

# FOR SALE: TURNKEY AUTOMOTIVE SHOP

8717 LOCKWOOD DRIVE | HOUSTON, TX, 77016

± 2,040 SF IMPROVEMENTS

± 14,760 SF LAND



**DOWNTOWN**

**Trinity-Houston Gardens  
5,871 Homes**

**SITE**

**9,166 VPD (F22)**

**Lockwood Dr**

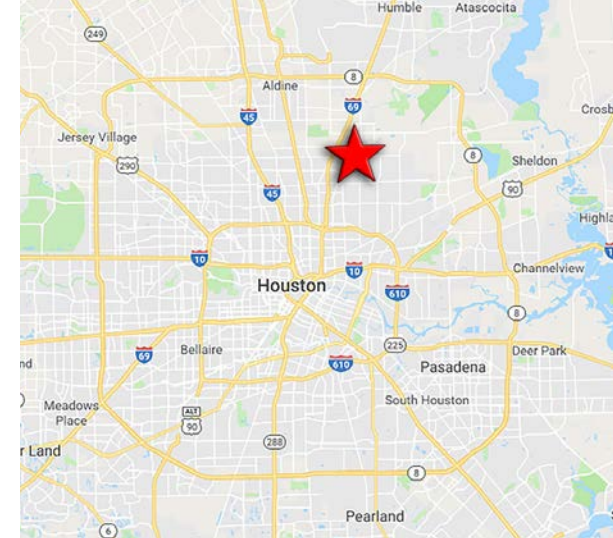
**Laura Koppe Rd**

**3,749 VPD (F22)**

**S&P** INTERESTS

**JENNIFER ZAKY**  
713.598.8999  
jennifer@spinterests.com

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



**PROPERTY FEATURES:**

- Freestanding Building, 2,040 SF
- Land Size: 14,760 SF
- Turnkey Mechanic Shop
- 4 Bays, 2 Hydraulic Lifts and Air Conditioned Office
- All Mechanical Equipment Included in Sale of Property
- Population: 105,150 within 3 mile radius
- Call Broker for Pricing

**DEMOGRAPHIC SUMMARY:**

Radius	1 Mile	3 Mile	5 Mile
2023 Population	11,486	105,150	308,918
Households	3,908	33,317	96,343
Average HH Income	\$44,806	\$48,278	\$56,343

