

RETAIL

For Sale



Farid Chatur

(832)685-2739

APEXREALTORS.COM

@apexrealtors farid@apexrealtors.com

5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056

OPERATING STATEMENT

INCOME	
Rental Income	\$ 42,000
Recoveries	\$ 12,600
TOTAL INCOME	\$54,600

OPERATING EXPENSES	
Insurance RE	\$ TBD
Taxes	\$ 6,000
CAM	\$ 1,200
TOTAL OPERATING EXPENSES	\$ 7,200

NET OPERATING INCOME	\$ 47,400
-----------------------------	------------------

PRICE

VALUATION		
Building SF		2,800 SF
Land SF		15,063 SF
Leased SF		2,800SF
Occupancy		100%
Net Operating Income		\$ 47,400
Cap Rate		6.32 %
TOTAL PRICE		\$750,000

RENT ROLL

TENANT	SIZE (SF)	COMMENCEMENT	LEASE EXPIRATION	BASE RENT	NNN
Mechanic	2,800	August 1, 2024	January 1, 2028	\$3,500	\$1,050
					\$4,550

HIGHLIGHTS

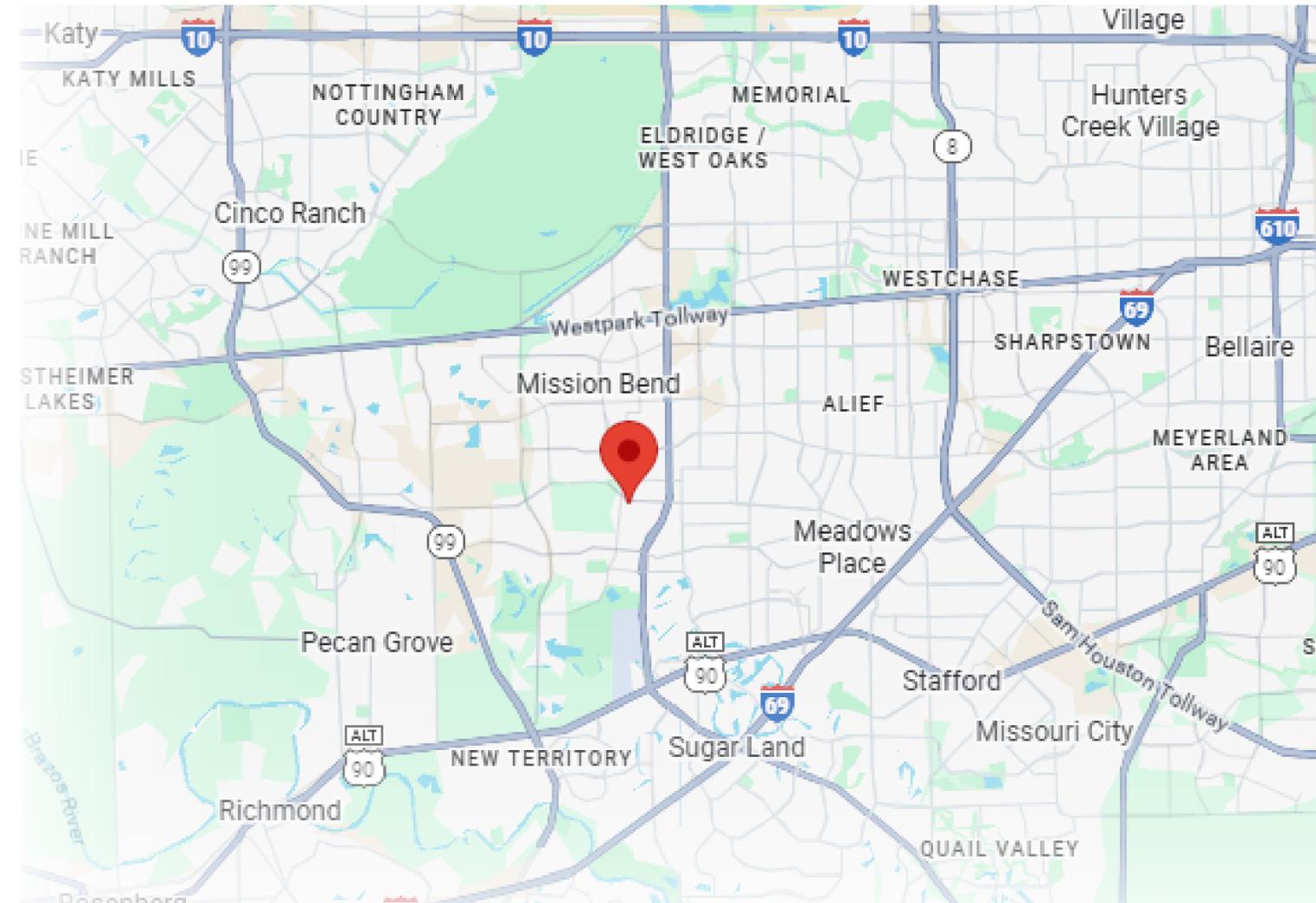
- **Lot Size: 15,063 SF**
- **Building: Auto repair facility with office + service bays**
- **Frontage: Approx. 150'–270' along W Bellfort**
- **Traffic Count: ±17,000 VPD (nearby corridor)**
- **Modern Construction (2018)**
- **4 Bays • 3 Lifts • Office Area • Ample Parking**
- **Strong visibility + easy access**

