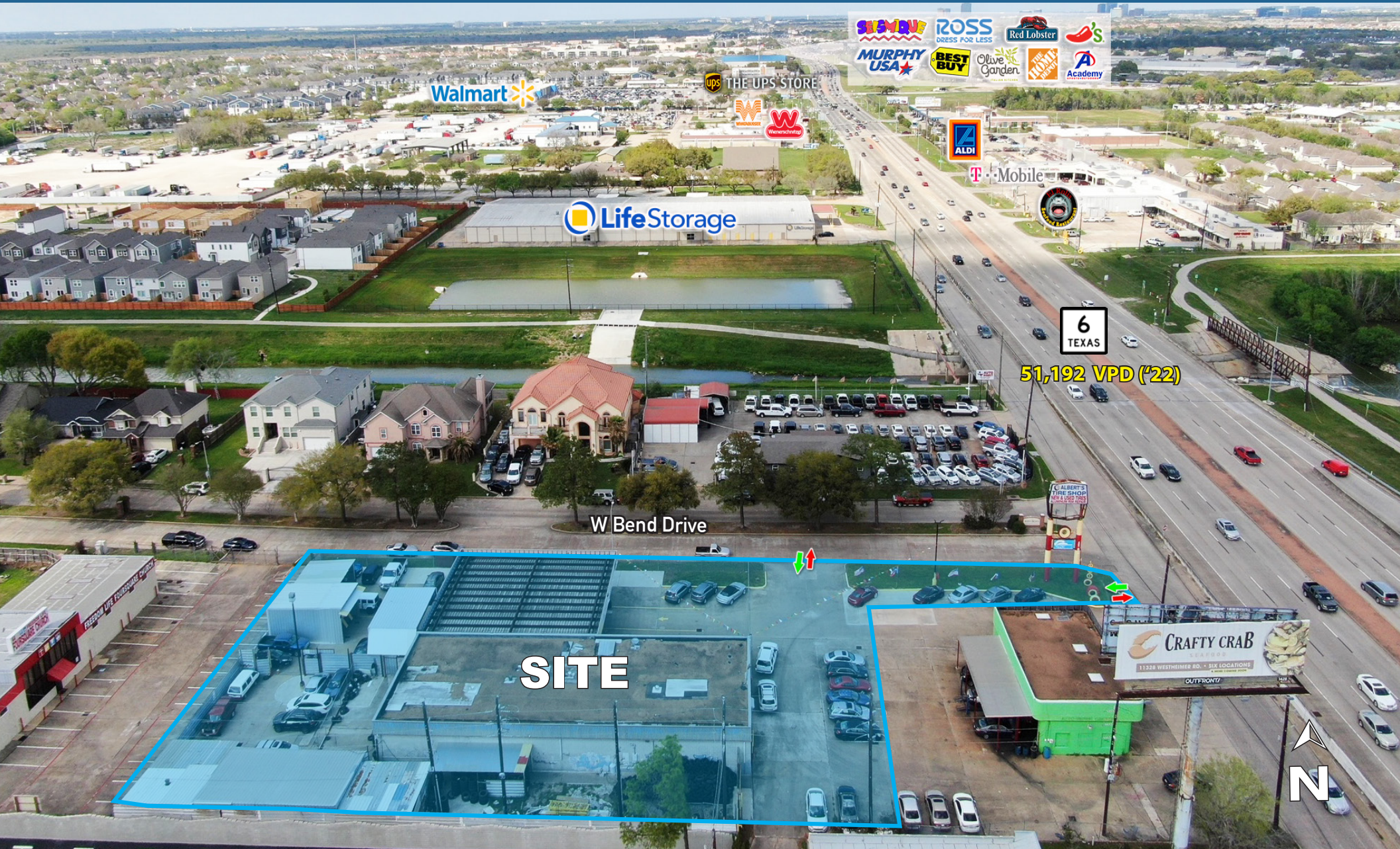


FOR SALE: TURNKEY AUTOMOTIVE WHEEL & ALIGNMENT SHOP

4004 HIGHWAY 6 SOUTH | HOUSTON TX 77082



S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

PROPERTY OVERVIEW

 **ADDRESS**
4004 Highway 6 South | Houston, TX 77082

 **FREESTANDING BLDG**
5,658 SF

 **LAND SIZE**
39,499 SF

 **MULTIPLE CURB CUTS**

 **INCOME PRODUCING**
3 tenants on site

 **TRAFFIC COUNT**
51,192 cars per day

 **POPULATION**
151,978 within 3 miles

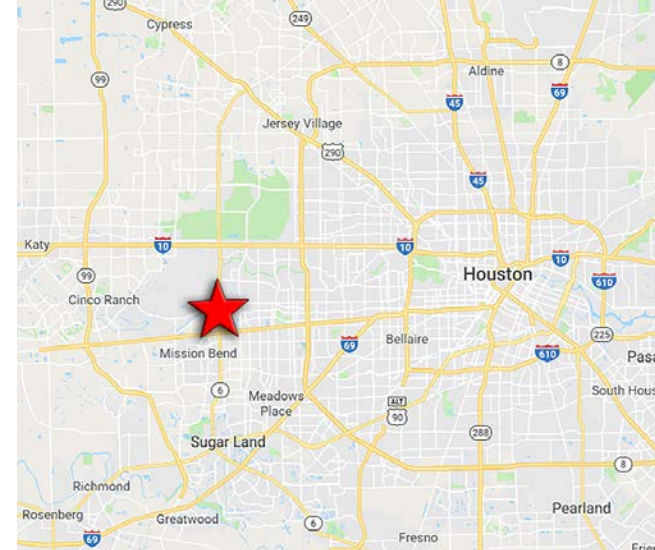


S&PINTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



PROPERTY FEATURES:

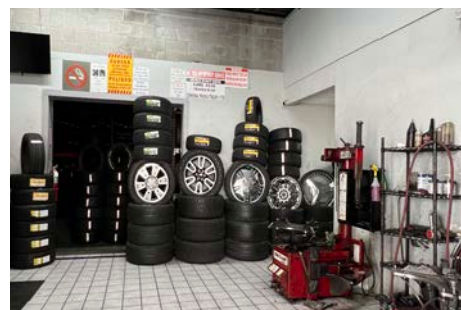
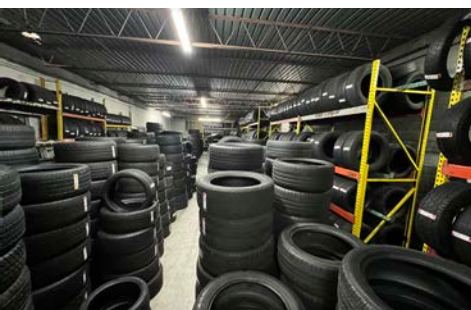
- Address: 4004 Highway 6 South | Houston, TX 77082
- Freestanding Building: 5,658 SF
- Turnkey Automotive Wheel & Alignment Shop
- Land Size: 39,499 SF Total
- Income Producing (3 Tenants on Site)
- Population: 151,978 in 3 mile radius
- Multiple Curb Cuts
- Call Broker for Pricing

DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2023 Population	17,177	151,978	358,740
Households	5,817	51,954	125,547
Average HH Income	\$60,299	\$74,371	\$83,660

TRAFFIC COUNT:

Hwy 6: 51,192 VPD ('22)



S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

WEST BEND DRIVE
(80' ROW)

DELTA=00°52'03"
R=1550.00 L=23.47'
CB=S 89°16'19" E 23.46'

END 5/8"

S 89°43'12" E

304.55'

POINT OF BEGINNING

SET 5/8" W
SUPER CAR WASH SIGN
FND 5/8" W

S 44°50'39" E 14.18'

S 00°08'48" E 42.52'

ONE STORY METAL

ONE STORY CONC BLDG (5,663 SQ.FT)

