

FOR SALE

\$6,800,000

16607 FM 529 RD, HOUSTON, TX 77095

±5,112 SF AUTOMATIC CAR WASH ON ±1.15 AC



DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799



PROPERTY HIGHLIGHTS



Location

16607 FM 529 Rd,
Houston, TX 77095



Asking Price

\$6,800,000



Size

±5,112 SF Automatic
Car Wash on ±1.15 AC

Contact Our Team

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- **±5,112 SF Purpose-built Automatic Car Wash** situated on approximately **1.15 AC** along the FM 529 corridor
- **Recently constructed facility** developed in 2024 with a modern express wash tunnel, dedicated point-of-sale building and vacuum improvements
- **Fully improved car wash layout** featuring covered vacuum spaces, customer circulation areas and supporting operational structures
- **Direct FM 529 positioning** provides convenient access and easy entry and exit for customers traveling through the surrounding Northwest Houston market
- **Established Operating Location** currently serving customers seven days per week with express wash services and recurring membership options
- **Modern, specialized improvements** offer an attractive acquisition opportunity for an existing operator, expanding car wash platform or owner-user seeking a recently developed Houston-area facility
- **New retail development coming soon on the adjacent 2 AC**, immediately West of 16607 FM 529 Rd

EXTERIOR PICTURES



