

**CAR
WASH**

For Lease



HIGHLIGHTS

- Turnkey Car Wash Facility
- 300 current memberships
- Built in 2021 | Modern Construction & Equipment
- High-Visibility Location on Busy El Dorado Blvd
- Large Signage with Excellent Street Exposure
- 5,424 SF Building on 28,688 SF Lot
- 195,166 Population Within a 5-Mile Radius (2024)

ABOUT THE PROPERTY

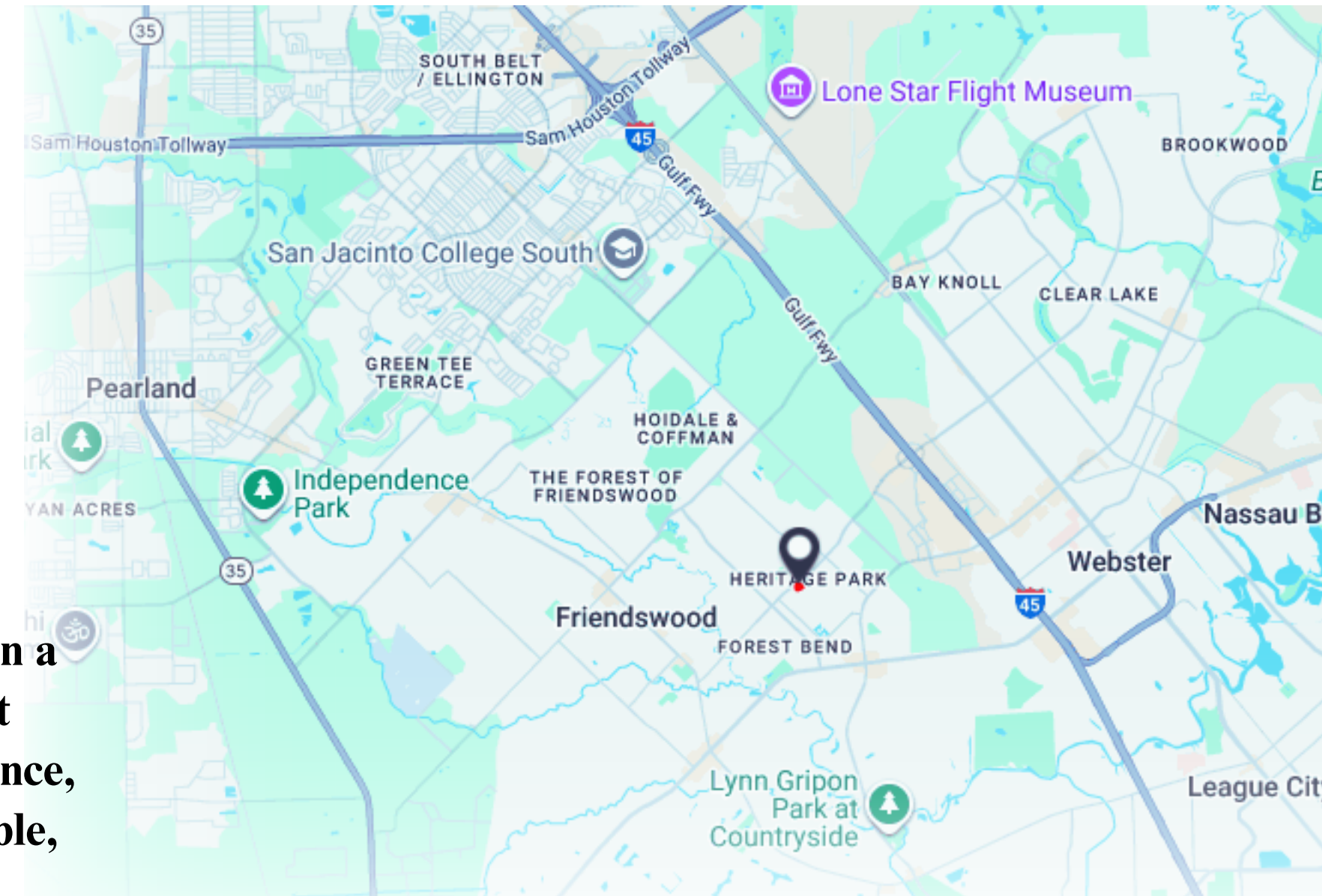
Your opportunity to acquire a modern, turnkey car wash built in 2021. This facility sits on a 28,688 SF lot along one of the area's most heavily traveled corridors, offering exceptional visibility and accessibility.

