

AUTO  
FOR SALE  
OR LEASE

## AUTO REPAIR/CAR DEALERSHIP 3526 SOUTH DAIRY ASHFORD ROAD

3526 SOUTH DAIRY ASHFORD ROAD, HOUSTON, TX 77082



### OFFERING SUMMARY

Sale Price:	\$2,400,000
Lease Rate:	\$1.50 PSF/ Month
Total SF:	+/- 6,894 SF
Lot Size:	+/- 1.43 Acres
Market:	Southwest
Submarket:	Westchase/Alief

### PROPERTY HIGHLIGHTS

- Two automotive/industrial buildings totaling +/- 6,894 SF on +/- 1.43 acres of land on South Dairy Ashford Road, just north of Westpark Tollway and south of Westpark Drive
- Available for sale or lease; All equipment included
- Building 1 has paint booth and 4 grade-level roll-up bay doors with 4 automotive lifts; also includes customer waiting area, office, two restrooms and employee break room
- Building 2 has 6 grade-level roll-up bay doors with 6 automotive lifts; also includes waiting area and two restrooms
- Large stabilized/paved area surrounding building with approximately 67 car stalls
- Excellent visibility with approximately 202 feet of frontage on South Dairy Ashford Road
- Only 500 feet south of Westpark Drive and less than half a mile north of Westpark Tollway
- Average traffic of over 23,000 vehicles per day on South Dairy Ashford and over 66,000 vehicles per day on nearby Westpark Tollway
- Property located in 100-year flood plain, per FEMA maps
- Located in Harris County, Alief ISD and City of Houston with a total tax rate for 2023 of \$2.13 per \$100.00 of assessed value

### FOR MORE INFORMATION, PLEASE CONTACT:

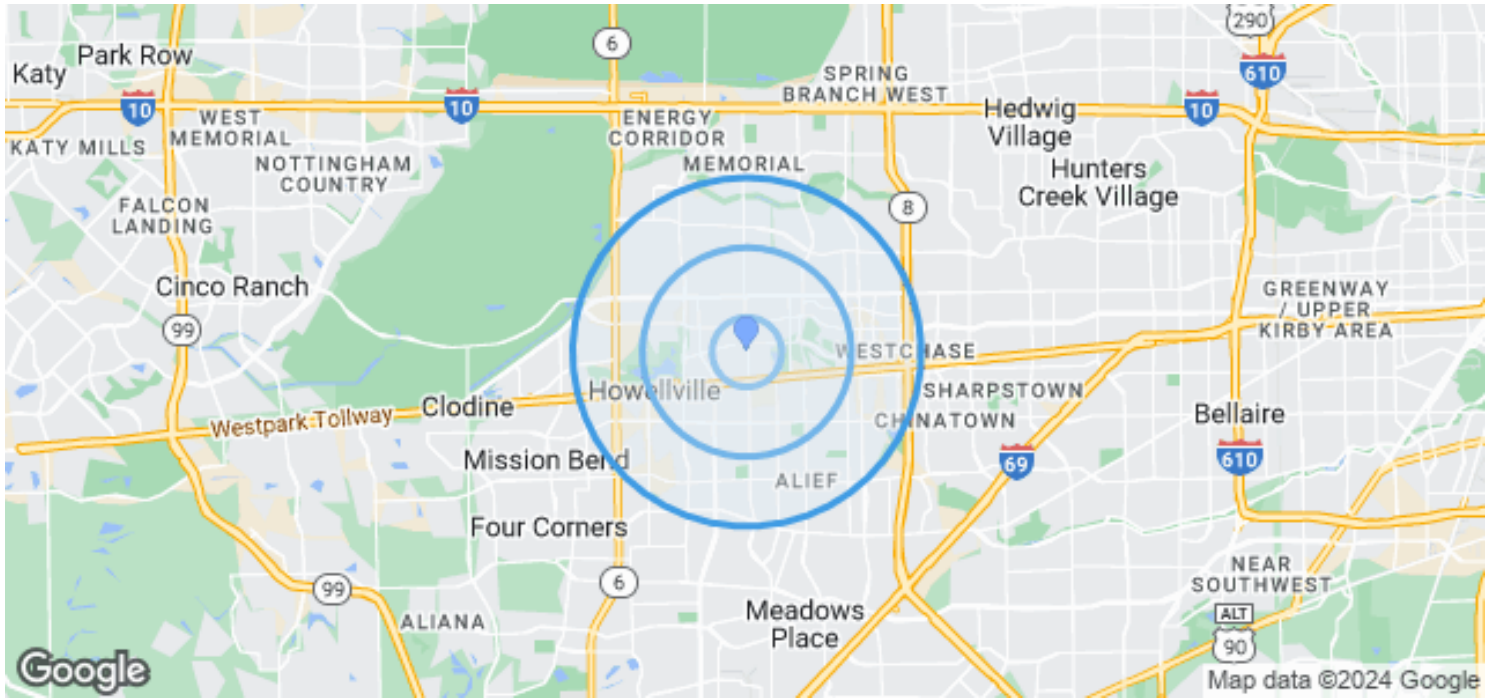
**W. DOUGLASS LARSON**  
PRINCIPAL/ASSOCIATE BROKER  
713.824.3799  
DOUG@TEXASCRES.COM

