



Site Analysis Report

Site Details

Market	DFW	Business Name	University CW	Type of Business	FS + LB
Property Location					
Address	3124 Collinsworth St Fort Worth Texas 76107				
Legal Description	CARLSON'S SUBDIVISION BLOCK 1 LOT 2				
County	Tarrant				
Assessors Parcel No.	06267904				
Quick Links	Google Map Survey Map N/A Executive Summary (Demographics)				



8751 Collin McKinney Pkwy
Suite 1405
McKinney, TX 75070

Site Details continued

Property Details

Lot Size	39,073 SF	0.897 Acres
Building Size	8,509 SF	1989 Year Built

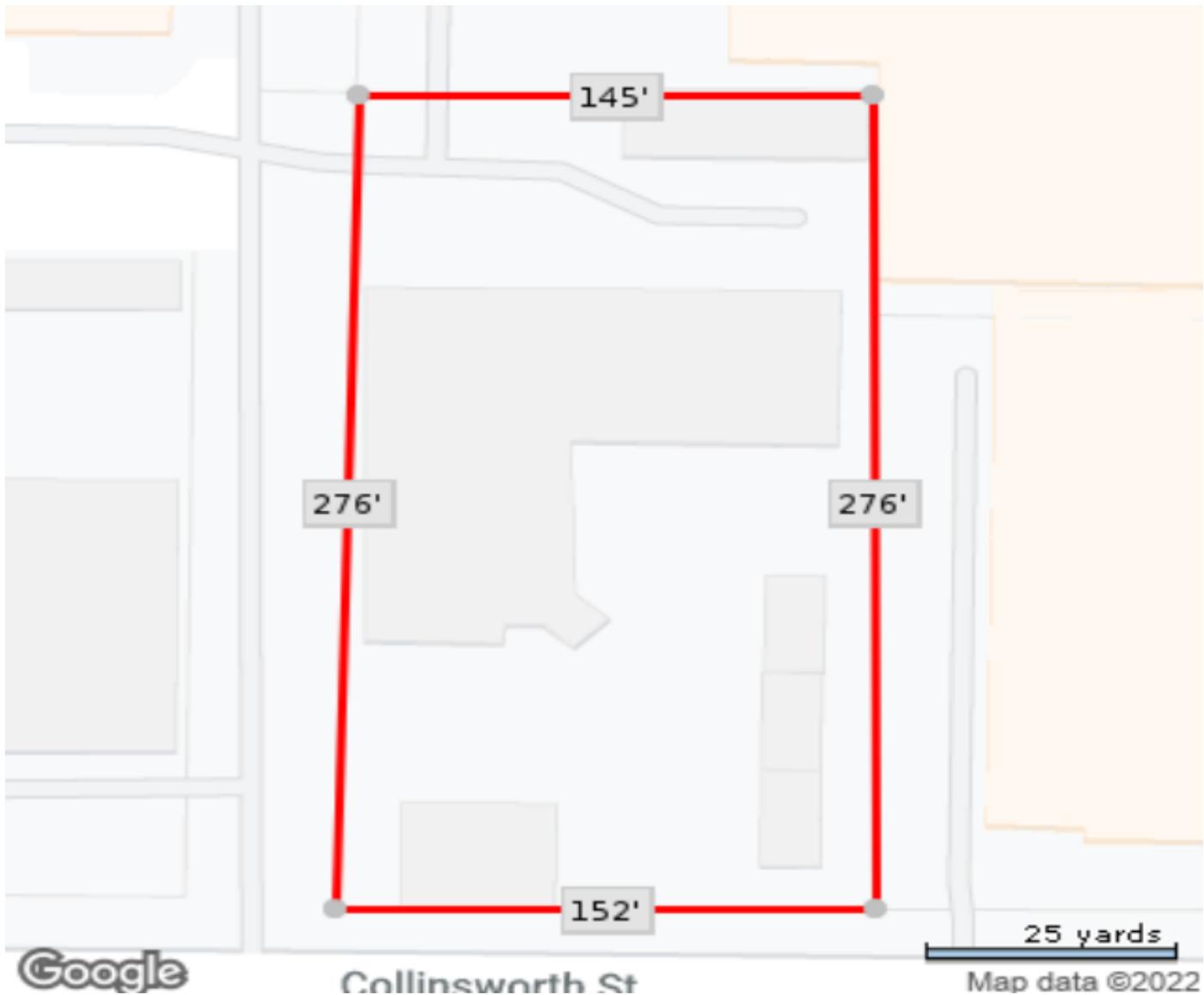
City Zoning District

Zone	I - Light Industrial
Use Chart	See Notes Below

Notes

-P* : Permitted, but Supplemental Use Standards apply.
Supplemental Standards: Ft. Worth Code of Ordinances - Section 5.108.

