

Commercial Fine Properties

Serving Houston and surrounding areas!

MAKE OFFER!



FOR SALE / LEASE

5.03 Acres on Northwest Freeway

25,625 Building on Hard Corner!

Property is perfect location for redevelopment of Retail/Office or Distribution Center with over 185 feet of frontage!

Asking Price: \$5,000,000.00

Lease Rate: \$27,000/mo. (NNN)

Commission Split: 3%

18700 Northwest Freeway
Houston, Texas 77065

Loopnet Listing:

Property ID: 16313708

[www.loopnet.com/16313708](http://www.loopnet.com/listing/16313708)

COMMERCIAL
Fine Properties

Bob Heckerth
11689 Westheimer, Suite C
Houston, Texas 77077

Website:
CommercialFineProperties.com

COMMERCIAL FINE PROPERTIES

Direct: 713-817-4438
Phone: 713-981-3900
Fax: 281-598-3951



The information contained herein was obtained from sources believed reliable. However, Commercial Fine Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

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Located on the East side of the Northwest Freeway, this property is perfect for any business needing freeway frontage. Would be a perfect location for Office/Medical Buildings or Distribution Center!!

INVESTMENT OVERVIEW—MAKE OFFER!

Property Name: Saturn Dealership
Property Address: 18700 Northwest Freeway Houston, Texas 77065
Location: Northwest Freeway just North of Beltway 8 on East side Harris County, Texas.
Construction: Metal buildings and concrete
Year Built: 1988
Debt: Requires new financing

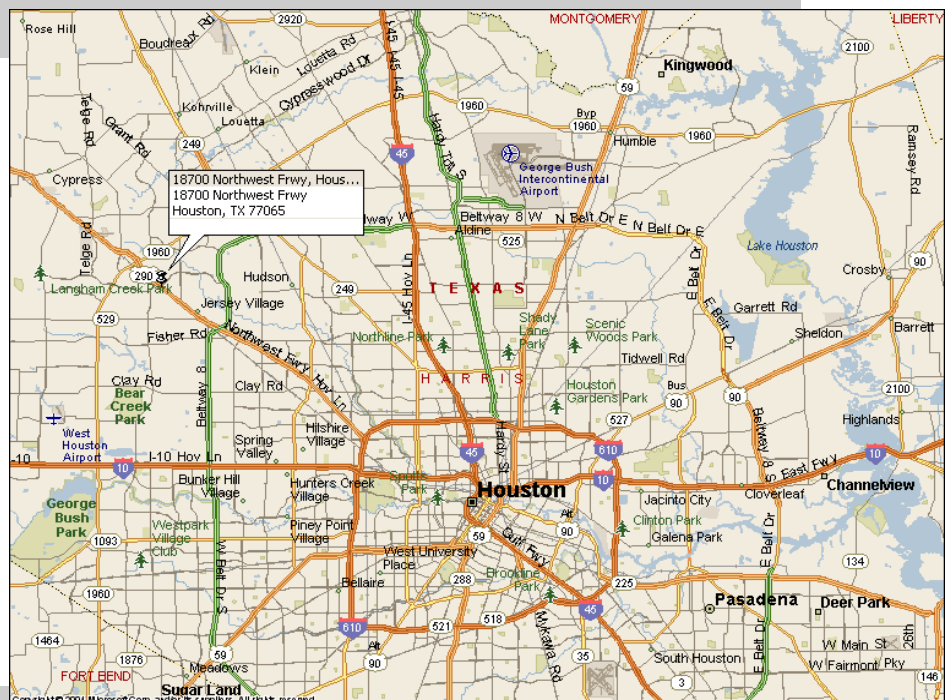


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DEMOGRAPHICS

Population	1-mi.	3-mi.	5-mi.
2008 Male Population	5,161	47,628	120,932
2008 Female Population	4,993	48,222	123,065
% 2008 Male Population	50.83%	49.69%	49.56%
% 2008 Female Population	49.17%	50.31%	50.44%
2008 Total Adult Population	7,897	67,528	169,575
2008 Total Daytime Population	8,761	97,091	259,415
2008 Total Daytime Work Population	5,221	53,414	147,119
2008 Median Age Total Population	30	32	32
2008 Median Age Adult Population	35	40	40
2008 White Population	6,675	63,460	162,594
2008 Black Population	1,052	8,612	22,333
2008 Asian/Hawaiian/Pacific Islander	831	10,888	23,408
2008 American Indian/Alaska Native	28	300	840
2008 Other Population (Incl 2+ Races)	1,568	12,589	34,822
2008 Hispanic Population	2,911	24,489	67,267
2008 Non-Hispanic Population	7,244	71,361	176,730
% 2008 White Population	65.74%	66.21%	66.64%
% 2008 Black Population	10.36%	8.98%	9.15%
% 2008 Asian/Hawaiian/Pacific Islander	8.18%	11.36%	9.59%
% 2008 American Indian/Alaska Native	0.28%	0.31%	0.34%
% 2008 Other Population (Incl 2+ Races)	15.44%	13.13%	14.27%
% 2008 Hispanic Population	28.67%	25.55%	27.57%
% 2008 Non-Hispanic Population	71.33%	74.45%	72.43%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	10,155	95,850	243,997
2008 Total Households	4,883	35,368	86,892
Population Change 1990-2008	6,465	48,655	121,234
Household Change 1990-2008	3,286	18,835	44,750
% Population Change 1990-2008	175.20%	103.09%	98.75%
% Household Change 1990-2008	205.76%	113.92%	106.19%
Population Change 2000-2008	1,983	16,754	57,411
Household Change 2000-2008	951	7,110	22,341
% Population Change 2000-2008	24.27%	21.18%	30.77%
% Households Change 2000-2008	24.19%	25.16%	34.61%

