

# 5790 Fm 1960 Rd E - Cale's Car Wash



Kingwood/Humble Submarket  
Auto Repair - Lake Houston  
Submarket  
Humble, TX 77346

**11,469** **2.19** **1997** **\$3.4M** **\$296.45**  
SF GLA AC Lot Built Sale Price Price/SF

## Sale

For Sale \$3,400,000 (\$296.45/SF)  
Sale Type Investment or Owner ... Status Active  
Sold Price Not Disclosed  
Date Jan 2013  
Financing 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 3 Star Retail Auto Repair  
Location Suburban  
GLA 11,469 SF Year Built 1997  
Stories 1 Tenancy Single  
Typical Floor 11,469 SF  
Class C  
Construction Steel

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 Spaces  
Surface 61

## Land

Land Acres 2.19 AC Land SF 95,597 SF  
Bldg FAR 0.12  
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% ↔ 0.0%  
Submarket 2-4 Star 4.0% ↑ 0.6%  
Market Overall 5.0% ↑ 0.2%

Market Asking Rent Per Area  
Subject Property \$28.88/SF ↑ 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  
Sales 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% ↑ 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

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Images



Primary Photo



Tenant External Photo



Building Photo



Building Photo



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Plat Map



Cales AAA