Property Dimension Map



Competition

Nearby Competition

Name	Type	Distance from Subject Property (miles)
1 Shine Express Car Wash 3021 W Townsend Dr, Fort Worth, TX 76110	Flex	2.2
2 Katie's Express Car Wash - Coming Soon 1115 Jacksboro Hwy, Fort Worth, TX 76114	Express	3.3
3 Katie's Express Car Wash - Coming Soon 5600 Camp Bowie Blvd, Fort Worth, TX 76107	Express	3.4
4 Red Carpet Car Wash 5829 Camp Bowie Blvd, Fort Worth, TX 76107	FS + LB	3.7
5 Quick N Clean Car Wash 2000 Jacksboro Hwy, Fort Worth, TX 76114	Express	4.8

Competition Map



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Traffic Counts

Texas Department of Transportation

Average Annual Daily Traffic Count

Year	Count	NB	SB	EB	WB
2019	23,403	11,552	11,851	n/a	n/a

Traffic Trend: Increase / Decrease

2019	-3.00%
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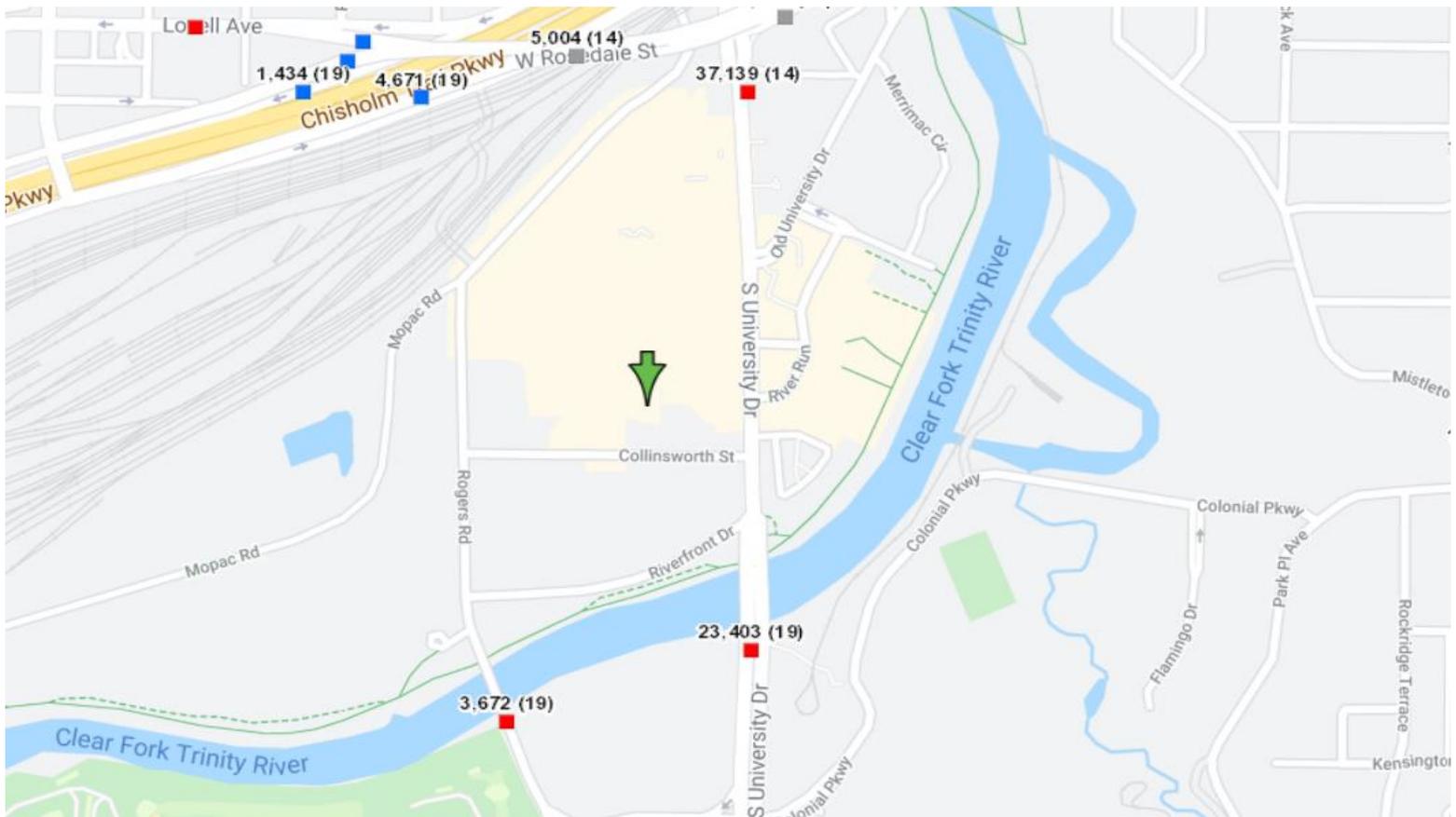
Potential Number of Cars Pull in a Day

