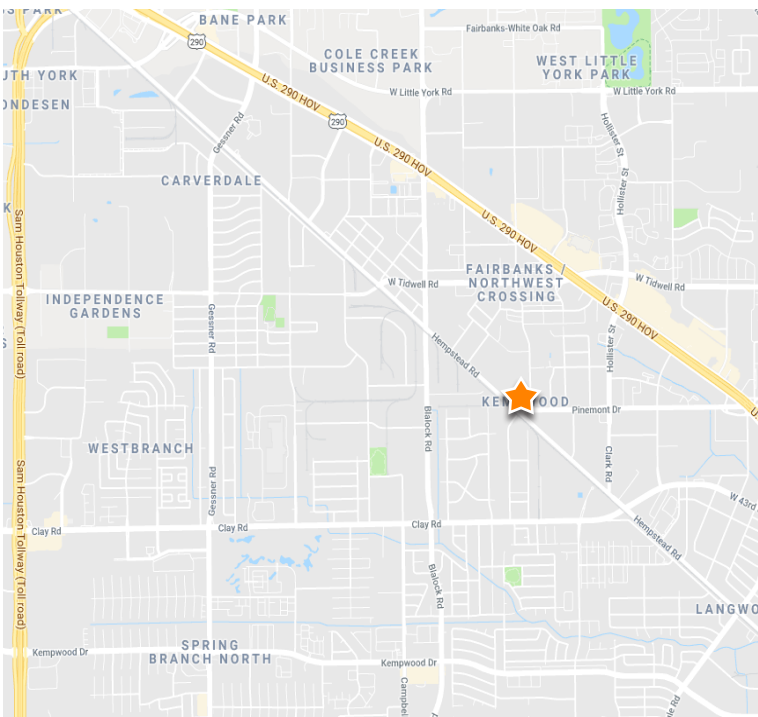


FOR SALE INVESTMENT OPPORTUNITY

8210 PINEMONT DR., HOUSTON, TX 77040



Total RBA:	15,120 SF
Total Land:	2.67 AC
Overhead Doors:	(20) grade-level
Total Curb Cuts:	(3) / (2) on Pinemont
Frontage:	365' on Pinemont
Stabilized:	100% fully stabilized
Fenced:	100% fully fenced & gated
Asking Price:	Contact Broker

Additional Notes:

- 5 year sale lease back with (2) 2% increases agreed upon by CarZone
- Lease will commence once under contract
- CarZone: ASE Certified, BBB Accredited Business & AAA Approved Auto Repair
- Site located on the corner of Pinemont Drive & Hempstead Road



BRANDON WUNTCH

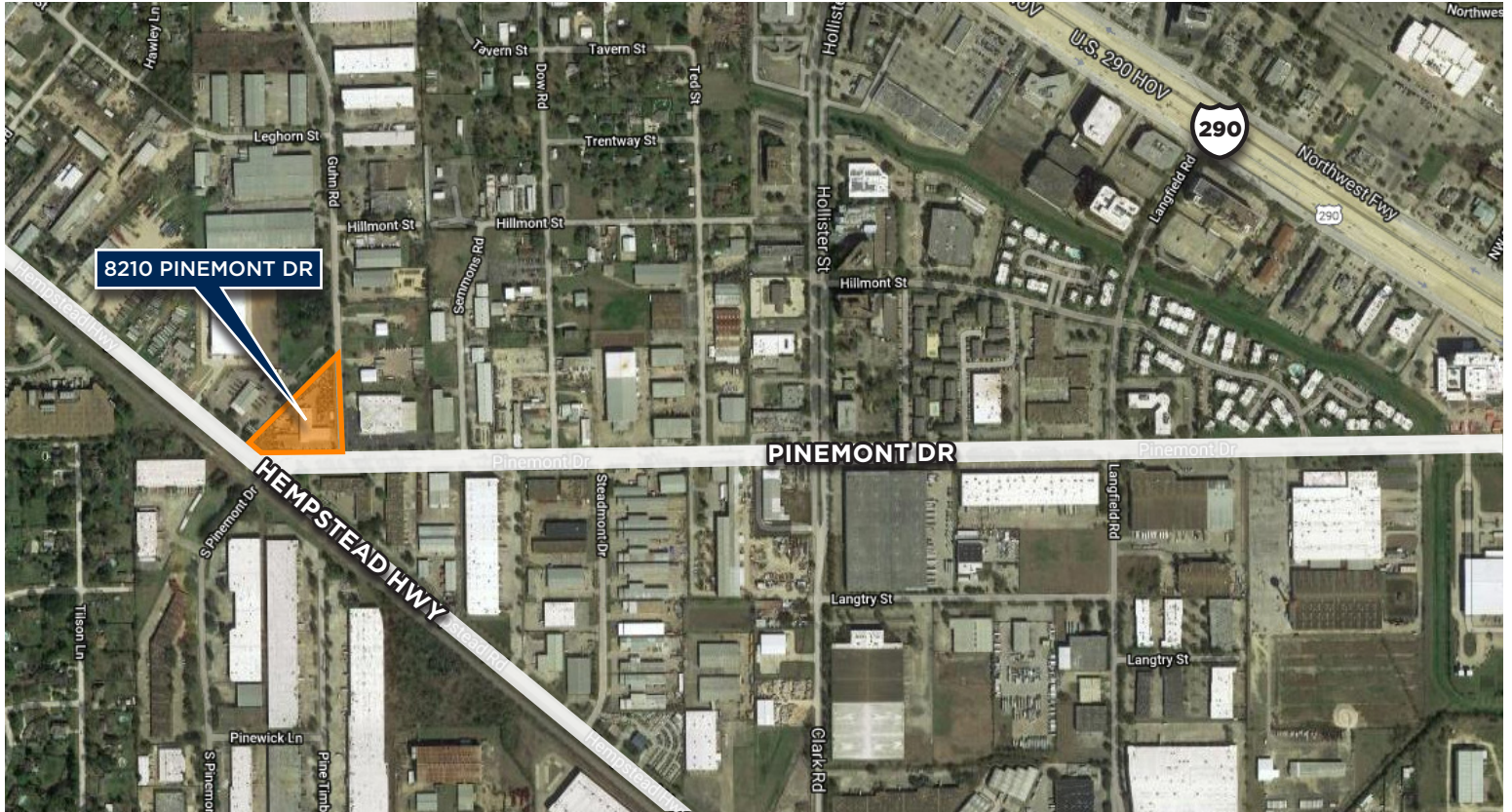
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ALTERNATE VIEW OF SITE



