



Site Analysis Report

## Site Details

<b>State</b>	Texas	<b>Business Name</b>	SS + Warehouse
<b>Region</b>	North Texas (NTX)	<b>Type</b>	Self-Service Car Wash
<b>Market</b>	DFW		
<b>Property Location</b>			
<b>Address</b>	1545 Everman Parkway Everman 76140		
<b>Legal Description</b>	SHELBY COUNTY SCHOOL LAND SURV Abstract 1375 Tract 5E		
<b>County</b>	Tarrant		
<b>Quick Links</b>	<a href="#">CAD - Central Appraisal District</a> <a href="#">Google Map</a> <a href="#">Executive Summary (Demographics)</a> <a href="#">Flyer</a>		



# Site Details continued

### Property Details

Acres	0.6239 SF	Car Wash Size	2,300
Lot Size	27,177 SF	Building Size	2,400
Year Built	1985 SF		

### City Zoning District

Zone	C3
Use Chart	car wash permitted

### Notes

6 Bay Self-Service Car Wash - 5 Vacuums - 2 Change Machines - Vending Machines  
8 Camera Closed Circuit TV / DVR System - Burglar Alarm -  
Building insulated with 12' concrete floors - A/C Office -  
2 bay doors, 1 employee door and 3-way power transformer.

