



CAR WASH FOR SALE OR LEASE

14440 TX-105 W, Conroe, TX 77304



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SENDERO
REAL ESTATE



PROPERTY DETAILS

Take advantage of this rare opportunity to own a fully operational car wash in the fast growing Lake Conroe area. Located on Hwy 105 W only 800ft from the McCaleb Rd lighted intersection with over 40k-VPD and right across the street from the popular Rudys BBQ, this 2,786SF facility sits on nearly half an acre and offers excellent visibility and strong local demand.

This site is ideal for an owner-operator or investor looking for a low-maintenance, income producing asset in a growing and affluent market. With established clientele, multiple wash bays, vacuum stations, and ample room for upgrades or automation, the potential is excellent.

LOCATION INFORMATION

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|-------------|--|
| LOCATION | Hwy 105 W, East of McCaleb Rd, West of Old Conroe Rd |
| SUBMARKET | Conroe/ Montgomery |
| SIZE | 0.48 Acres; 2,786 SF Building |
| YEAR BUILT | 2005 |
| SALE PRICE | \$1,495,000 |
| LEASE PRICE | CALL FOR LEASE PRICE |
| UTILITIES | City of Conroe |
| FLOOD PLAIN | Not in flood plain |
| APN | 5931-00-00300 |

PROPERTY HIGHLIGHTS

- ⊕ CONVENIENTLY LOCATED ON HWY 105 ONLY 800FT EAST OF THE MCCALED ROAD INTERSECTION & 7 MILES WEST OF I-45
- ⊕ BOOMING LAKE CONROE CORRIDOR WITH OVER 40K-VPD
- ⊕ NO FLOOD PLAIN
- ⊕ LOTS OF RETAIL & RESTAURANTS WITHIN A SHORT DRIVE
- ⊕ MACNEIL CAR WASH EQUIPMENT INSTALLED IN 2023
- ⊕ 90FT EXPRESS WASH TUNNEL
- ⊕ NEW CANOPIES
- ⊕ CUSTOMER LOBBY
- ⊕ NEW ROOF 2023