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Income

2008 Median Household Income	\$50,918	\$62,660
2008 Per Capita Income	\$30,941	\$28,810
2008 Average Household Income	\$64,347	\$80,900

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$1,823,894	\$16,163,194	\$38,057,078
2008 Jewelry Stores	\$1,376,585	\$12,003,559	\$27,619,806
2008 Mens Clothing Stores	\$2,673,208	\$23,300,774	\$54,727,278
2008 Shoe Stores	\$2,490,899	\$21,737,663	\$51,885,947
2008 Womens Clothing Stores	\$4,765,254	\$39,965,137	\$93,712,313
2008 Automobile Dealers	\$35,374,456	\$278,545,738	\$644,181,512
2008 Automotive Parts/Acc/Repair Stores	\$4,149,432	\$34,576,408	\$80,597,419
2008 Other Motor Vehicle Dealers	\$1,218,425	\$10,612,585	\$25,196,812
2008 Tire Dealers	\$1,125,852	\$9,390,120	\$21,563,267
2008 Hardware Stores	\$528,527	\$5,694,415	\$16,168,087
2008 Home Centers	\$3,533,710	\$27,689,659	\$68,544,953
2008 Nursery/Garden Centers	\$1,195,031	\$9,950,276	\$22,784,929
2008 Outdoor Power Equipment Stores	\$483,602	\$3,220,015	\$7,292,691
2008 Paint/Wallpaper Stores	\$141,066	\$1,026,523	\$2,434,154
2008 Appliance/TV/Other Electronics Stores	\$3,066,295	\$27,004,422	\$63,099,245
2008 Camera/Photographic Supplies Stores	\$522,617	\$4,379,352	\$10,371,058
2008 Computer/Software Stores	\$1,603,700	\$12,922,575	\$30,371,603
2008 Beer/Wine/Liquor Stores	\$1,958,115	\$17,388,717	\$41,222,940
2008 Convenience/Specialty Food Stores	\$3,798,205	\$34,628,425	\$82,830,733
2008 Restaurant Expenditures	\$18,017,499	\$179,189,310	\$425,519,678
2008 Supermarkets/Other Grocery excl Conv	\$22,877,828	\$189,938,806	\$449,618,059
2008 Furniture Stores	\$3,266,974	\$27,315,710	\$63,823,899
2008 Home Furnishings Stores	\$1,976,929	\$18,071,463	\$43,120,591
2008 Gen Merch/Appliance/Furniture Stores	\$28,669,850	\$242,477,873	\$569,891,869
2008 Gasoline Stations w/ Convenience Stores	\$17,341,703	\$154,726,191	\$370,007,415
2008 Other Gasoline Stations	\$13,543,497	\$120,097,764	\$287,176,681
2008 Department Stores excl Leased Depts	\$31,736,146	\$269,482,298	\$632,991,114
2008 General Merchandise Stores	\$25,402,876	\$215,162,162	\$506,067,965
2008 Other Health/Personal Care Stores	\$2,243,703	\$17,736,845	\$41,258,189
2008 Pharmacies/Drug Stores	\$11,049,251	\$91,025,538	\$214,553,456
2008 Pet/Pet Supplies Stores	\$1,577,613	\$12,890,975	\$30,742,697
2008 Book/Periodical/Music Stores	\$415,661	\$3,882,313	\$8,995,405
2008 Hobby/Toy/Game Stores	\$817,242	\$4,179,281	\$9,746,443
2008 Musical Instrument/Supplies Stores	\$305,390	\$2,489,815	\$5,777,586
2008 Sewing/Needlework/Piece Goods Stores	\$86,631	\$785,510	\$1,915,589
2008 Sporting Goods Stores	\$1,421,971	\$17,077,636	\$41,658,780
2008 Video Tape Stores - Retail	\$262,351	\$2,215,300	\$5,180,672

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Approved by the Texas Real Estate Commission for Voluntary Use

Phone: (713) 981-3900
Fax: (281) 598-3951

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



(TAR-2501) 1/1/96

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