**TRAFFIC COUNTS:** (TXDOT 2022)

Lockwood Drive: 9,166 VPD  
 Laura Koppe Road: 3,748 VPD

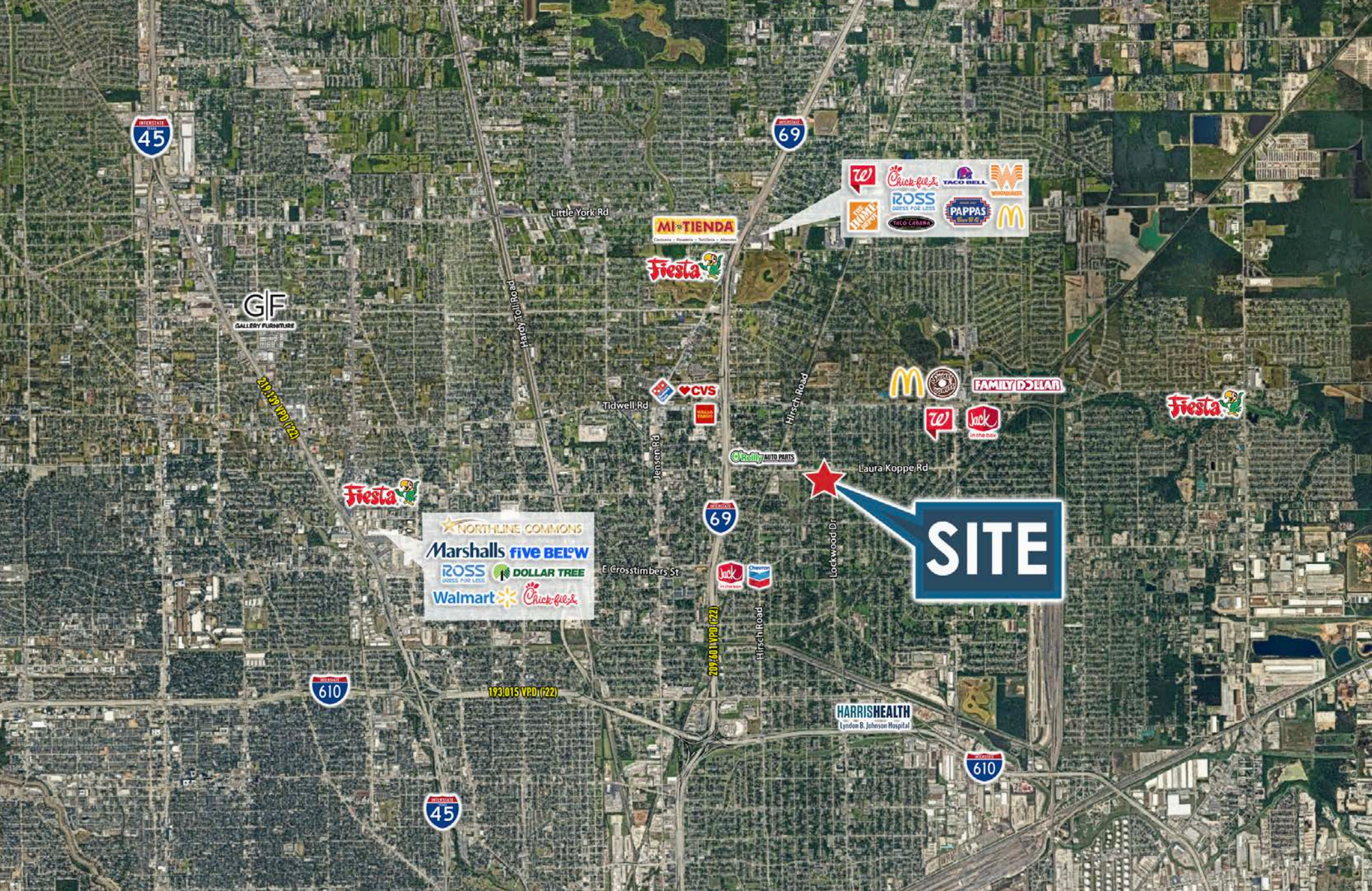
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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is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





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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	11,799	107,184	314,632
2023 Estimate	11,486	105,150	308,918
2010 Census	9,524	92,098	272,129
Growth 2023 - 2028	2.73%	1.93%	1.85%
Growth 2010 - 2023	20.60%	14.17%	13.52%

2023 Population by Age	11,486	105,150	308,918
Age 0 - 4	720 6.27%	6,980 6.64%	20,579 6.66%
Age 5 - 9	771 6.71%	7,411 7.05%	22,011 7.13%
Age 10 - 14	838 7.30%	8,014 7.62%	23,779 7.70%
Age 15 - 19	838 7.30%	7,993 7.60%	23,561 7.63%
Age 20 - 24	795 6.92%	7,604 7.23%	22,317 7.22%
Age 25 - 29	831 7.23%	7,956 7.57%	23,398 7.57%
Age 30 - 34	839 7.30%	7,980 7.59%	23,808 7.71%
Age 35 - 39	777 6.76%	7,311 6.95%	22,252 7.20%
Age 40 - 44	700 6.09%	6,512 6.19%	20,078 6.50%
Age 45 - 49	652 5.68%	5,938 5.65%	18,199 5.89%
Age 50 - 54	655 5.70%	5,765 5.48%	17,244 5.58%
Age 55 - 59	663 5.77%	5,601 5.33%	16,302 5.28%
Age 60 - 64	641 5.58%	5,325 5.06%	15,244 4.93%
Age 65 - 69	553 4.81%	4,627 4.40%	13,139 4.25%
Age 70 - 74	445 3.87%	3,794 3.61%	10,540 3.41%
Age 75 - 79	328 2.86%	2,779 2.64%	7,419 2.40%
Age 80 - 84	217 1.89%	1,815 1.73%	4,662 1.51%
Age 85+	223 1.94%	1,744 1.66%	4,388 1.42%
Age 65+	1,766 15.38%	14,759 14.04%	40,148 13.00%