**CHRIS JOYCE**  
PRINCIPAL  
936.577.0836  
CHRIS@TEXASCRES.COM

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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total Population	24,578	194,159	498,089
Median age	36.8	34.9	35.6
Median age (Male)	36.5	34.5	35.2
Median age (Female)	37.0	35.3	35.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
Total households	9,549	74,335	185,875
# of persons per HH	2.57	2.60	2.67
Average HH income	\$72,256	\$87,467	\$89,779
Average house value	\$192,160	\$188,383	\$198,594

\*Demographic data valid as of January 2020 and is derived from US Census and other official government sources

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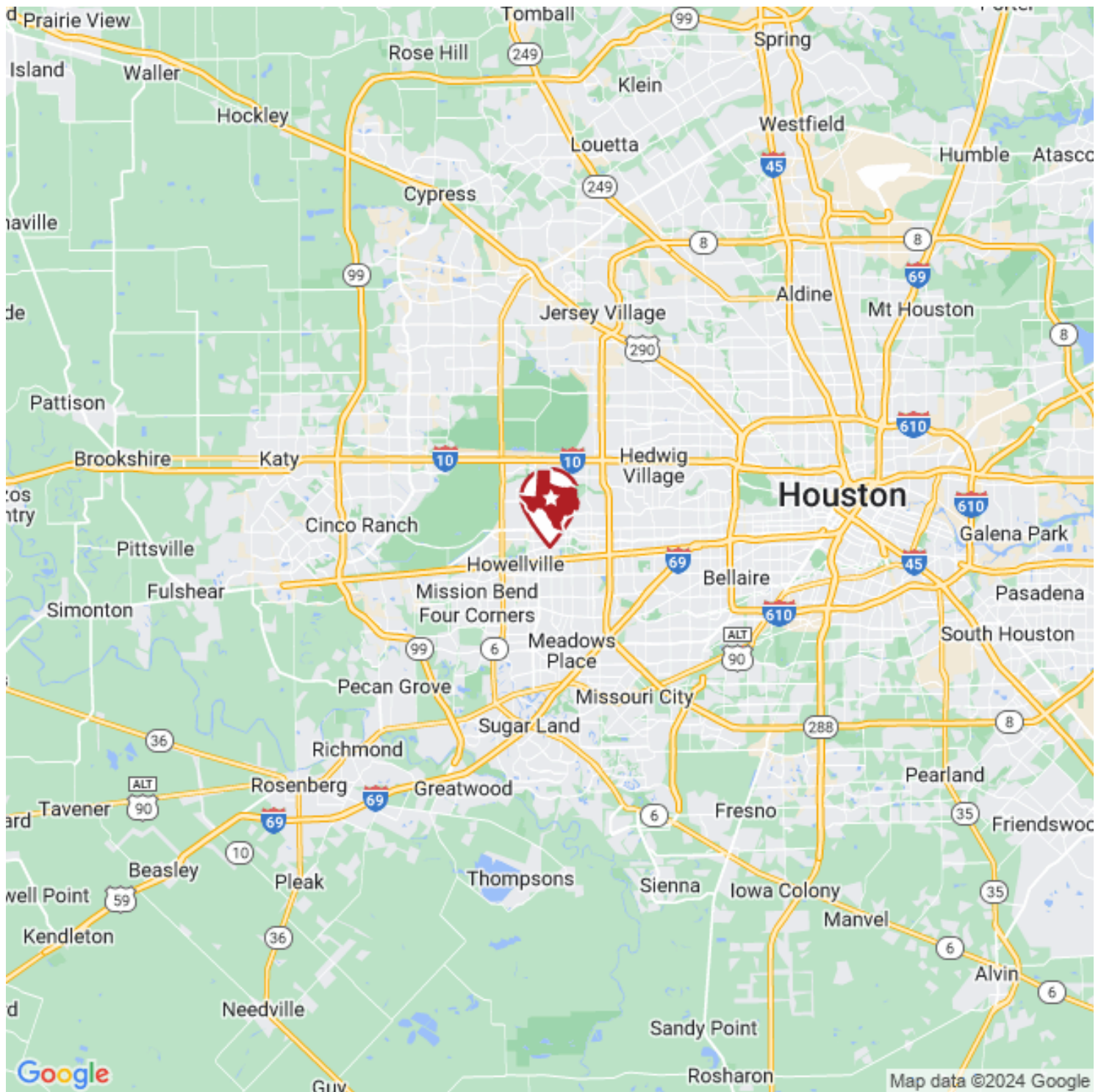
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**CHRIS JOYCE**  
PRINCIPAL  
936.577.0836  
CHRIS@TEXASCRES.COM

713.473.7200