EXTERIOR PICTURES



EXTERIOR PICTURES



INTERIOR PICTURES



INTERIOR PICTURES



AERIAL PICTURES



AERIAL PICTURES



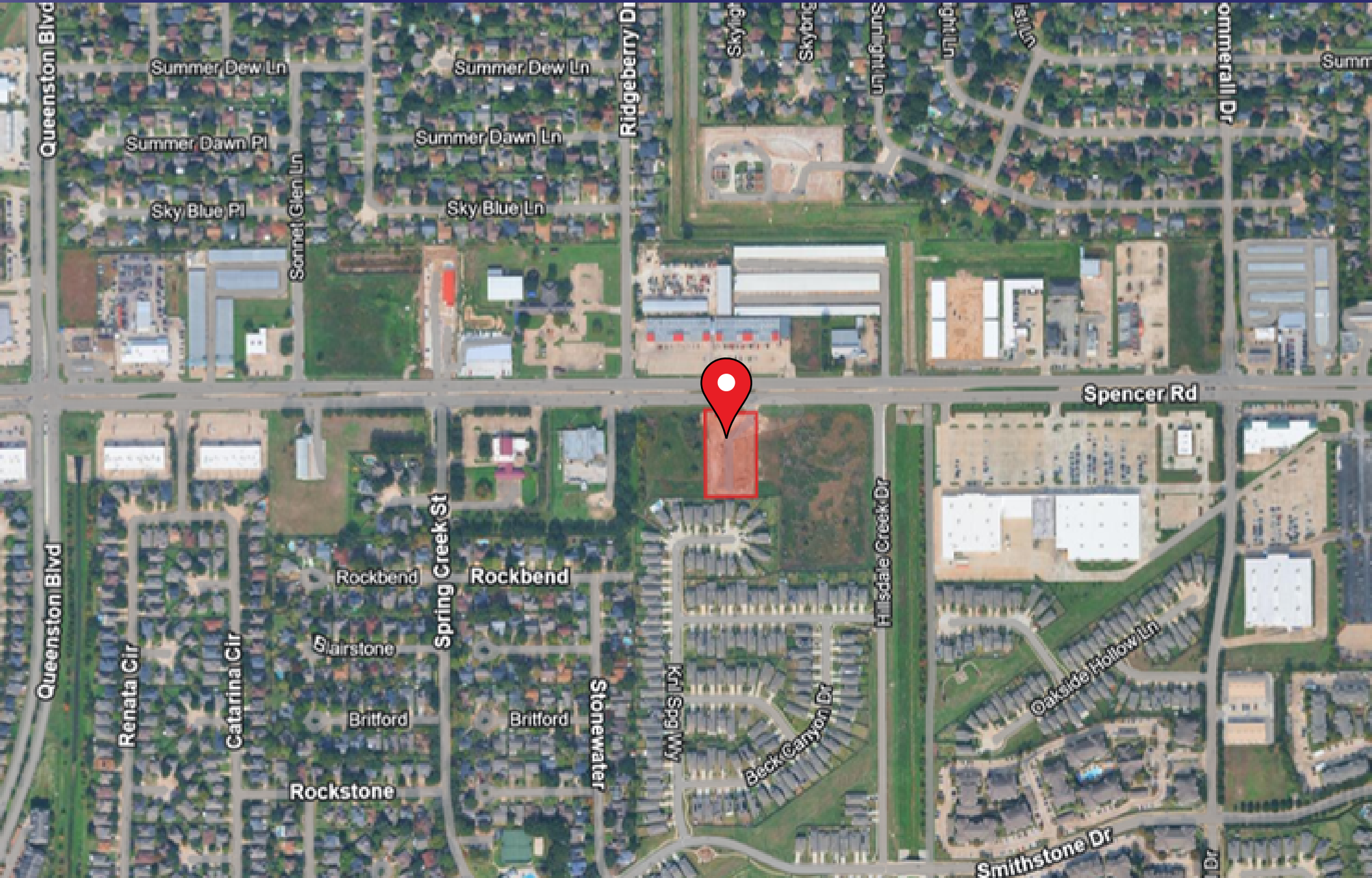
AERIAL PICTURES



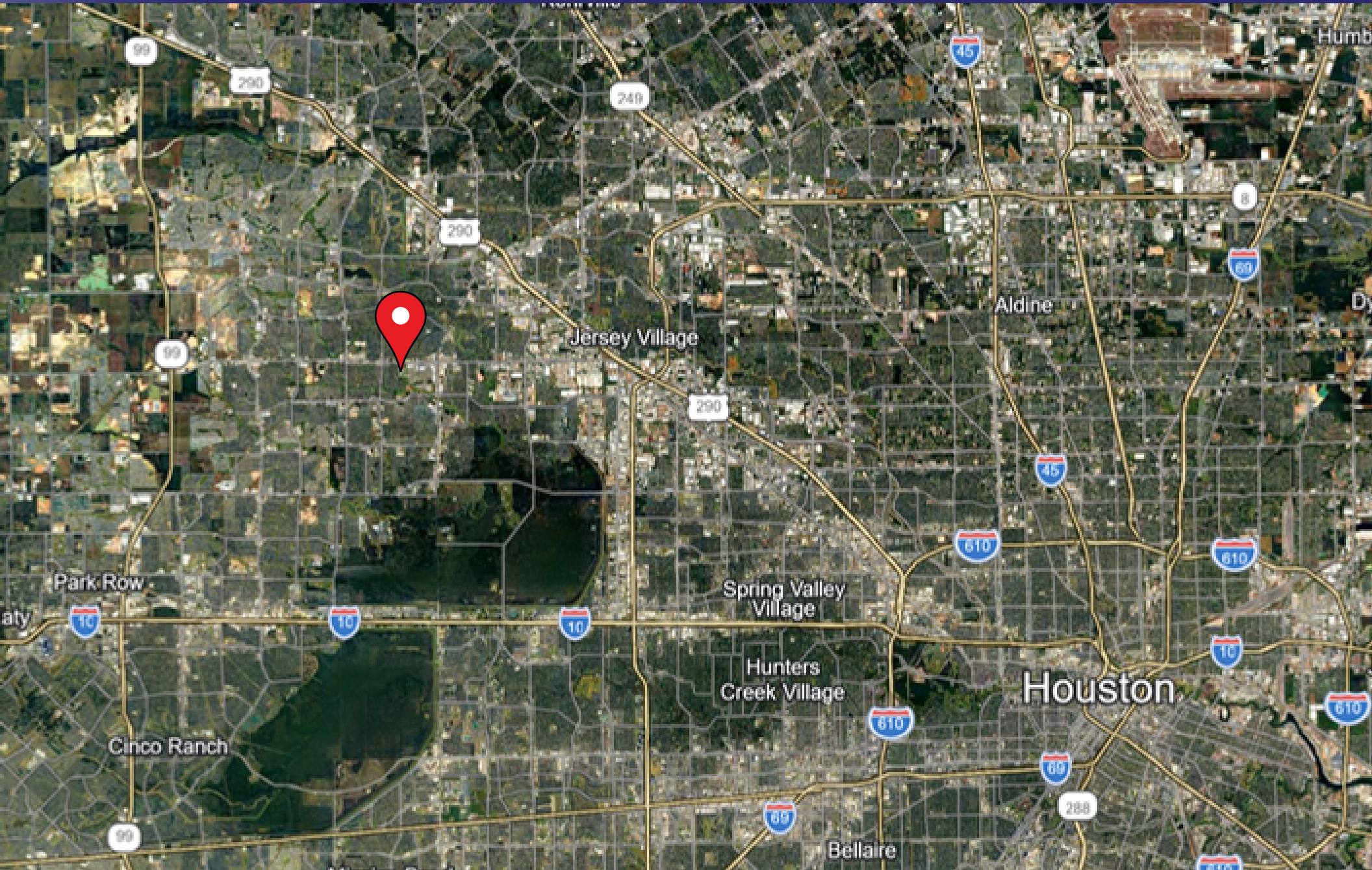
**COMING SOON -
RETAIL**



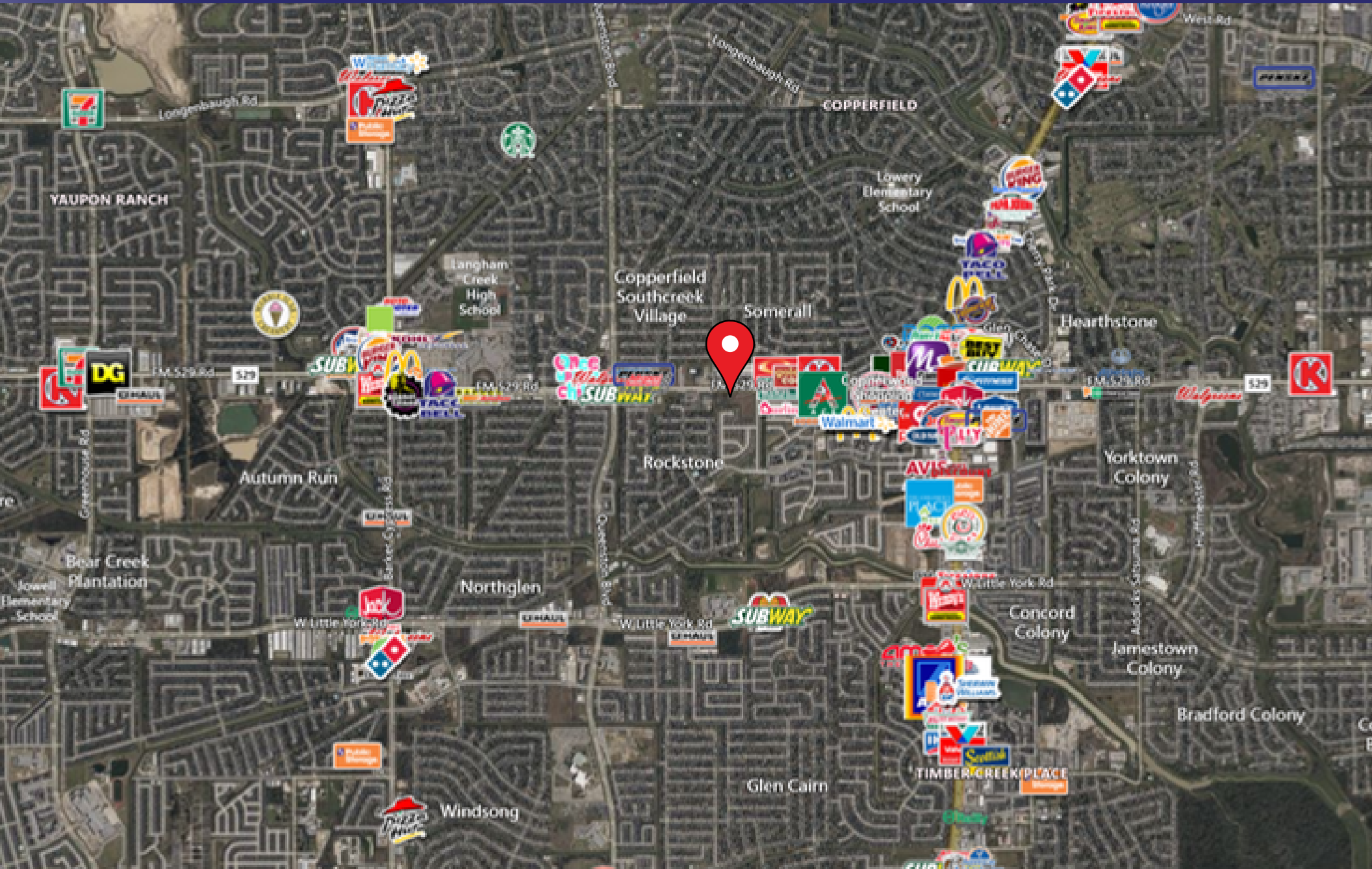
PROPERTY AERIAL



LOCATION MAP



MARKET AERIAL



COMING SOON - RETAIL



***LOCATED ON ADJACENT 2 AC**

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

16607 FM 529 Rd, Houston, Texas, 77095

Ring of 1 mile

KEY FACTS

20,734

Population



7,033

Households

36.6

Median Age

\$77,482

Median Disposable Income

EDUCATION

12.0%

No High School Diploma



19.7%

High School Graduate



31.9%