The property is supported by a strong and growing population of 195,166 within a 5-mile radius, driving consistent demand in a service-based industry with repeat customers. Newer construction and equipment allow for low deferred maintenance, making this an ideal acquisition for owner-operators or investors seeking a stable, scalable asset in a desirable submarket.

With its strategic location, modern infrastructure, and dense surrounding demographics, this car wash is positioned for immediate operation and long-term growth.

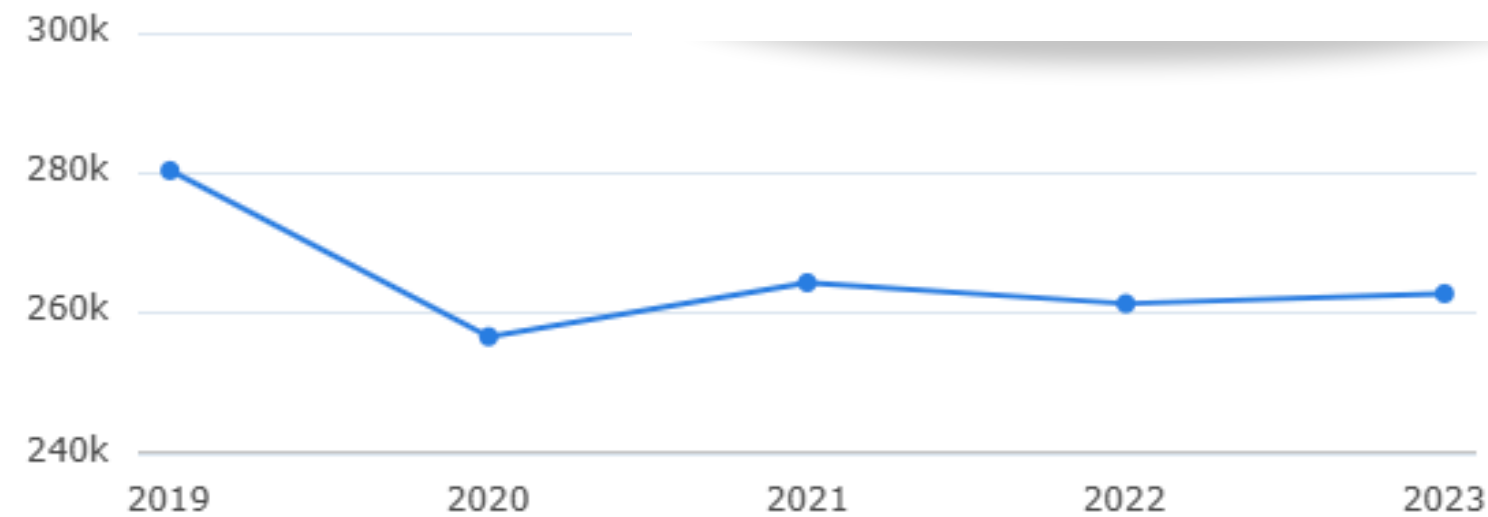
Size: 5,424 SF

Price: \$11,500 NNN: \$7.32



Population

262.8k



Household Income

\$99.7k

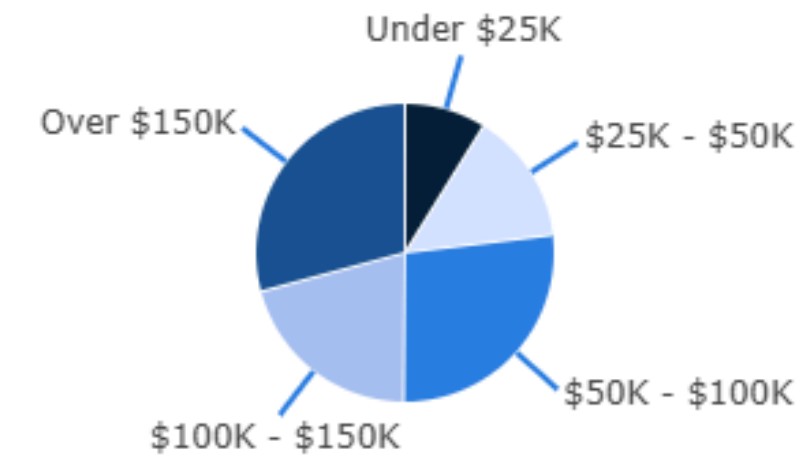
Median Income

\$107.8k

2028 Estimate

↑ **8%**

Growth Rate



Age Demographics

38

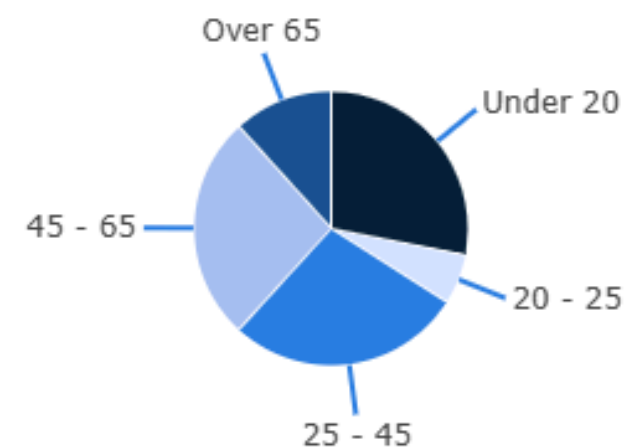
Median Age

39

2028 Estimate

↑ **3%**

Growth Rate



**APEX
REALTORS**

**2813 El Dorado Blvd,
Friendswood, TX 77546**

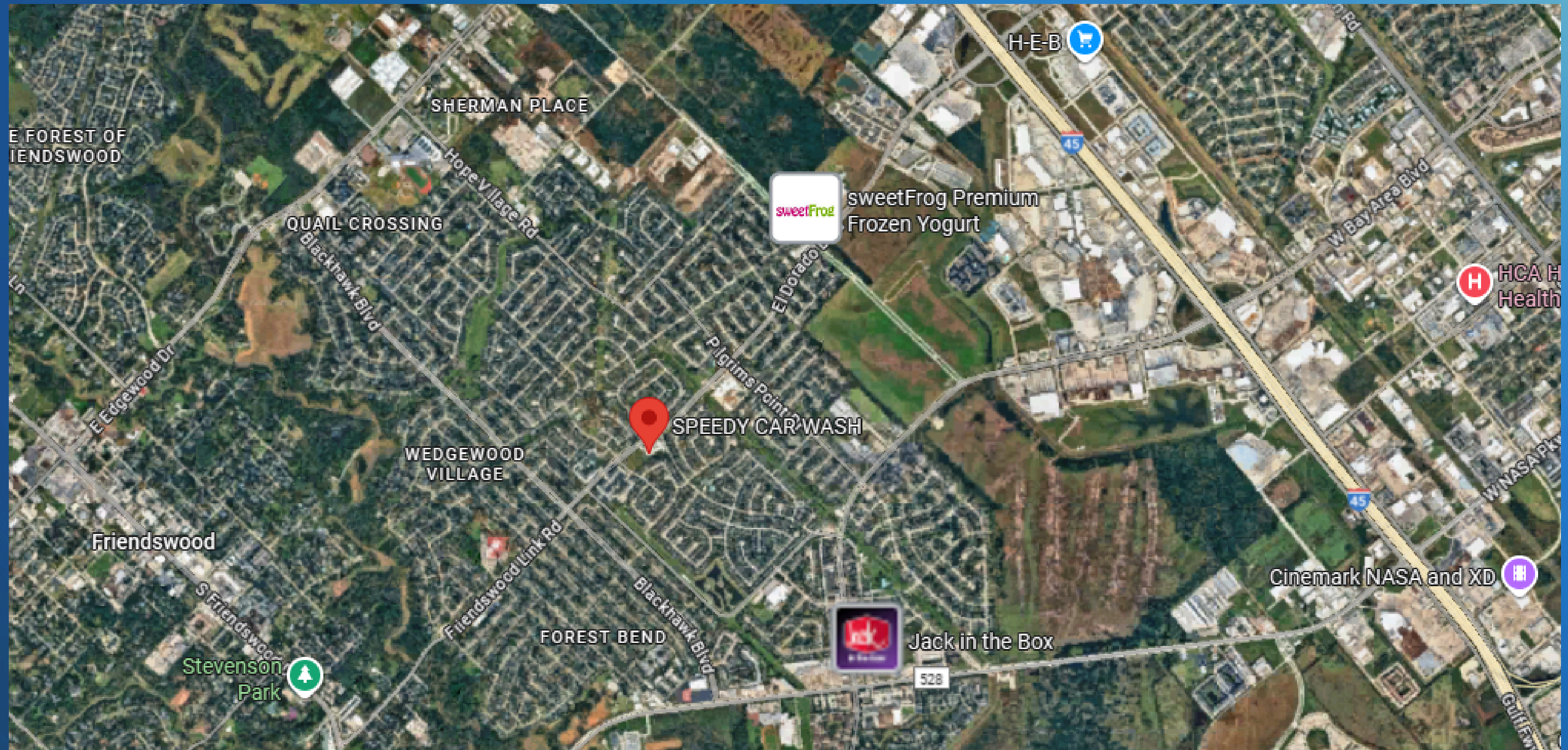


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