<b>Median Age</b>	<b>35.70</b>	<b>34.10</b>	<b>34.00</b>
<b>Average Age</b>	<b>37.50</b>	<b>36.30</b>	<b>35.80</b>

2023 Population By Race	11,486	105,150	308,918
White	4,884 42.52%	54,923 52.23%	207,819 67.27%
Black	6,313 54.96%	47,381 45.06%	91,006 29.46%
Am. Indian & Alaskan	111 0.97%	1,298 1.23%	4,239 1.37%
Asian	33 0.29%	390 0.37%	1,876 0.61%
Hawaiian & Pacific Island	6 0.05%	58 0.06%	282 0.09%
Other	139 1.21%	1,100 1.05%	3,696 1.20%

Population by Hispanic Origin	11,486	105,150	308,918
Non-Hispanic Origin	6,392 55.65%	49,196 46.79%	104,850 33.94%
Hispanic Origin	5,095 44.36%	55,954 53.21%	204,068 66.06%

<b>2023 Median Age, Male</b>	<b>35.30</b>	<b>33.50</b>	<b>33.70</b>
<b>2023 Average Age, Male</b>	<b>36.90</b>	<b>35.40</b>	<b>35.20</b>

<b>2023 Median Age, Female</b>	<b>36.20</b>	<b>34.80</b>	<b>34.20</b>
<b>2023 Average Age, Female</b>	<b>38.10</b>	<b>37.10</b>	<b>36.40</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Population by Occupation Classification</b>	<b>8,989</b>	<b>81,136</b>	<b>237,819</b>
Civilian Employed	4,761 52.96%	42,447 52.32%	132,629 55.77%
Civilian Unemployed	510 5.67%	2,957 3.64%	7,075 2.97%
Civilian Non-Labor Force	3,718 41.36%	35,732 44.04%	98,085 41.24%
Armed Forces	0 0.00%	0 0.00%	30 0.01%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	1,275	12,423	39,027
Married No Children	706	6,527	19,068
Married w/Children	569	5,896	19,959

2023 Population by Education	7,850	70,992	208,836
Some High School, No Diploma	2,664 33.94%	23,980 33.78%	75,144 35.98%
High School Grad (Incl Equivalency)	2,371 30.20%	23,637 33.30%	61,616 29.50%
Some College, No Degree	1,865 23.76%	14,565 20.52%	39,031 18.69%
Associate Degree	325 4.14%	3,844 5.41%	12,165 5.83%
Bachelor Degree	398 5.07%	3,760 5.30%	14,499 6.94%
Advanced Degree	227 2.89%	1,206 1.70%	6,381 3.06%

2023 Population by Occupation	8,395	74,656	232,997
Real Estate & Finance	50 0.60%	1,240 1.66%	4,479 1.92%
Professional & Management	1,193 14.21%	11,479 15.38%	40,225 17.26%
Public Administration	85 1.01%	789 1.06%	2,961 1.27%
Education & Health Services	1,428 17.01%	7,587 10.16%	22,293 9.57%
Information	39 0.46%	533 0.71%	1,159 0.50%
Sales	972 11.58%	8,690 11.64%	26,638 11.43%
Transportation	121 1.44%	1,643 2.20%	5,175 2.22%
Retail	524 6.24%	4,922 6.59%	14,960 6.42%
Wholesale	48 0.57%	1,005 1.35%	3,289 1.41%
Manufacturing	337 4.01%	3,112 4.17%	10,494 4.50%
Production	824 9.82%	8,769 11.75%	23,989 10.30%
Construction	1,126 13.41%	8,832 11.83%	27,148 11.65%
Utilities	298 3.55%	3,722 4.99%	9,316 4.00%
Agriculture & Mining	26 0.31%	543 0.73%	2,308 0.99%
Farming, Fishing, Forestry	0 0.00%	49 0.07%	457 0.20%
Other Services	215 2.56%	2,601 3.48%	8,644 3.71%