Some College/
Associate's Degree



36.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$92,078

Median Household Income



\$37,661

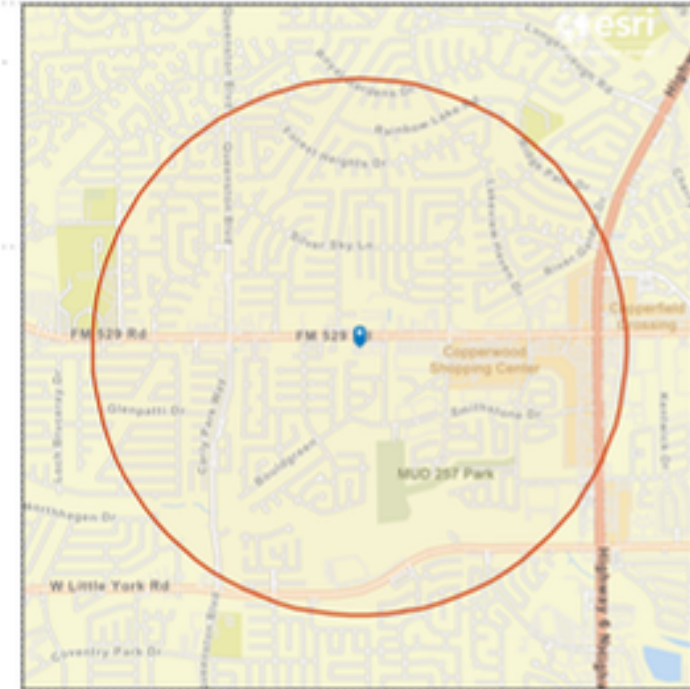
Per Capita Income



\$274,228

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



64.0%



23.7%



13.1%

9.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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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<u>William Douglass Larson</u> Sales Agent/Associate's Name	<u>227872</u> License No.	<u>doug@texascres.com</u> Email	<u>(713) 824-3799</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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