



PARTNERS REALTY
& Advisory Group, LLC

Offering Memorandum

Kars AutoShop | 11322 Kiline Dr.
Dallas, TX 75229



Kars Auto Shop, located at 11322 Kline Dr., Dallas, TX, offers a unique opportunity to acquire a profitable auto repair business with \$1.3M in annual sales and prime industrial real estate. The 4,630 SF facility includes 4 drive-in bays, 3 offices, a kitchen, and a 300 SF residence on a 0.40-acre lot. With high traffic counts, proximity to major highways, and strong customer demand, this turnkey operation is positioned for immediate cash flow and growth potential.

OFFERING TERMS

- **Business : \$990,000**
- **Real Estate : \$1,200,000**
- **Total asking Price: \$2,190,000**



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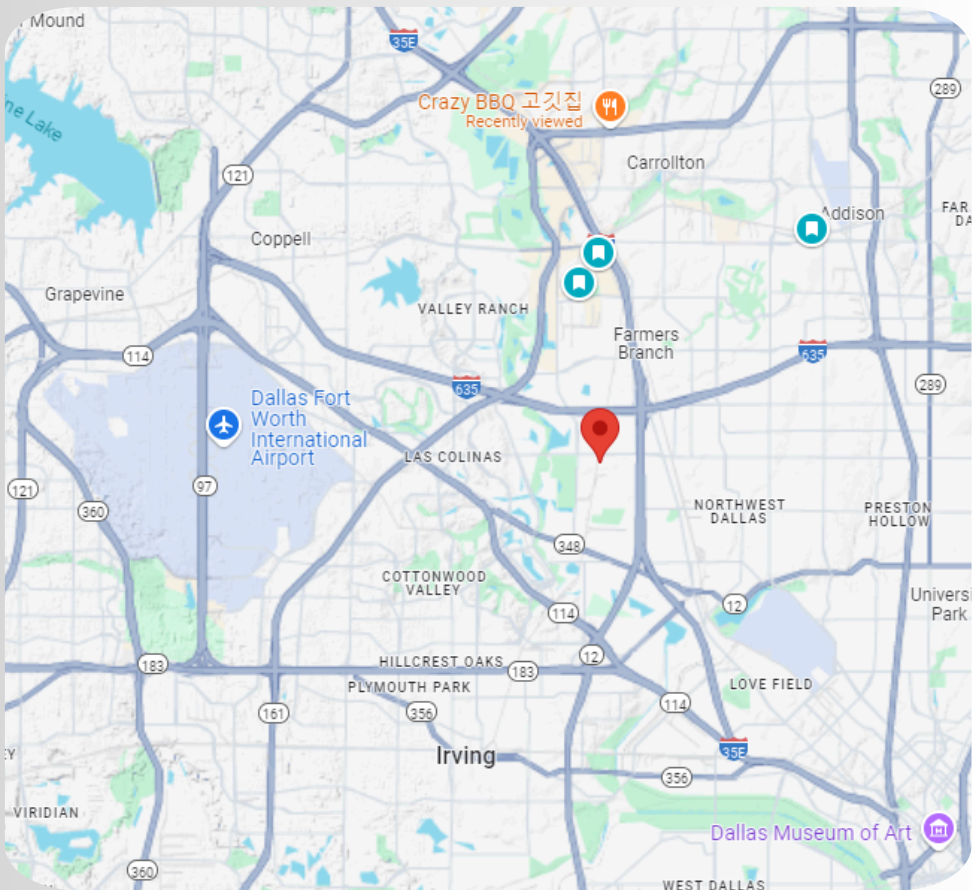
PROPERTY HIGHLIGHTS

- Building Size: 4,630 SF
- Lot Size: 0.40 AC (17,471 SF)
- Year Built: 1994
- Construction: Steel frame, 27' building height, 24' clear height
- Mezzanine: Full HVAC, includes 3 offices with kitchen
- Drive-ins: 4 total (12' W × 16' H)
- Parking: 20 surface spaces (ratio 2.18/1,000 SF)
- Residence: Approx. 300 SF residential area on-site
- Zoning: IR (Industrial Research)