ABOUT THE PROPERTY

Welcome to a rare freestanding automotive property in the heart of Sugar Land's high-visibility corridor. Built in 2018, this modern, Class B auto repair facility sits on a 15,063 sq ft lot, offering exceptional frontage and exposure with approximately 150 ft along busy West Bellfort Street—making it a standout in both branding and accessibility.

The 2,800 sq ft single-story building is well-equipped for an auto-mechanic operation, featuring 17 parking spots, 4 service bays, 3 lifts, and 2 restrooms, plus an air-conditioned office space with high ceilings.

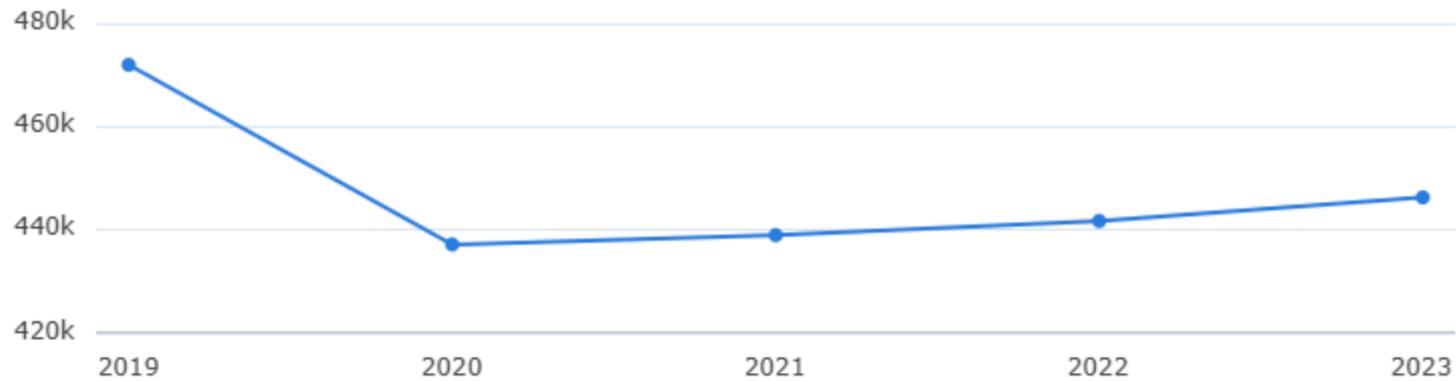
