



# FULL SITE ANALYSIS REPORT

Prepared by Destiny Oliver on 1/31/2025.



**attlee realty**

COMMERCIAL

8751 Collin McKinney Pwy, #1405, McKinney, TX 75070

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## PROPERTY DETAILS

### Location

Address: TX-11, Commerce, TX 75428  
Region: North Texas (NTX)  
County: Hunt

### Legal Description

A1140 WILLIAMS J, TRACT 11, ACRES 1.718

### Lot & Building

Lot Size: 1.718

### Property Info

Zone: Commercial  
Note: Fully Entitled

## BUSINESS INFORMATION

### Business Info

Business Name: Car Wash Site

### Price

Asking Price: \$1,100,000  
Price PSF: \$14.70

### Links

[Google Map](#)

[Demographic Report](#)

## 2024 ESRI DEMOGRAPHIC REPORT

|                       | 1 Mile   | 2 Miles  | 3 Miles  | 5 Miles | 10 Miles |
|-----------------------|----------|----------|----------|---------|----------|
| <b>Population:</b>    | 3,003    | 8,914    | 9,707    |         |          |
| <b>Avg HH Income:</b> | \$65,643 | \$68,605 | \$70,471 |         |          |

## TRAFFIC VOLUME

### Average Annual Daily Traffic

AADT Count: 5,324  
Report Year: 2023

### State Agency Data

Count: 5,898  
Date: 5/15/2023  
Day of the Week: Monday

### Potential Number of Cars Pulled Daily

Metropolitan Area: 48 to 61 (0.9 - 1.15% of AADT count)  
Rural Area: 160 to 213 (3 - 4% of AADT count)

### Traffic Trend

Traffic Trend: -1.00%  
Traffic Trend Year: 2024

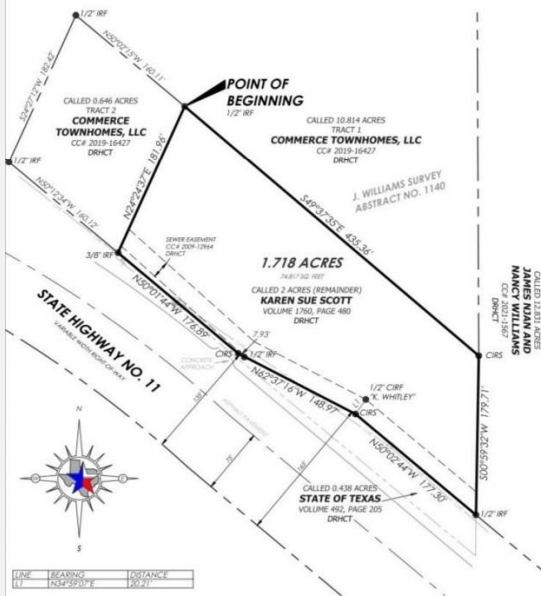
## COMPETITION - CAR WASHES

| Address                                  | Business Name     | Type              | Distance (mi) |
|------------------------------------------|-------------------|-------------------|---------------|
| 2553 Mangum St, Commerce, TX 75428       | Commerce Car Wash | Self-Serve/In-Bay | 0.7           |
| 1505-1507 Maloney St, Commerce, TX 75428 | Car Wash And Vac  | Self-Serve        | 2.0           |

**Image**

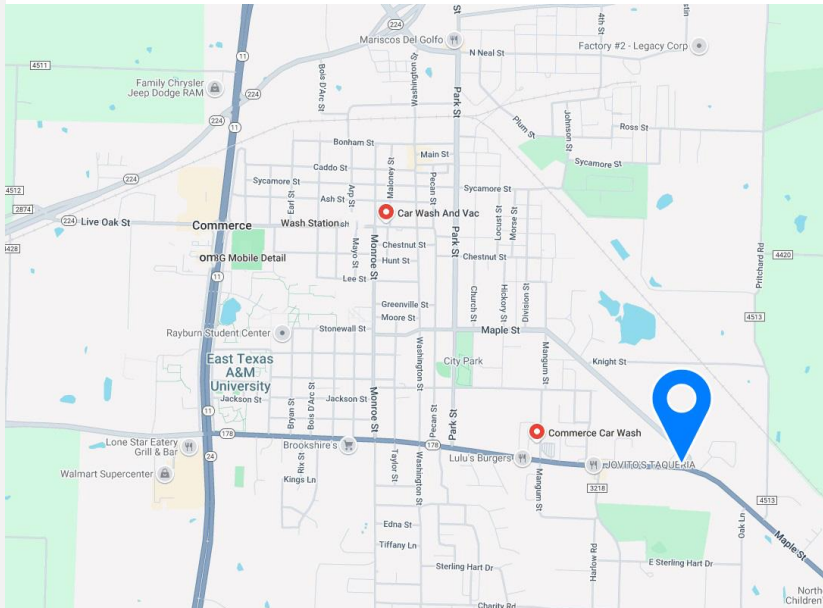


## Parcel Outline





## Competition Map



## TXDOT