2023 Worker Travel Time to Job	4,696	40,793	126,955
<30 Minutes	2,169 46.19%	17,831 43.71%	60,896 47.97%
30-60 Minutes	1,819 38.74%	18,832 46.16%	55,596 43.79%
60+ Minutes	708 15.08%	4,130 10.12%	10,463 8.24%

Radius	1 Mile	3 Mile	5 Mile
<b>2010 Households by HH Size</b>	<b>3,184</b>	<b>28,660</b>	<b>83,414</b>
1-Person Households	876 27.51%	6,488 22.64%	18,502 22.18%
2-Person Households	761 23.90%	6,717 23.44%	18,976 22.75%
3-Person Households	526 16.52%	4,671 16.30%	13,465 16.14%
4-Person Households	397 12.47%	4,105 14.32%	12,247 14.68%
5-Person Households	272 8.54%	3,069 10.71%	9,144 10.96%
6-Person Households	160 5.03%	1,681 5.87%	5,295 6.35%
7 or more Person Households	192 6.03%	1,929 6.73%	5,785 6.94%

2023 Average Household Size	2.90	3.20	3.20
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Households			
2028 Projection	4,016	33,981	98,171
2023 Estimate	3,908	33,317	96,343
2010 Census	3,184	28,662	83,417
Growth 2023 - 2028	2.76%	1.99%	1.90%
Growth 2010 - 2023	22.74%	16.24%	15.50%

2023 Households by HH Income	3,908	33,316	96,343
<\$25,000	1,655 42.35%	12,478 37.45%	31,674 32.88%
\$25,000 - \$50,000	934 23.90%	10,090 30.29%	27,539 28.58%
\$50,000 - \$75,000	766 19.60%	4,457 13.38%	14,870 15.43%
\$75,000 - \$100,000	274 7.01%	2,748 8.25%	8,663 8.99%
\$100,000 - \$125,000	148 3.79%	1,351 4.06%	4,974 5.16%
\$125,000 - \$150,000	46 1.18%	1,085 3.26%	3,444 3.57%
\$150,000 - \$200,000	24 0.61%	632 1.90%	2,355 2.44%
\$200,000+	61 1.56%	475 1.43%	2,824 2.93%

2023 Avg Household Income	\$44,806	\$48,278	\$56,343
2023 Med Household Income	\$31,198	\$33,617	\$38,050

2023 Occupied Housing	3,908	33,317	96,343
Owner Occupied	2,152 55.07%	19,010 57.06%	52,697 54.70%
Renter Occupied	1,756 44.93%	14,307 42.94%	43,646 45.30%
<b>2010 Housing Units</b>	<b>4,381</b>	<b>36,730</b>	<b>104,677</b>
1 Unit	3,803 86.81%	29,655 80.74%	82,543 78.85%
2 - 4 Units	275 6.28%	2,019 5.50%	6,324 6.04%
5 - 19 Units	267 6.09%	2,913 7.93%	8,223 7.86%
20+ Units	36 0.82%	2,143 5.83%	7,587 7.25%