LOCATION HIGHLIGHTS

- Located in West Hines North Submarket (Dallas/Ft. Worth Market)
- High Traffic Roads Nearby: Royal Ln (19,023 vehicles/day), Luna Rd (15,299 vehicles/day)
- Accessibility:
- 16 min to Dallas Love Field Airport (9.2 mi)
- 19 min to DFW International Airport (13.5 mi)
- 2.5 miles from Hwy 635 & 1 mile from Hwy 35
- Traffic Counts



Location Vehicles/Day

Royal Ln (Tantor Rd W) 19,023

Royal Ln (Ferrell Dr E) 14,111

Royal Ln (Goodnight Ln E) 23,284

Luna Rd (Royal Ln N) 5,171

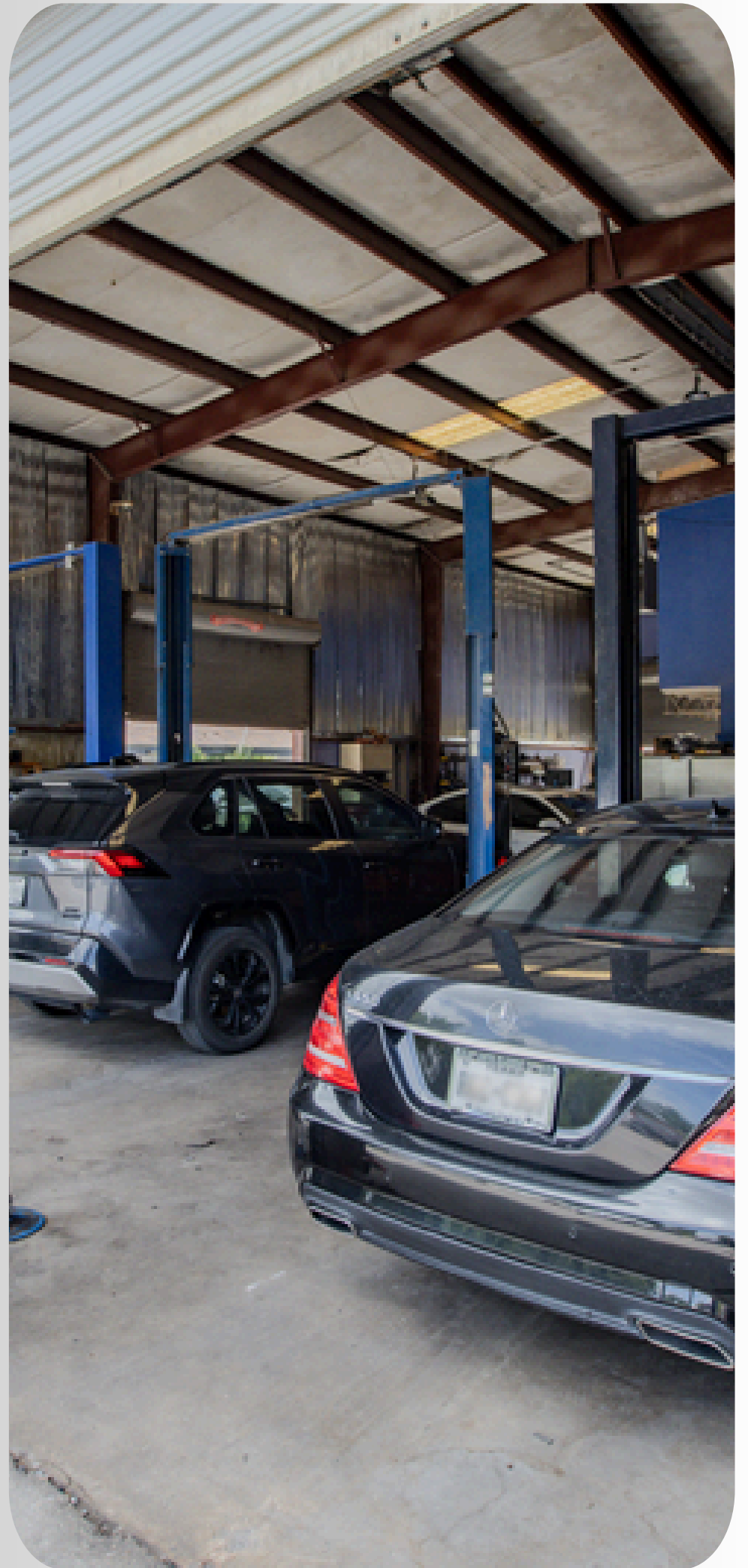
Luna Rd (Royal Ln S) 15,299

Royal Ln (Luna Rd E) 12,060



BUSINESS OVERVIEW

- **Established Auto Repair Brand:** Kars Auto Shop
- **Annual Gross Revenue:** \$1.3M (2024)
- **Services:** General repair, inspections, body work, diagnostics
- **Reputation:** 4.7–4.8-star average review from 150+ customers
- **Opportunities for Growth:** Add diagnostic fee, Fleet contracts, extended weekend hours, tire services



“With the owner retiring, the business is no longer accepting new work from dealerships — despite continued high demand. Multiple bodywork requests are being turned away weekly. A strong reputation, loyal customer base, and limited competition present a clear and immediate upside for the next owner.”



SURVEY

Survey plat of
LOT 22, BLOCK 6542
RIVER OAKS ADDITION
 to the City of Dallas,
 Dallas County, Texas
 according to the Plat recorded in
 Volume 9, Page 301
 Map Records, Dallas County, Texas.

US: OF BEARINGS: EAST RIGHT-OF-WAY LINE
 1. BLUE DRIVE AS SHOWN ON PLAT RECORDED IN
 X. 9, PG. 301, M.R.D.C.T.

F DENOTES IRON ROD FOUR
 S DENOTES IRON ROD SET
 /ORANGE PLASTIC CAP STAMPED
 F. W. COOMBS RPLS 5294
 M. DENOTES CONTROLLING MONUMENT

11322 KLINE DRIVE
 ASPHALT PAVEMENT
 67' R.O.W.

LOT 21

LOT 22
 BLOCK 6542

ROYAL LAND VILLAGE, LTD.
 VOL. 68128, PG. 477
 D.R.D.C.T.

ROYAL LAND VILLAGE, LTD.
 VOL. 68128, PG. 477
 D.R.D.C.T.

LEGAL DESCRIPTION
 BEING all of Lot 22, Block 6542, RIVER OAKS ADDITION to the
 City of Dallas, Dallas County, Texas according to the plat
 recorded in Volume 9, Page 301 of the Map Records of
 Dallas County, Texas.