SIGNAGE



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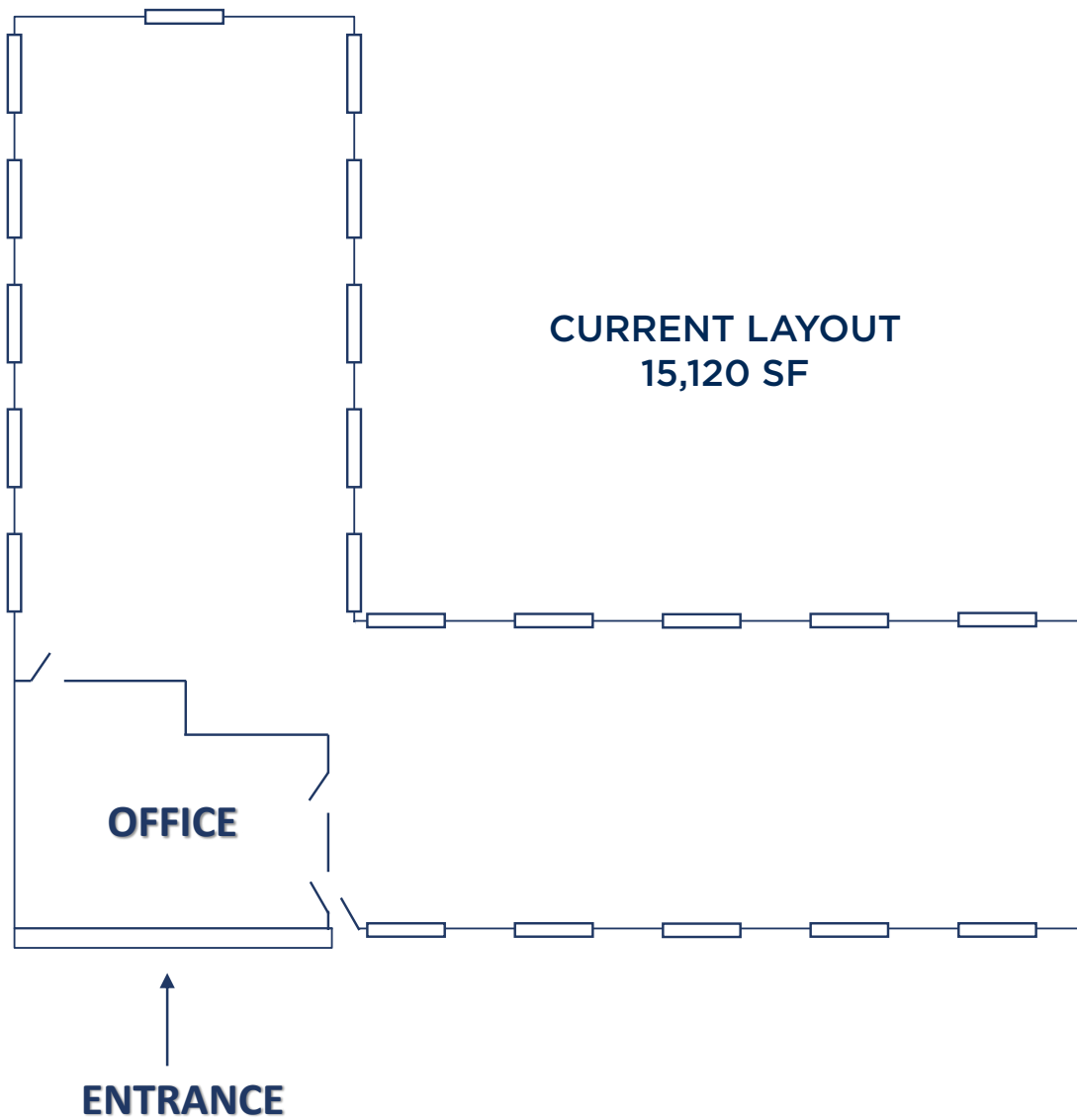
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