2023 Housing Value	2,152	19,009	52,698
<\$100,000	1,028 47.77%	9,074 47.74%	18,633 35.36%
\$100,000 - \$200,000	793 36.85%	6,227 32.76%	17,454 33.12%
\$200,000 - \$300,000	226 10.50%	2,334 12.28%	7,507 14.25%
\$300,000 - \$400,000	31 1.44%	597 3.14%	3,298 6.26%
\$400,000 - \$500,000	73 3.39%	296 1.56%	2,343 4.45%
\$500,000 - \$1,000,000	0 0.00%	293 1.54%	2,790 5.29%
\$1,000,000+	1 0.05%	188 0.99%	673 1.28%
<b>2023 Median Home Value</b>	<b>\$106,053</b>	<b>\$106,913</b>	<b>\$144,207</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2023 Housing Units by Yr Built</b>	<b>4,441</b>	<b>37,709</b>	<b>108,886</b>
Built 2010+	613 13.80%	5,401 14.32%	15,174 13.94%
Built 2000 - 2010	59 1.33%	1,567 4.16%	4,121 3.78%
Built 1990 - 1999	168 3.78%	1,208 3.20%	4,393 4.03%
Built 1980 - 1989	215 4.84%	2,124 5.63%	6,290 5.78%
Built 1970 - 1979	569 12.81%	5,517 14.63%	16,357 15.02%
Built 1960 - 1969	967 21.77%	8,438 22.38%	20,483 18.81%
Built 1950 - 1959	1,020 22.97%	7,464 19.79%	20,363 18.70%
Built <1949	830 18.69%	5,990 15.88%	21,705 19.93%
<b>2023 Median Year Built</b>	<b>1963</b>	<b>1965</b>	<b>1965</b>

## Demographic Trend Report

Description	2010	2023	2028
<b>Population</b>	<b>9,524</b>	<b>11,486</b>	<b>11,799</b>
Age 0 - 4	780 8.19%	720 6.27%	724 6.14%
Age 5 - 9	763 8.01%	771 6.71%	742 6.29%
Age 10 - 14	682 7.16%	838 7.30%	786 6.66%
Age 15 - 19	699 7.34%	838 7.30%	825 6.99%
Age 20 - 24	679 7.13%	795 6.92%	824 6.98%
Age 25 - 29	638 6.70%	831 7.23%	822 6.97%
Age 30 - 34	590 6.19%	839 7.30%	833 7.06%
Age 35 - 39	543 5.70%	777 6.76%	822 6.97%
Age 40 - 44	584 6.13%	700 6.09%	769 6.52%
Age 45 - 49	667 7.00%	652 5.68%	705 5.98%
Age 50 - 54	704 7.39%	655 5.70%	662 5.61%
Age 55 - 59	555 5.83%	663 5.77%	645 5.47%
Age 60 - 64	390 4.09%	641 5.58%	630 5.34%
Age 65 - 69	349 3.66%	553 4.81%	585 4.96%
Age 70 - 74	337 3.54%	445 3.87%	500 4.24%
Age 75 - 79	246 2.58%	328 2.86%	381 3.23%
Age 80 - 84	189 1.98%	217 1.89%	264 2.24%
Age 85+	130 1.36%	223 1.94%	280 2.37%
<b>Age 15+</b>	<b>7,300 76.65%</b>	<b>9,157 79.72%</b>	<b>9,547 80.91%</b>
<b>Age 20+</b>	<b>6,601 69.31%</b>	<b>8,319 72.43%</b>	<b>8,722 73.92%</b>
<b>Age 65+</b>	<b>1,251 13.14%</b>	<b>1,766 15.38%</b>	<b>2,010 17.04%</b>
<b>Median Age</b>	<b>34</b>	<b>36</b>	<b>37</b>
<b>Average Age</b>	<b>35.80</b>	<b>37.50</b>	<b>38.50</b>

Population By Race	9,524	11,486	11,799
White	3,826 40.17%	4,884 42.52%	5,148 43.63%
Black	5,476 57.50%	6,313 54.96%	6,354 53.85%
Am. Indian & Alaskan	91 0.96%	111 0.97%	114 0.97%
Asian	15 0.16%	33 0.29%	36 0.31%
Hawaiian & Pacific Islander	8 0.08%	6 0.05%	8 0.07%
Other	96 1.01%	139 1.21%	140 1.19%



# 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.

## 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** 9003291 info@spinterests.com 713.766.4500  
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
 Designated Broker of Firm License No. Email Phone

\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/ Associate Email Phone

**Jennifer Zaky** 774634 jennifer@spinterests.com 713.598.8999  
 Sales Agent/Associate's Name License No. Email Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date