SURVEYED ON THE GROUND
 APRIL 20, 2017
 REVISED APRIL 27, 2017
 RONALD W. COOMBS, R.P.L.S.
 STATE OF TEXAS No. 5294

CERTIFICATE
 THE PLAT HEREON IS A TRUE, CORRECT, AND ACCURATE REPRESENTATION OF THE PROPERTY AS
 DETERMINED BY SURVEY. THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY
 THE PLAT. THE SIZE, LOCATION, AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN.
 ALL IMPROVEMENTS ARE SET BACK FROM THE PROPERTY LINES THE DISTANCE INDICATED AND
 THERE ARE NO VISIBLE ENCROACHMENTS OR VISIBLE EVIDENCE OF EASEMENTS EXCEPT AS SHOWN.

PHOTO GALLERY





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.

2-10-2025



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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Partners Realty & Advisory Group	9012744	kayjin@prnag.com	972-898-8447
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kay Jin	0557350	kayjin@prnag.com	972-898-8447
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Partners Realty & Advisory Group for informational purposes only and does not constitute an offer to sell or a solicitation to buy any property. All information contained herein is believed to be accurate and reliable, but no warranty or representation is made as to the accuracy or completeness of the information.

By accepting this Offering Memorandum, the recipient agrees to use it solely for the purpose of evaluating a possible purchase of the property described herein and agrees not to reproduce or distribute it to any third party without the prior written consent of Partners Realty & Advisory Group.

All financial projections and statements contained herein are based on information provided by the seller and are subject to change. Prospective buyers should conduct their own independent investigation, due diligence, and analysis of the property, its condition, and its financial performance.

The seller and broker expressly disclaim any liability for representations, warranties, or guarantees, expressed or implied, contained herein or for omissions from the memorandum or any other written or oral communication transmitted to the recipient.