### Property Dimension Map

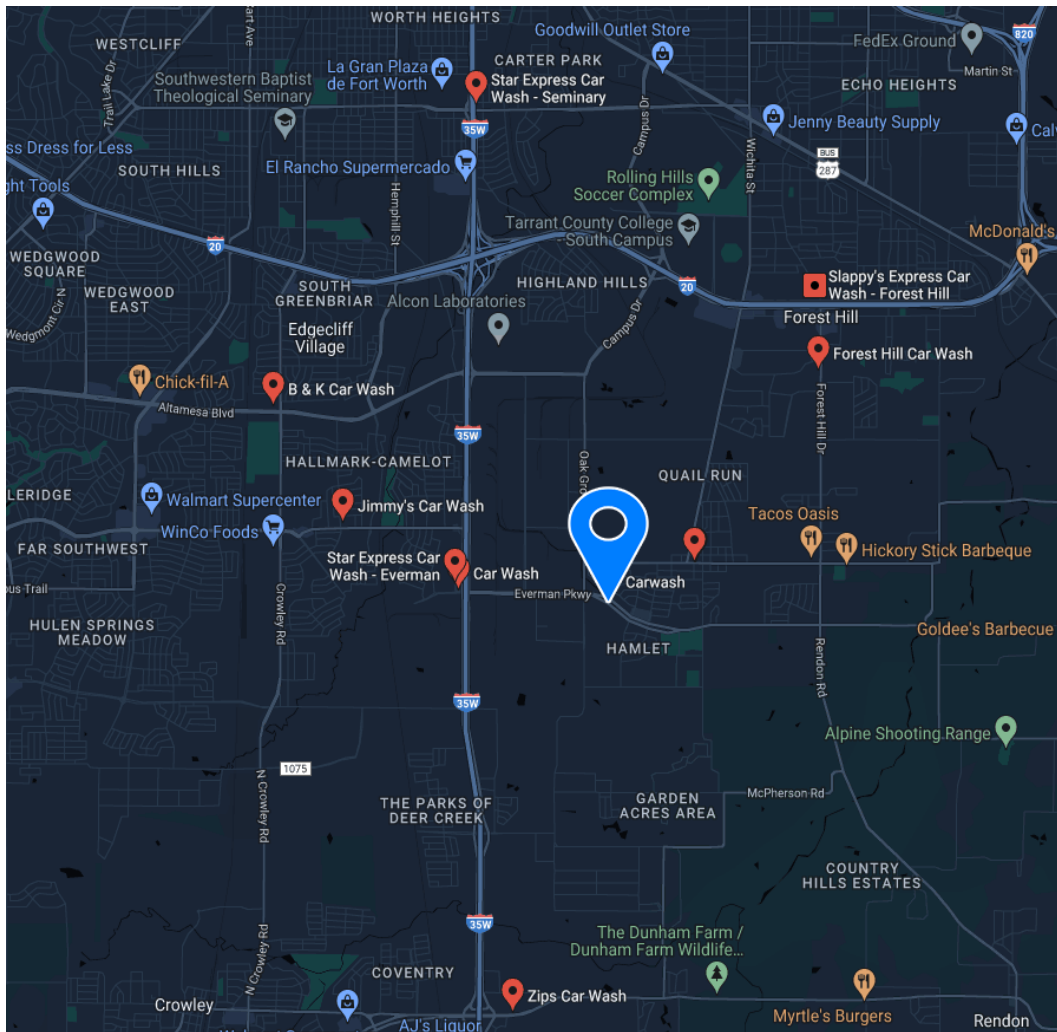


# Competition

## Nearby Competition

Name	Type	Distance from Subject Property (miles)
1 Nice Car Wash 562 W Enon Ave, Fort Worth, TX 76140	SS	1.4
2 Jimmy's Car Wash 7809 Camelot Rd, Fort Worth, TX 76134	SS/IB	1.4
3 Forest Hill Car Wash 6958 Forest Hill Dr, Forest Hill, TX 76140	SS	4

## Competition Map



# Traffic Counts

## Texas Department of Transportation

### Average Annual Daily Traffic Count

Year	Count
2022	5,686

### Traffic Trend: Increase / Decrease

2022	-1.00%
------	--------

### Potential Number of Cars Pull in a Day

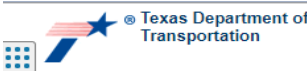

Metropolitan Area	51	to	65	(0.9 - 1.15% of AADT count)
Rural Area	171	to	227	(3 - 4% of AADT count)

### TXDOT Volume Count

Day	Date	Count
Monday	4/29/19	6,984

### Notes

### TXDOT Map

Home
Login
Locate
Locate All
Email This

[Auto-Locate ON](#)

List View
All DIRs
Report Center

Record
85580 of 163016
Goto Record

Location ID	220U2668	MPO ID	282
Type	SPOT	HPMS ID	UNASSIGNED
SF Group	FORT WORTH FC 4	Route Type	
AF Group	REGION 3N FC 4	Route	
GF Group	FORT WORTH FC -	Active	Yes
Class Dist Grp		Category	URBAN ACR
Seas Class Grp	FORT WORTH		
WIM Group			
QC Group	Volume Group 2		
Functl Class	(4)Minor Arterial		
Located On			
Loc On Alias			

[More Detail](#)

#### STATION DATA

Directions: **1-WAY** WB

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2022	5,686 <sup>3</sup>						PBV
2019	5,857	633	11				
2014	5,340	547	10				
2009	5,580						

#### Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

#### VOLUME COUNT

Date	Int	Total
Mon 4/29/2019	15	6,984
Mon 4/7/2014	15	5,562

#### VOLUME TREND

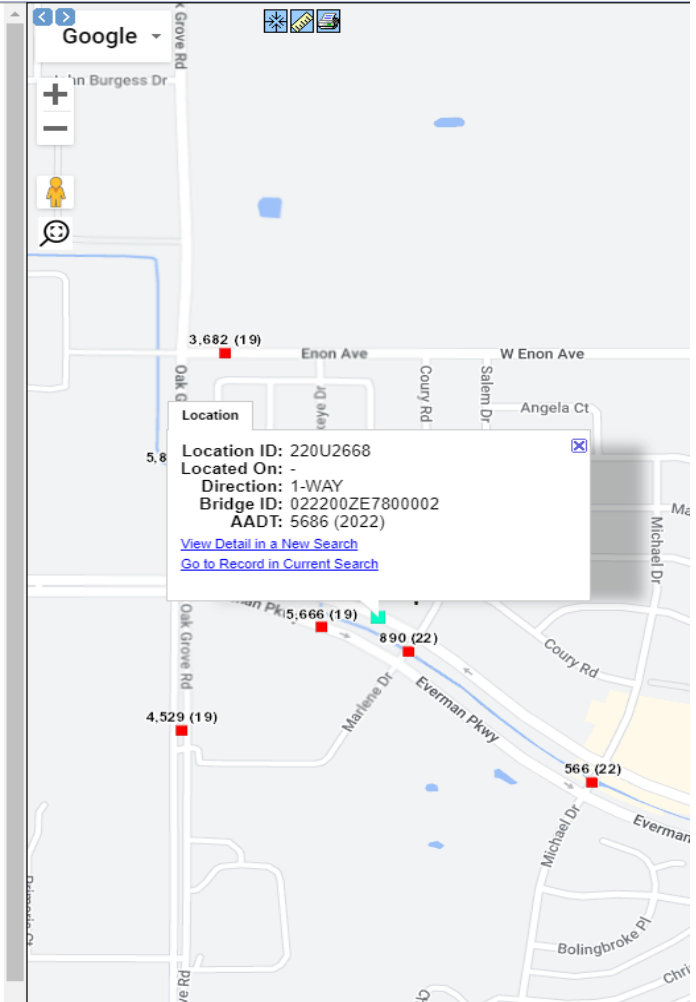
Year	Annual Growth
2022	-1%
2019	2%
2014	-1%

