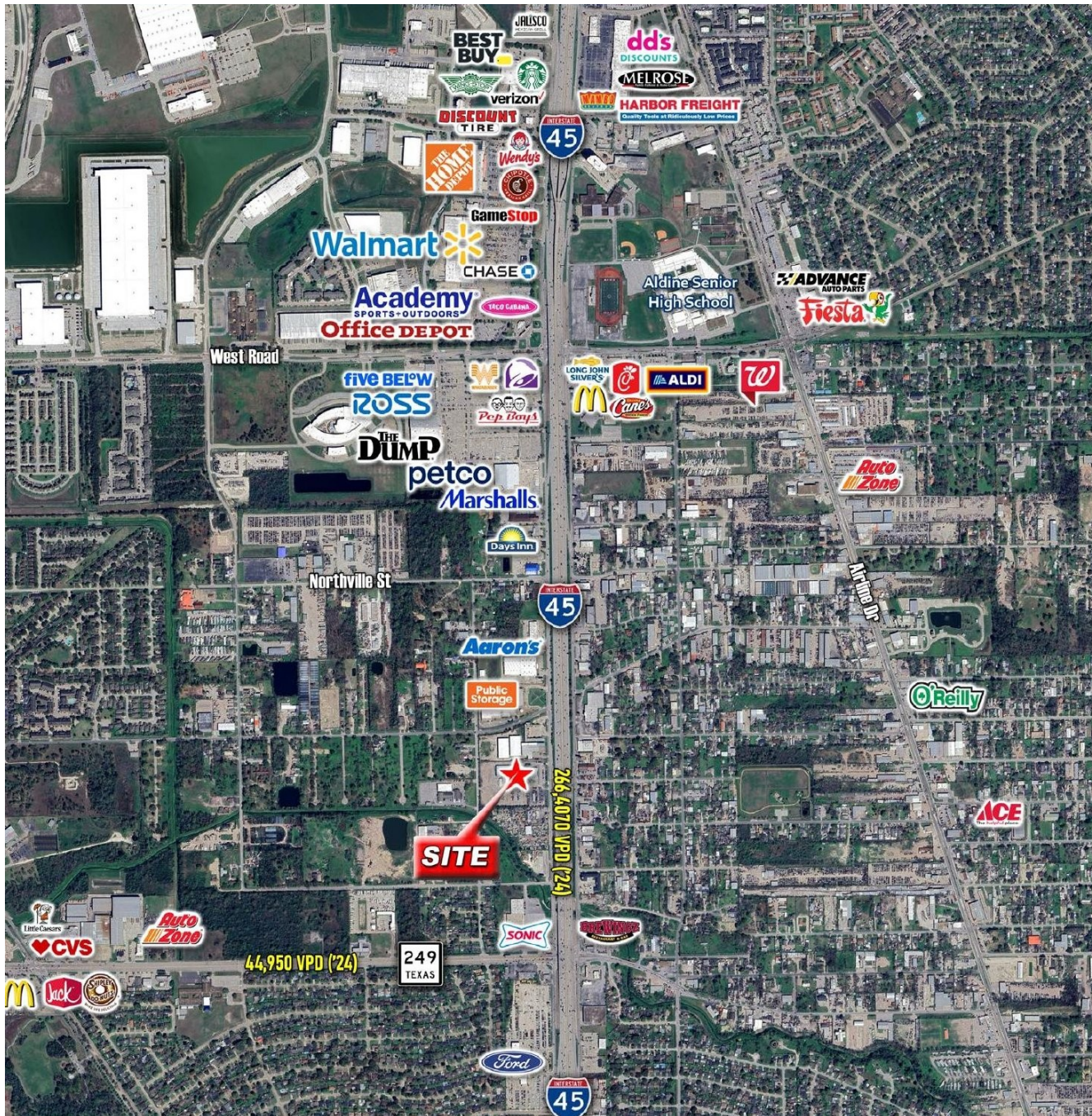
2025 *Demographics*



2025 DEMOGRAPHICS 9645 NORTH FREEWAY			
RING	1 - MI	3 - MI	5 - MI
Population	10,019	104,595	316,993
Households	—	—	—
Avg HH Income	\$70,860	\$65,222	\$68,924
Daytime Empl.	—	—	—

5 - MILE TRADE AREA
316,993
residents · \$68,924 avg HH income







SECTION · LEASING TEAM

Leasing *Team*

All leasing inquiries regarding 9645 North Freeway are directed to the Shadowood Realty Partners advisory team.



Taki Dallis

PRINCIPAL

Twenty-plus years in commercial real estate finance and brokerage. Previously at Hewlett-Packard (66M SF global portfolio liaison) and Daikin Corporation (financial lead on their 4M SF North American headquarters). Has executed 1.5M+ SF of leasing and \$500M+ in transactions across Texas and the Southwest, with major shopping center assignments including Palms Crossing, Acadiana Mall, Westgate Mall, and Southpark Mall. MBA Finance (Honors) — Texas A&M.

- D** 713.614.8116
- E** Taki@ShadowoodRP.com
- L** TX Broker · TREC #560896



Michael Moulton

VICE PRESIDENT

Started in commercial real estate in 2015 at Clay Albers Properties. Joined Weingarten Realty Investors in 2020 as a member of the Central Region leasing team overseeing ~4M SF. Joined Shadowood Realty Partners in 2023 as VP leading the Texas portfolio. Has executed 1M+ SF of lease transactions. Bachelor's degree — Texas Tech University.

- D** 281.687.7986
- E** michael.moulton@ShadowoodRP.com
- L** TX Salesperson · TREC #673249

TOUR THE PROPERTY

Tours of 9645 North Freeway are available by appointment. Please contact the Shadowood Realty Partners advisory team to schedule a site visit or request a custom proposal.