DEMOGRAPHIC SUMMARY

14440 Highway 105 W

Ring of 3 miles

KEY FACTS

21,386

Population



8,748

Households

43.9

Median Age

\$75,747

Median Disposable Income

EDUCATION

3.8%

No High School Diploma



21.0%

High School Graduate



29.6%

Some College/ Associate's Degree



45.6%

Bachelor's/ Graduate/ Prof Degree

INCOME



\$90,501

Median Household Income



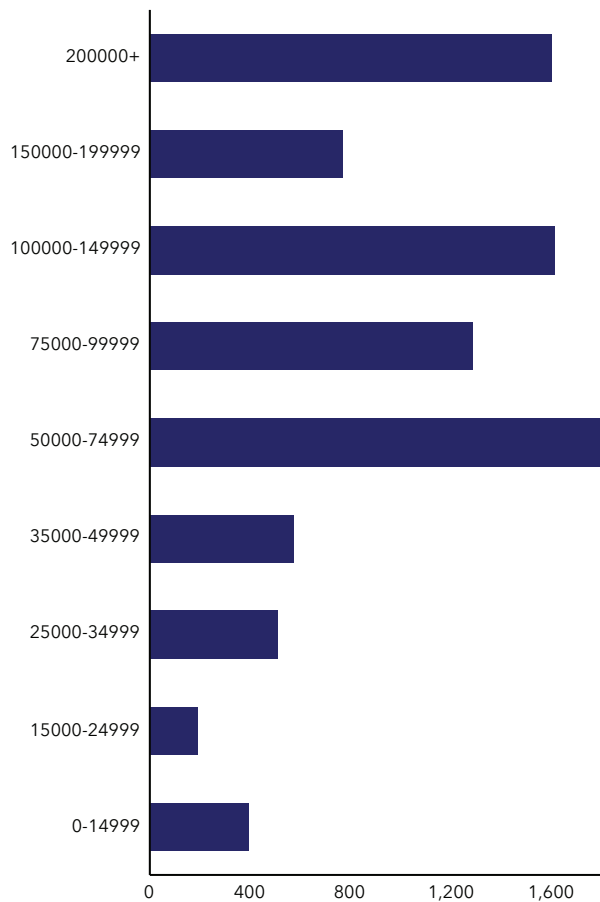
\$54,020

Per Capita Income

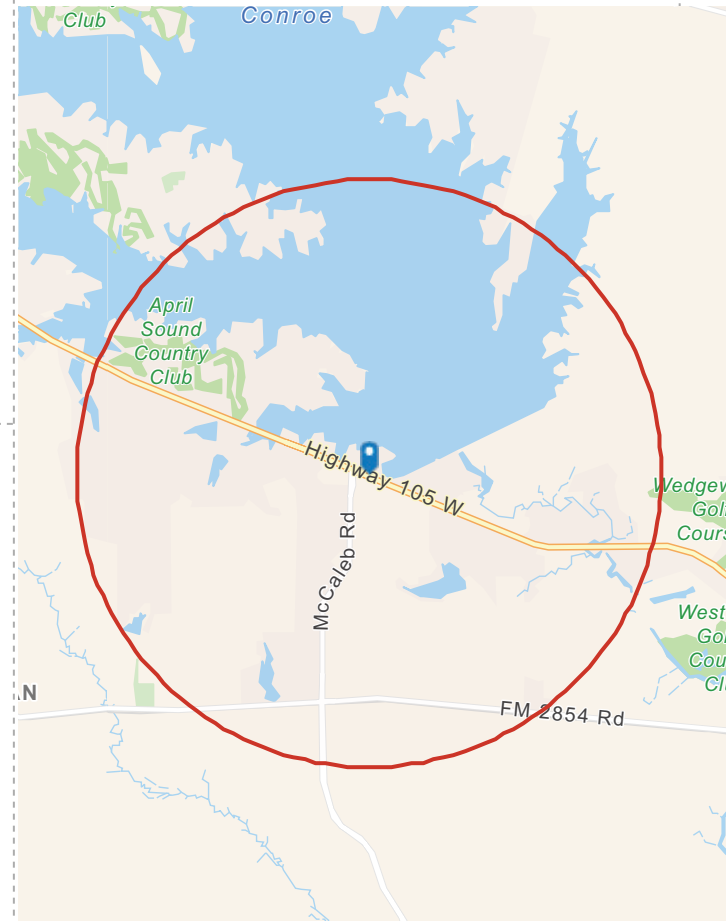


\$507,892

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



70.0%

White Collar



18.2%

Blue Collar