Price: \$750,000 Size: 2,800



Population

446.3k

5 mi radius



Household Income

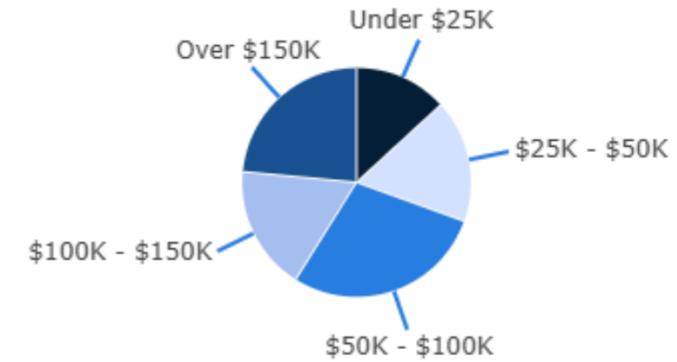
\$81.3k

Median Income

\$88.9k

2028 Estimate

↑ 9%
Growth Rate



Age Demographics

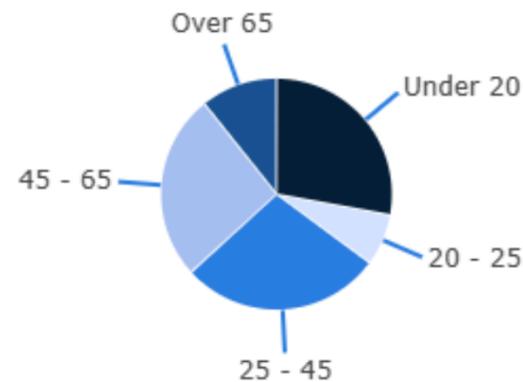
36

Median Age

38

2028 Estimate

↑ 3%
Growth Rate



**APEX
REALTORS**

**15330 W Bellfort St
Sugar Land, TX 77498**



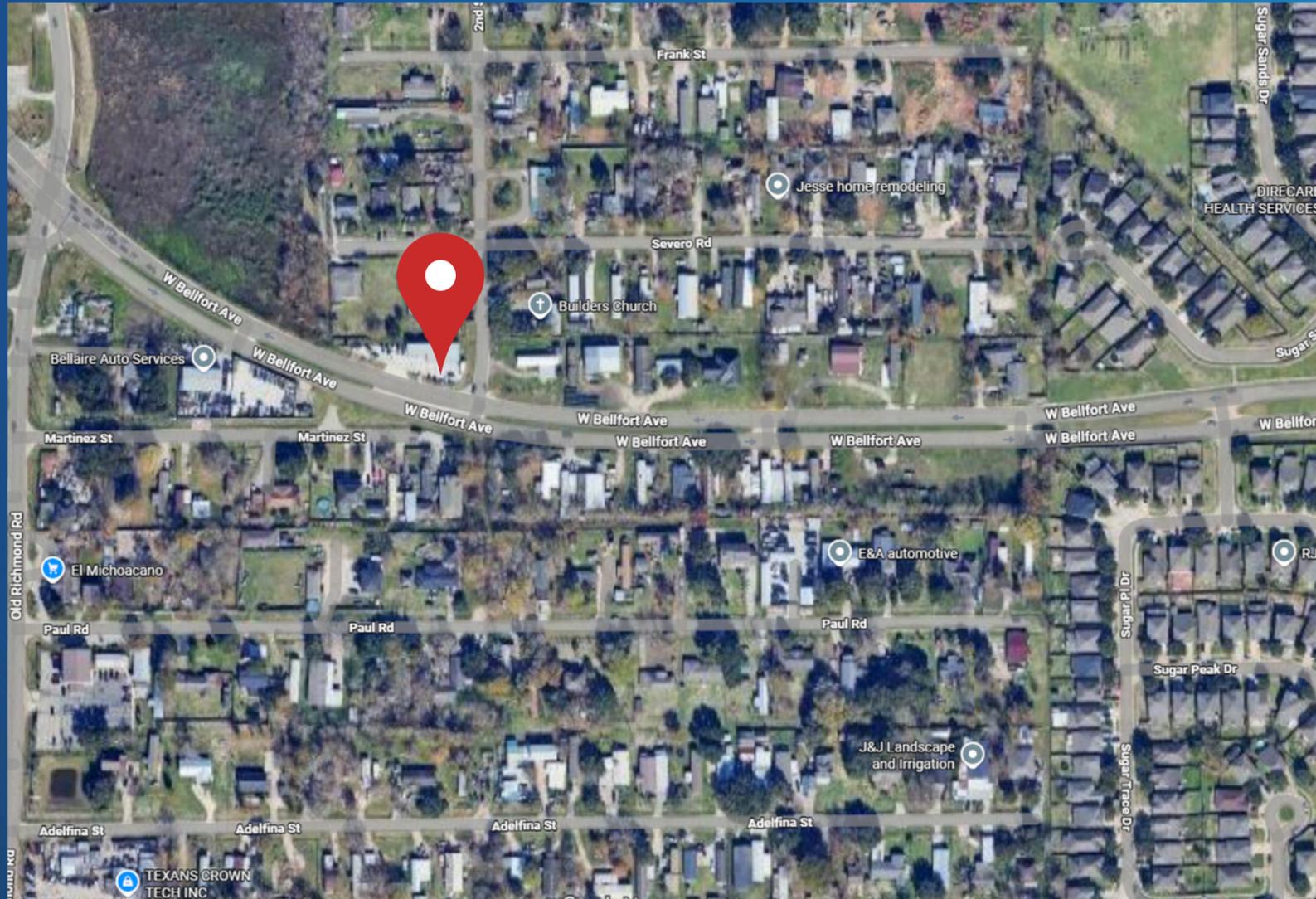
Farid Chatur

(832)685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON TX, 77056**



Farid Chatur

(832)685-2739

APEXREALTORS.COM

@apexrealtors **farid@apexrealtors.com**

5444 WESTHEIMER RD. SUITE 1620,

HOUSTON TX, 77056