5790 Fm 1960 Rd E - Cale's Car Wash

Kingwood/Humble Submarket Auto Repair - Lake Houston Submarket	11,469 SF GLA	2.19 AC Lot	1997 Built	\$3.4M Sale Price	\$296.45 Price/SF
Humble, TX 77346					

Sale		
For Sale Sale Type	\$3,400,000 (\$296.45/SF) Investment or Owner Status	Active
Sold Price Date Financing	Not Disclosed Jan 2013 1st Mortgage: Post Oak Bank Bal/Pmt: \$2,900,000/-	

Sale Highlights _____

- Busy street. (New construction is about to be finished on the Street, location was closed due to construction of FM 1960)
- A well know place. Four income generating options. (car wash, lube center, Gas station and Auto detailing)
- Great demographics for Retail business. Ready to restart with minimal repairs, rehab and upgrade.

Building _____

Type Location	3 Star Retail Auto Repair Suburban		
GLA Stories Typical Floor Class Construction	11,469 SF 1 11,469 SF C Steel	Year Built Tenancy	1997 Single
CoStar Est. Rent	\$24 - 29/SF (Retail)		
Frontage	279' on FM 1960 Rd		
Walk Score®	Somewhat Walkable (60)		
Parking Ratio	5.32/1,000 SF		
Parking Type Surface	Spaces 61		
Land			

Land Acres Bldg FAR	2.19 AC 0.12	Land SF	95,597 SF
Zoning	N/Ap		

Tenants _____

Name	SF Occupied
Swash Car Spa	11,469
Source: CoStar Research	

Market Conditions

Vacancy Rates	Current	YOY Change	
Subject Property	0.0%	\leftrightarrow	0.0%
Submarket 2-4 Star	4.0%	1	0.6%
Market Overall	5.0%	1	0.2%
Market Asking Rent Per Area	\$22.00F		E 00/
Subject Property	\$28.88/SF	T	5.6%
Submarket 2-4 Star	\$22.65/SF	↑	3.4%
Market Overall	\$23.64/SF	↑	2.8%
Submarket Leasing Activity			
12 Mo. Leased	254,028 SF	↑	228.1%
Months on Market	7.5	¥	-3.4 mo
Submarket Sales Activity	Current		Prev Year
	-		-
12 Mo. Sales Volume	\$5.4M		\$12.11M
Market Sale Price Per Area	\$274/SF		\$269/SF

Property Contacts _____

True Owner	Qadeer & Associates
Recorded Owner	Qb North Venture Llc
Owner Type	Individual
Sale Broker	Realm Real Estate

Demographics _____

	1 mile	3 miles
Population	16,649	85,849
Households	5,555	29,202
Median Age	34.90	35.90
Median HH Income	\$98,980	\$106,410
Daytime Employees	5,521	15,208
Population Growth '23 - '28	¥ -0.47%	\$ 2.99%
Household Growth '23 - '28	♦ -0.04%	A 3.19%

Traffic _____

Collection Street	Cross Street	Traffic Vol	Last Me	Distance
Twigsworth Ln	FM 1960 Rd E N	867	2022	0.07 mi
Droitwich Dr	Caldicote St S	973	2022	0.16 mi
Cloyanna Ln	FM 1960 Rd E N	738	2022	0.34 mi
Timber Forest Drive	Woodmancote Dr S	13,483	2022	0.47 mi
Timber Forest Dr	FM 1960 Rd E S	11,022	2022	0.47 mi
Timber Forest Dr	Woodmancote Dr S	11,957	2022	0.48 mi
Atascocita Rd	Droitwich Dr NE	27,068	2022	0.62 mi
Town Center Blvd	FM 1960 Rd N	3,077	2022	0.64 mi
Timber Forest Dr	Forest Timbers Dr S	8,506	2022	0.69 mi
Atasca Oaks Dr	Ancient Oaks Dr SE	3,811	2022	0.72 mi

Made with TrafficMetrix® Products

5790 Fm 1960 Rd E - Cale's Car Wash | CoStar

FIRM Panel Number 0510L FEMA Map Date

Jun 18, 2007

About the Owner _____

Qadeer & Associates 50 Briar Hollow Ln Houston, TX 77027 **United States** (713) 622-8187 (p) Since Jan 28, 2013

Building Amenities _____

Air Conditioning	
Signage	

Skylights

Public Transportation _____

Airport	Drive	Distance
Houston George Bush Intercontinental Airport	21 min	13.7 mi
Ellington Field Airport	52 min	32.0 mi
William P. Hobby Airport	53 min	35.3 mi

Location _____

Zip	77346
Submarket	Lake Houston
Submarket Cluster	Northeast
Location Type	Suburban
Market	Houston
County	Harris
State	Texas
CBSA	Houston-The Woodlands-Sugar Land, TX
DMA	Houston, TX
Country	United States

For Sale			
W IABS		لم	swash 33
swash 1111		يكر	swash 44
swash 22		بكر	Swash Description
Public Record			
2022 Assessment			
Improvements \$	769,939 \$9.9	95/SF	
Land \$	516,610 \$6.6	68/SF	
Total Value \$1,3	286,549 \$16.6	63/SF	
Parcels 1105860000036			
Flood Risk			
Flood Risk Area	Moderate to Low Risk Areas		
			rate flood hazard, usually the area ne 100-year and 500-year floods.
Floodplain Area 100-year and 50		0-year	•
In SFHA	No	-	
FEMA Map Identifier	48201C0510L		
FIRM ID	48201C		

Documents _____

Property ID: 5382287

Images _



Primary Photo



Building Photo



Tenant External Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Building Photo



Plat Map



Cales AAA