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