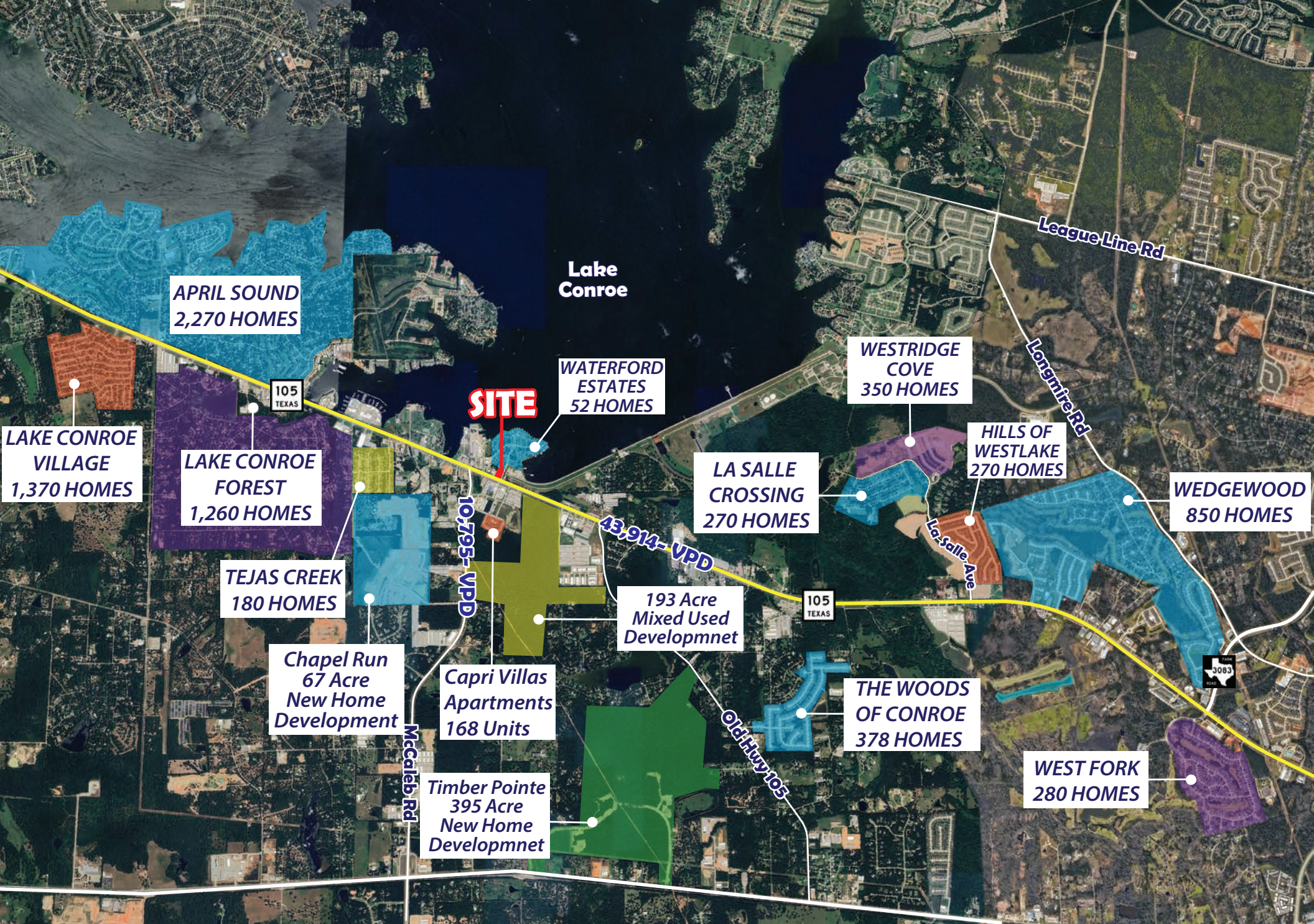
Services

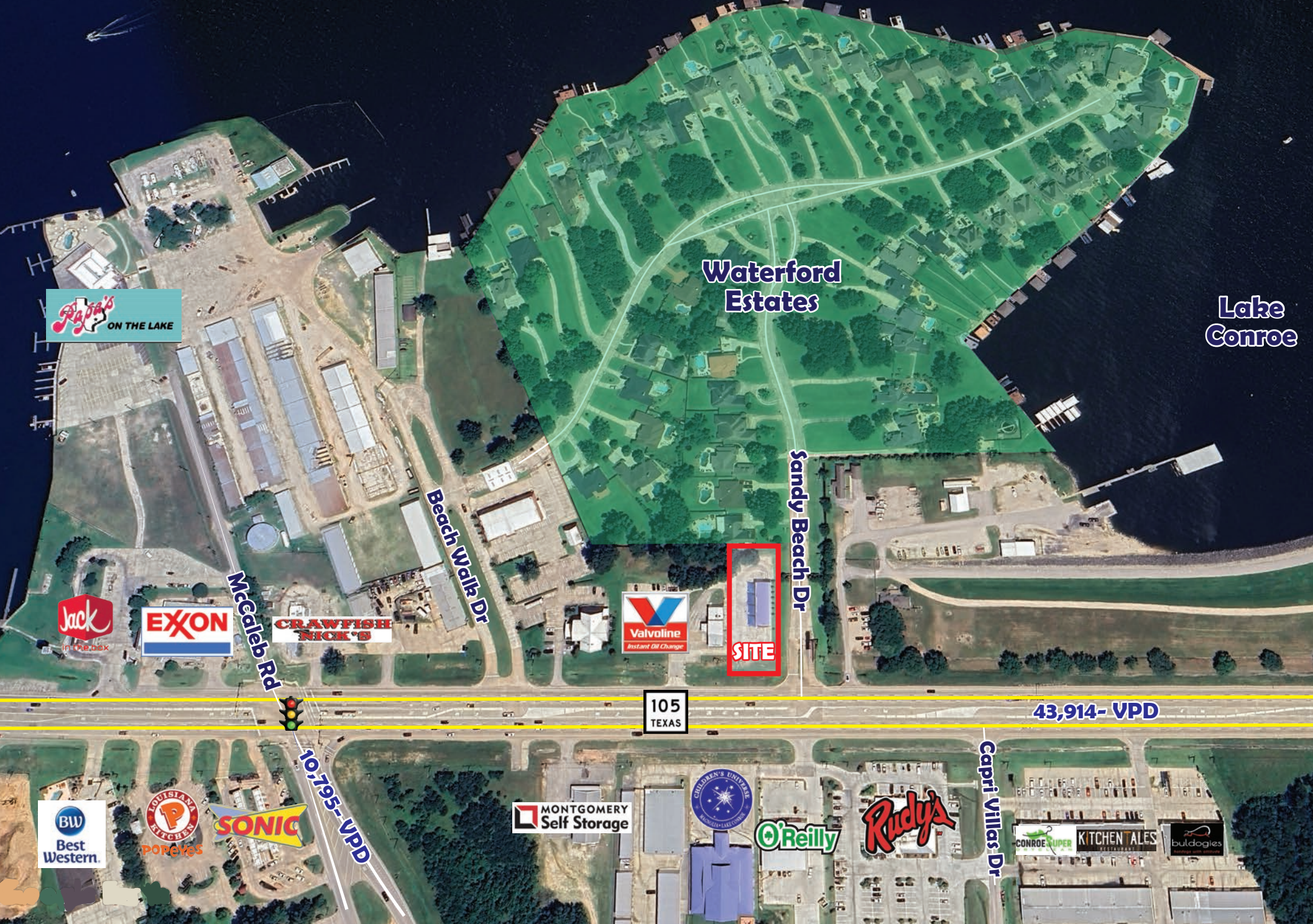
3.2%

Unemployment Rate













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.

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|--|---------------|------------------------------|------------------------------|---------------------|
| SENDERO REAL ESTATE | | 9010551 | JUAN@SENDEROGROUP.NET | 281-407-0601 |
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| 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 | | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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