ONE STORY CONC BLDG

0.9067 ACRES (39,499 SQ.FT)

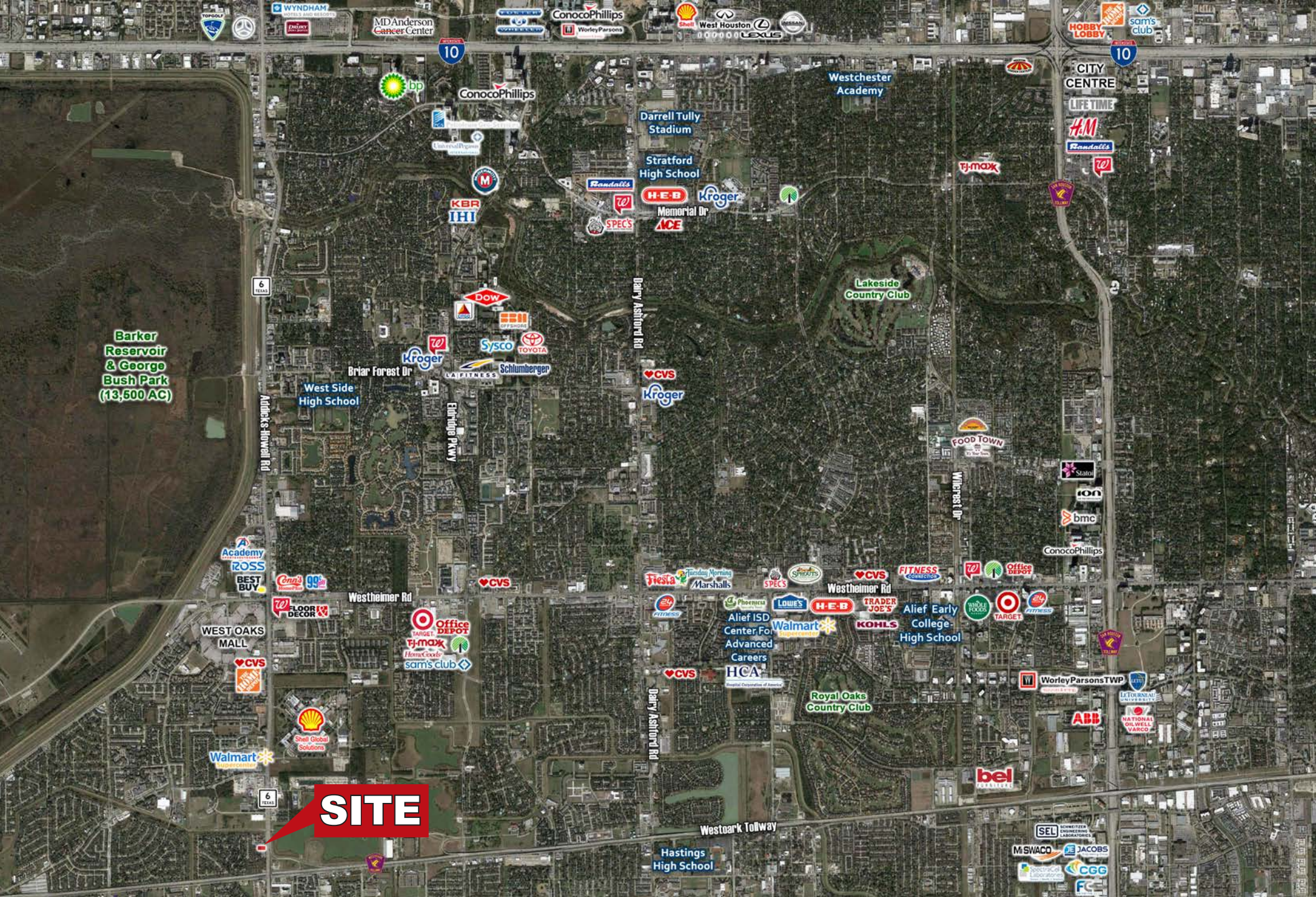
0.2870 ACRES H.C.C.F. K-849396

CROSS EASEMENT RECORDED IN H.C.C.F. # L-768332

ADDITIONAL AERIAL ESMT 5'6" X 16'3" (LOWER LIMIT) X 18'6" (HIGHER LIMIT) H.C.C.F. # C-294210 AND C-308599

ACCESS EASEMENT AGREEMENT TO THE SHOPPING CENTER DESCRIBED IN H.C.C.F. # R-388612

TEXAS STATE HIGHWAY 6
(180' ROW)



