

**FOR SALE | \$695,000**  
**CAR WASH | LOT SIZE: 0.43 AC**  
**2079 PASADENA BLVD**  
**PASADENA, TX 77502**

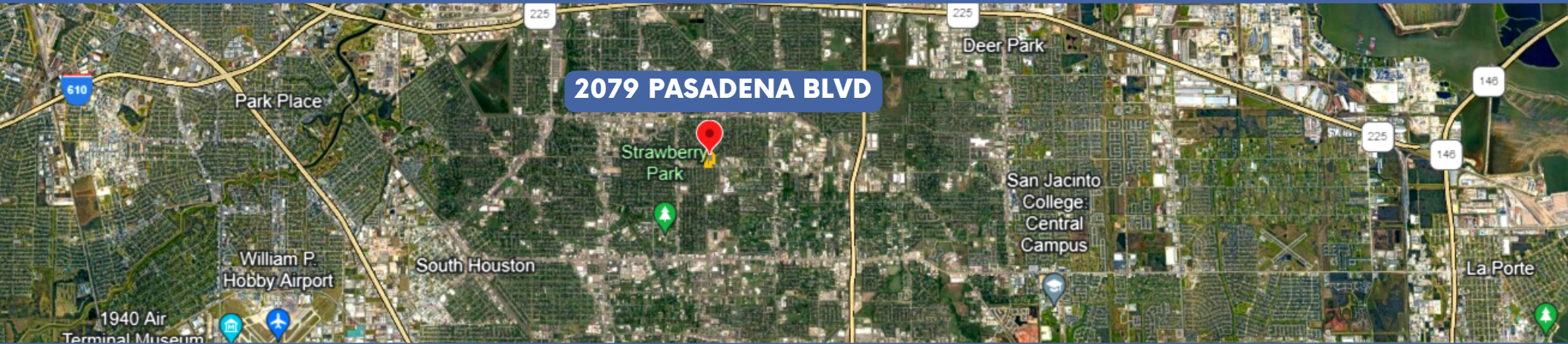


**Carlos Iglesias**  
Broker

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## PROPERTY SUMMARY

Sales Price:	\$695,000
Property Type:	Car Wash
Total Lot Size:	± 0.43 AC
GBA:	2,226 SF
Year Built:	1994
Parking:	20

## PROPERTY HIGHLIGHTS

- Location offers excellent accessibility: Hobby Airport- less than 7.5 miles, I-45 North Fwy- less than 6 miles, Hwy 225- about 3 miles, and Beltway 8 just about 2 miles away.
- Car Wash has excellent reputation in the community
- Close proximity to Port of Houston
- Located outside of the flood zones
- Located within the city limits and has access to all city utilities
- Located on the main intersection of Burke Rd. and Pasadena Blvd
- Contact for business income information

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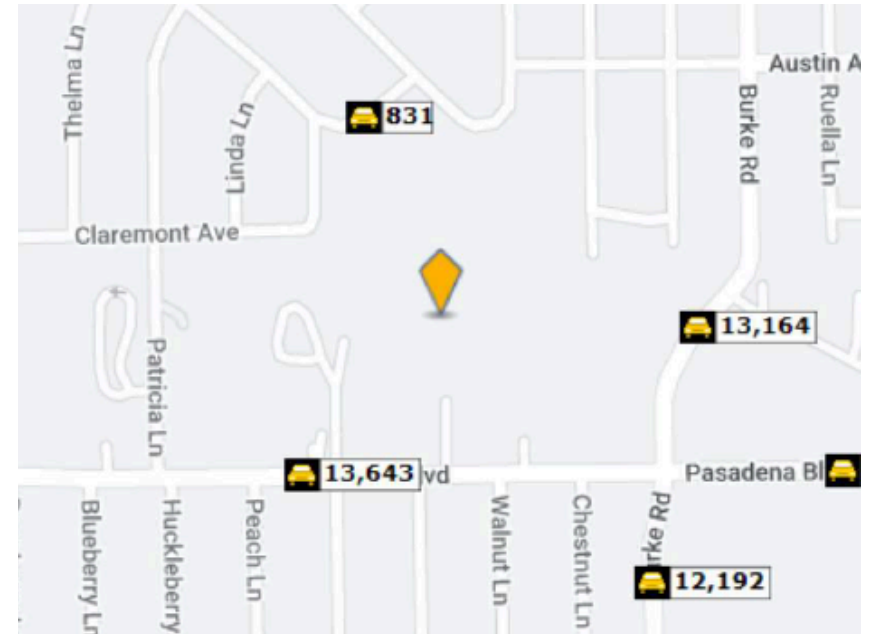
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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2028 Projection	25,506	134,257	249,478
2023 Estimate	26,056	136,608	253,240
02010 Census	27,330	140,104	256,155
<b>Households</b>			
2028 Projection	25,506	134,257	249,478
2023 Estimate	26,056	136,608	253,240
2010 Census	27,330	140,104	256,155
<b>Avg HH Income</b>	<b>\$61,193</b>	<b>\$63,482</b>	<b>\$70,682</b>



## TRAFFIC STATISTICS

<b>1</b>	Pasadena Blvd	Hickory Ln	0.02 E	2020	13,006	MPSI	.13
<b>2</b>	Pasadena Blvd	Hickory Ln	0.02 E	2022	13,643	MPSI	.13
<b>3</b>	Beusch Dr	Concord Rd	0.03 W	2022	831	MPSI	.14
<b>4</b>	Burke Rd	Pasadena Blvd	0.09 S	2022	13,048	MPSI	.16
<b>5</b>	Burke Rd	Pasadena Blvd	0.09 S	2021	13,164	MPSI	.16
<b>6</b>	Burke Rd	Pasadena Blvd	0.07 N	2022	12,192	MPSI	.21
<b>7</b>	Pasadena Blvd	Burke Rd	0.11 W	2022	12,022	MPSI	.27
<b>8</b>	Pasadena Blvd	Burke Rd	0.11 W	2021	12,122	MPSI	.27
<b>9</b>	Pasadena Boulevard	Burke Rd	0.11 W	2022	13,720	MPSI	.30

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