Metropolitan Area	211	to	269	(0.9 - 1.15% of AADT count)
Rural Area	702	to	936	(3 - 4% of AADT count)

TXDOT Volume Count

Day	Date	Count	Peak Hours
Wednesday	4/17/19	28,274	11pm - 6pm

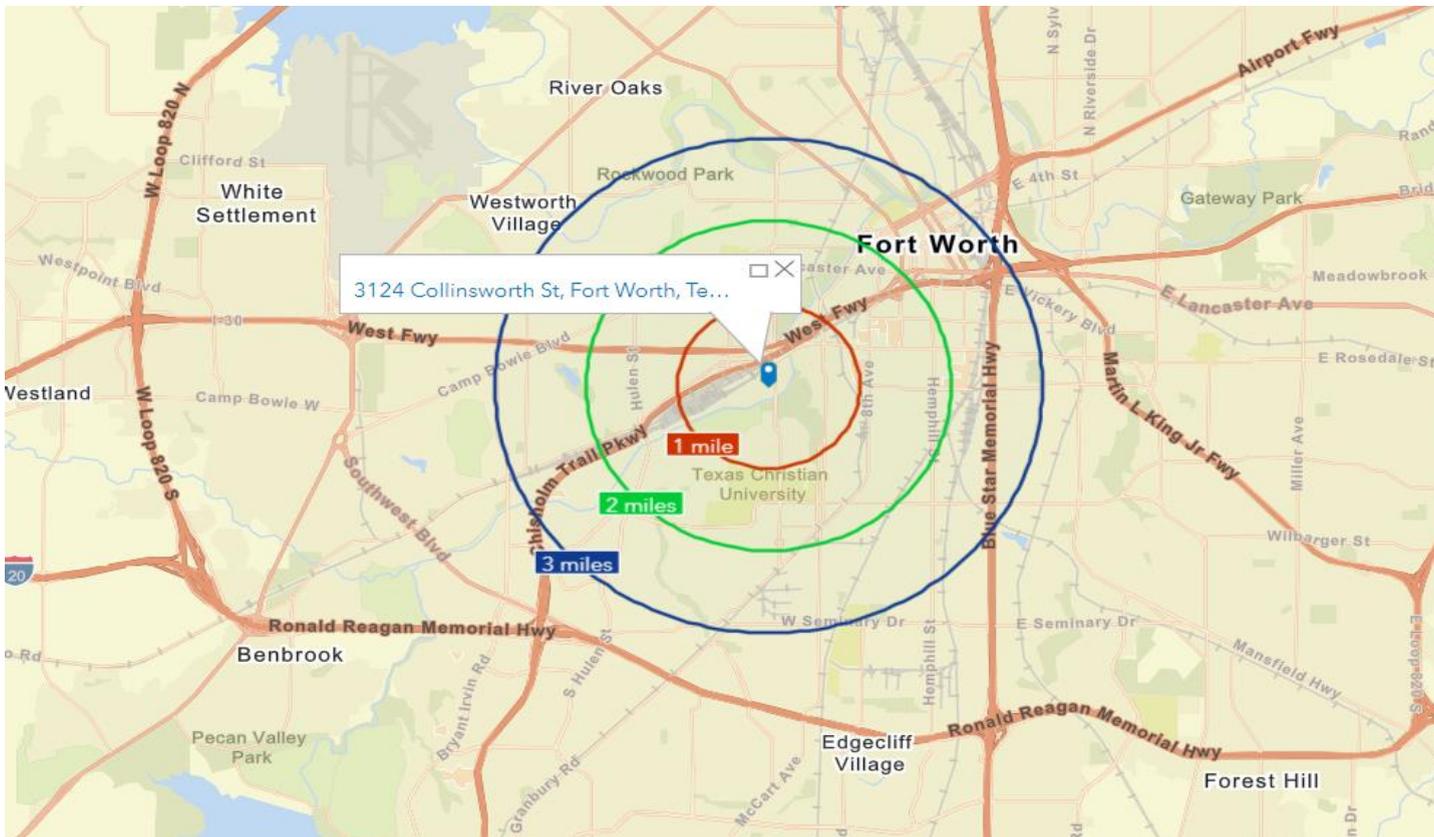
TXDOT Map



Demographics

Executive Summary (Demographics)

Year	2021				
	1 Mile	2 Mile	3 Mile	5 Mile	10 Mile
Total Population	6,722	53,457	111,262	288,573	835,498
Average Household Income	\$144,890	\$103,457	\$96,054	\$82,790	\$78,294



Notes

Date Certified
2/2/2022
By Researcher
Andrew Crain

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