S&P INTERESTS

HENRY GARCIA
281.433.5736
henry@spinterests.com

WWW.SPINTERESTS.COM | Main: 713.766.4500
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	17,414		153,569		363,495	
2023 Estimate	17,177		151,978		358,740	
2010 Census	14,459		140,986		329,386	
Growth 2023 - 2028	1.38%		1.05%		1.33%	
Growth 2010 - 2023	18.80%		7.80%		8.91%	
2023 Population by Age	17,177		151,978		358,740	
Age 0 - 4	1,230	7.16%	10,333	6.80%	24,000	6.69%
Age 5 - 9	1,277	7.43%	10,876	7.16%	25,608	7.14%
Age 10 - 14	1,317	7.67%	11,240	7.40%	26,569	7.41%
Age 15 - 19	1,258	7.32%	10,750	7.07%	25,130	7.01%
Age 20 - 24	1,195	6.96%	9,959	6.55%	22,836	6.37%
Age 25 - 29	1,288	7.50%	10,414	6.85%	23,651	6.59%
Age 30 - 34	1,371	7.98%	11,229	7.39%	25,885	7.22%
Age 35 - 39	1,334	7.77%	11,449	7.53%	27,203	7.58%
Age 40 - 44	1,234	7.18%	10,964	7.21%	26,476	7.38%
Age 45 - 49	1,109	6.46%	10,150	6.68%	24,410	6.80%
Age 50 - 54	1,012	5.89%	9,456	6.22%	22,452	6.26%
Age 55 - 59	914	5.32%	8,705	5.73%	20,479	5.71%
Age 60 - 64	822	4.79%	8,008	5.27%	18,856	5.26%
Age 65 - 69	678	3.95%	6,771	4.46%	16,130	4.50%
Age 70 - 74	502	2.92%	5,143	3.38%	12,454	3.47%
Age 75 - 79	314	1.83%	3,266	2.15%	8,087	2.25%
Age 80 - 84	174	1.01%	1,810	1.19%	4,626	1.29%
Age 85+	147	0.86%	1,456	0.96%	3,888	1.08%
Age 65+	1,815	10.57%	18,446	12.14%	45,185	12.60%
Median Age	33.70		35.50		36.00	
Average Age	34.70		36.10		36.40	
2023 Population By Race	17,177		151,978		358,740	
White	7,787	45.33%	68,985	45.39%	176,103	49.09%
Black	6,025	35.08%	45,917	30.21%	92,624	25.82%
Am. Indian & Alaskan	138	0.80%	1,357	0.89%	3,351	0.93%
Asian	2,812	16.37%	31,893	20.99%	77,578	21.63%
Hawaiian & Pacific Island	17	0.10%	131	0.09%	338	0.09%
Other	399	2.32%	3,695	2.43%	8,746	2.44%
Population by Hispanic Origin	17,177		151,978		358,740	
Non-Hispanic Origin	9,996	58.19%	94,958	62.48%	228,809	63.78%
Hispanic Origin	7,181	41.81%	57,020	37.52%	129,931	36.22%
2023 Median Age, Male	32.60		34.20		35.00	
2023 Average Age, Male	33.70		35.00		35.50	
2023 Median Age, Female	34.80		36.70		37.10	
2023 Average Age, Female	35.70		37.00		37.30	

Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation Classification	13,101		117,385		277,544	
Civilian Employed	8,868	67.69%	76,304	65.00%	180,594	65.07%
Civilian Unemployed	400	3.05%	3,932	3.35%	8,752	3.15%
Civilian Non-Labor Force	3,833	29.26%	37,012	31.53%	87,952	31.69%
Armed Forces	0	0.00%	137	0.12%	246	0.09%
Households by Marital Status						
Married	2,415		24,270		60,132	
Married No Children	1,143		11,632		29,105	
Married w/Children	1,272		12,638		31,027	
2023 Population by Education						
Some High School, No Diploma	2,368	20.32%	16,314	15.36%	37,393	14.92%
High School Grad (Incl Equivalency)	3,033	26.02%	24,741	23.29%	51,672	20.62%
Some College, No Degree	2,928	25.12%	28,669	26.99%	64,352	25.68%
Associate Degree	756	6.49%	7,414	6.98%	15,978	6.38%
Bachelor Degree	1,894	16.25%	19,386	18.25%	52,571	20.98%
Advanced Degree	676	5.80%	9,710	9.14%	28,609	11.42%
2023 Population by Occupation						
Real Estate & Finance	383	2.33%	4,906	3.46%	12,770	3.79%
Professional & Management	3,140	19.06%	33,466	23.60%	90,618	26.87%
Public Administration	269	1.63%	2,502	1.76%	5,074	1.50%
Education & Health	2,247	13.64%	16,958	11.96%	38,802	11.51%
Services	2,427	14.73%	17,390	12.26%	36,330	10.77%
Information	44	0.27%	648	0.46%	1,784	0.53%
Sales	1,841	11.18%	18,408	12.98%	42,073	12.48%
Transportation	114	0.69%	1,801	1.27%	4,884	1.45%
Retail	1,290	7.83%	10,939	7.71%	23,831	7.07%
Wholesale	335	2.03%	2,330	1.64%	5,566	1.65%
Manufacturing	660	4.01%	5,554	3.92%	13,373	3.97%
Production	1,457	8.84%	10,109	7.13%	21,288	6.31%
Construction	891	5.41%	6,052	4.27%	14,638	4.34%
Utilities	526	3.19%	3,941	2.78%	9,231	2.74%
Agriculture & Mining	185	1.12%	1,688	1.19%	5,598	1.66%
Farming, Fishing, Forestry	0	0.00%	46	0.03%	66	0.02%
Other Services	664	4.03%	5,080	3.58%	11,329	3.36%
2023 Worker Travel Time to Job						
<30 Minutes	3,589	42.12%	31,085	42.48%	78,468	45.51%
30-60 Minutes	3,671	43.09%	33,169	45.33%	74,816	43.39%
60+ Minutes	1,260	14.79%	8,914	12.18%	19,128	11.09%

Radius	1 Mile		3 Mile		5 Mile	
2010 Households by HH Size	4,775		47,517		115,759	
1-Person Households	1,092	22.87%	10,902	22.94%	28,999	25.05%
2-Person Households	1,156	24.21%	11,907	25.06%	30,904	26.70%
3-Person Households	865	18.12%	8,533	17.96%	19,769	17.08%
4-Person Households	748	15.66%	7,727	16.26%	17,596	15.20%
5-Person Households	490	10.26%	4,504	9.48%	9,964	8.61%
6-Person Households	242	5.07%	2,197	4.62%	4,800	4.15%
7 or more Person Households	182	3.81%	1,747	3.68%	3,727	3.22%
2023 Average Household Size	2.90		2.90		2.80	

Households						
2028 Projection	5,914		52,504		126,888	
2023 Estimate	5,817		51,954		125,547	
2010 Census	4,776		47,517		115,759	
Growth 2023 - 2028	1.67%		1.06%		1.07%	
Growth 2010 - 2023	21.80%		9.34%		8.46%	
2023 Households by HH Income	5,817		51,954		125,545	
<\$25,000	1,499	25.77%	9,390	18.07%	22,494	17.92%
\$25,000 - \$50,000	1,463	25.15%	14,560	28.02%	30,610	24.38%
\$50,000 - \$75,000	1,294	22.25%	9,815	18.89%	23,799	18.96%
\$75,000 - \$100,000	717	12.33%	6,394	12.31%	14,467	11.52%
\$100,000 - \$125,000	418	7.19%	4,414	8.50%	10,964	8.73%
\$125,000 - \$150,000	133	2.29%	2,577	4.96%	6,360	5.07%
\$150,000 - \$200,000	162	2.78%	2,397	4.61%	7,755	6.18%
\$200,000+	131	2.25%	2,407	4.63%	9,096	7.25%
2023 Avg Household Income	\$60,299		\$74,371		\$83,660	
2023 Med Household Income	\$48,032		\$55,307		\$59,774	

2023 Occupied Housing	5,817		51,955		125,546	
Owner Occupied	2,251	38.70%	28,523	54.90%	68,294	54.40%
Renter Occupied	3,566	61.30%	23,432	45.10%	57,252	45.60%
2010 Housing Units	6,991		58,633		143,465	
1 Unit	3,046	43.57%	35,639	60.78%	85,082	59.31%
2 - 4 Units	291	4.16%	2,950	5.03%	6,908	4.82%
5 - 19 Units	2,396	34.27%	11,696	19.95%	29,453	20.53%
20+ Units	1,258	17.99%	8,348	14.24%	22,022	15.35%
2023 Housing Value	2,252		28,522		68,295	
<\$100,000	85	3.77%	2,309	8.10%	5,787	8.47%
\$100,000 - \$200,000	1,484	65.90%	15,722	55.12%	28,434	41.63%
\$200,000 - \$300,000	511	22.69%	6,895	24.17%	17,869	26.16%
\$300,000 - \$400,000	86	3.82%	1,103	3.87%	7,086	10.38%
\$400,000 - \$500,000	0	0.00%	389	1.36%	2,888	4.23%
\$500,000 - \$1,000,000	0	0.00%	1,401	4.91%	4,932	7.22%
\$1,000,000+	86	3.82%	703	2.46%	1,299	1.90%
2023 Median Home Value	\$170,148		\$176,020		\$199,741	