#### SPEED

Date	Int	Pace	85th	Total
No Data				

#### CLASSIFICATION

Date	Int	Total
No Data		



Location ID: 220U2668

Located On: -

Direction: 1-WAY

Bridge ID: 022200ZE7800002

AADT: 5686 (2022)

[View Detail in a New Search](#)

[Go to Record in Current Search](#)

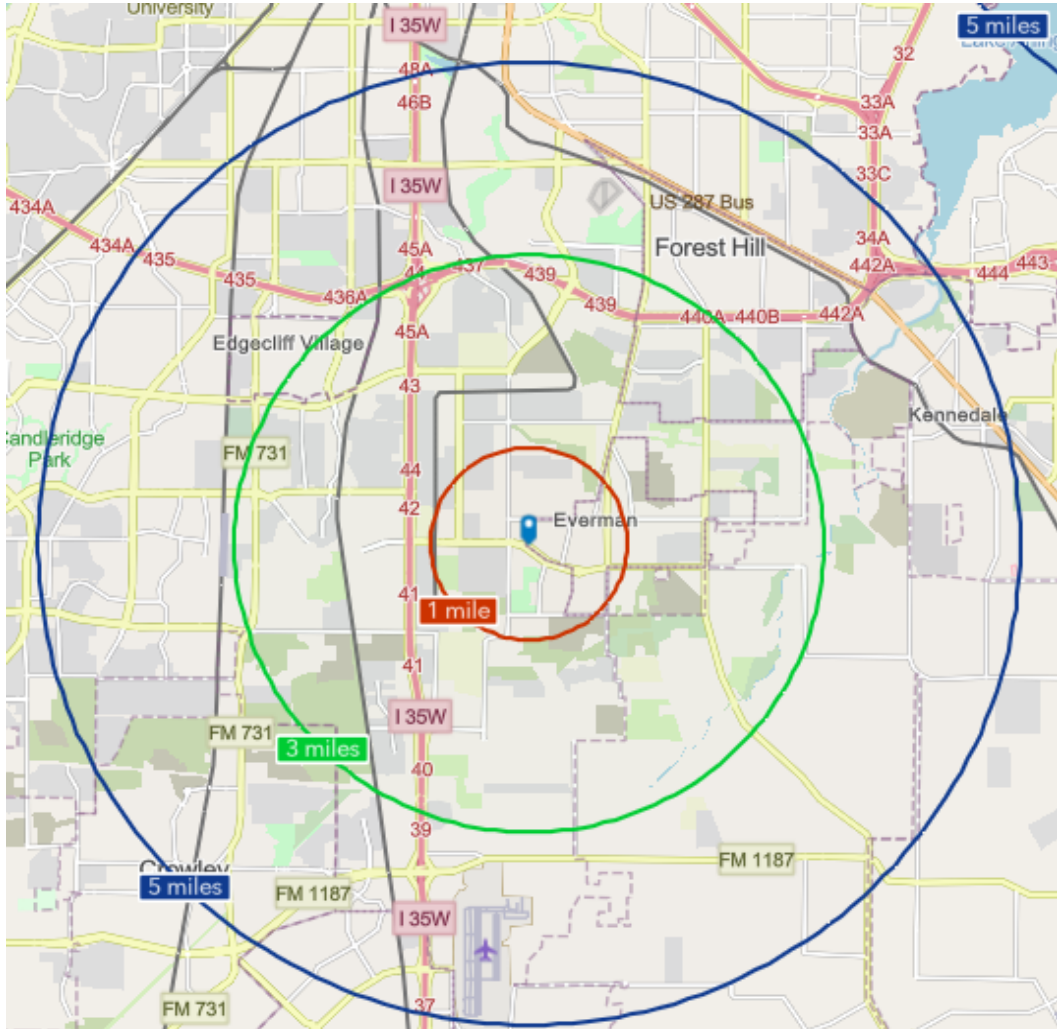


# Demographics

## Executive Summary (Demographics)

Year 2023

	1 Mile	3 Mile	5 Mile
Total Population	5,626	53,645	193,181
Average Household Income	\$69,276	\$78,381	\$78,475



**Notes**

Car wash grosses \$80k. P&L available with offer.  
 Current Owner interested in leasing it back from Buyer for 3 years

**Date Certified**

1/24/2024

**By Researcher**

Destiny Vega

**Disclaimer**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.