Radius	1 Mile		3 Mile		5 Mile	
2023 Housing Units by Yr Built	7,030		58,955		144,156	
Built 2010+	1,150	16.36%	6,427	10.90%	16,617	11.53%
Built 2000 - 2010	1,707	24.28%	14,194	24.08%	31,529	21.87%
Built 1990 - 1999	1,330	18.92%	9,026	15.31%	19,912	13.81%
Built 1980 - 1989	1,964	27.94%	19,371	32.86%	37,887	26.28%
Built 1970 - 1979	770	10.95%	8,867	15.04%	30,826	21.38%
Built 1960 - 1969	98	1.39%	786	1.33%	6,298	4.37%
Built 1950 - 1959	4	0.06%	161	0.27%	726	0.50%
Built <1949	7	0.10%	123	0.21%	361	0.25%
2023 Median Year Built	1994		1989		1988	

Demographic Trend Report

Description	2010		2023		2028	
Population	14,459		17,177		17,414	
Age 0 - 4	1,246	8.62%	1,230	7.16%	1,166	6.70%
Age 5 - 9	1,187	8.21%	1,277	7.43%	1,205	6.92%
Age 10 - 14	1,167	8.07%	1,317	7.67%	1,247	7.16%
Age 15 - 19	1,179	8.15%	1,258	7.32%	1,254	7.20%
Age 20 - 24	1,160	8.02%	1,195	6.96%	1,219	7.00%
Age 25 - 29	1,227	8.49%	1,288	7.50%	1,210	6.95%
Age 30 - 34	1,124	7.77%	1,371	7.98%	1,258	7.22%
Age 35 - 39	1,143	7.91%	1,334	7.77%	1,296	7.44%
Age 40 - 44	997	6.90%	1,234	7.18%	1,266	7.27%
Age 45 - 49	928	6.42%	1,109	6.46%	1,179	6.77%
Age 50 - 54	939	6.49%	1,012	5.89%	1,069	6.14%
Age 55 - 59	731	5.06%	914	5.32%	959	5.51%
Age 60 - 64	564	3.90%	822	4.79%	856	4.92%
Age 65 - 69	328	2.27%	678	3.95%	739	4.24%
Age 70 - 74	194	1.34%	502	2.92%	592	3.40%
Age 75 - 79	140	0.97%	314	1.83%	422	2.42%
Age 80 - 84	124	0.86%	174	1.01%	256	1.47%
Age 85+	81	0.56%	147	0.86%	221	1.27%
Age 15+	10,859	75.10%	13,352	77.73%	13,796	79.22%
Age 20+	9,680	66.95%	12,094	70.41%	12,542	72.02%
Age 65+	867	6.00%	1,815	10.57%	2,230	12.81%
Median Age	30		34		36	
Average Age	31.70		34.70		36.30	

Population By Race	14,459		17,177		17,414	
White	6,345	43.88%	7,787	45.33%	7,948	45.64%
Black	5,218	36.09%	6,025	35.08%	6,080	34.91%
Am. Indian & Alaskan	117	0.81%	138	0.80%	141	0.81%
Asian	2,427	16.79%	2,812	16.37%	2,823	16.21%
Hawaiian & Pacific Islander	14	0.10%	17	0.10%	17	0.10%
Other	283	1.96%	399	2.32%	405	2.33%



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

S&P Interests, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003291 License No.	info@spinterests.com Email	713.766.4500 Phone
Joseph Sebesta Designated Broker of Firm	591067 License No.	jsebesta@spinterests.com Email	832.455.7355 Phone
Licensed Supervisor of Sales Agent/ Associate		Email	Phone
Henry Garcia Sales Agent/Associate's Name	680964 License No.	henry@spinterests.com Email	281.433.5736 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0