

# 7,400 SF FREESTANDING BLDG | EXISTING CAR WASH

506 S TEXAS 6, HOUSTON, TX 77079



**S&P** INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

**JOSHUA SEBESTA**

713.298.1341

josh@spinterests.com

**SHAN PATEL**

281.948.5352

spatel@spinterests.com

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

**LAND SIZE**  
0.67 Acres

**BUILDING SIZE**  
7,400 SF

**EXISTING CAR WASH**

**ZONING**  
No Zoning

**INCOME**  
\$97,369 within 5 miles

**POPULATION**  
247,528 in 5 mile radius



**COLLISION PLUS INC.**

**SITE**

76,930 VPD (23)

6  
TEXAS

Retreat at  
Oak Park

**S&P INTERESTS**

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

**JOSHUA SEBESTA**

713.298.1341

josh@spinterests.com

**SHAN PATEL**

281.948.5352

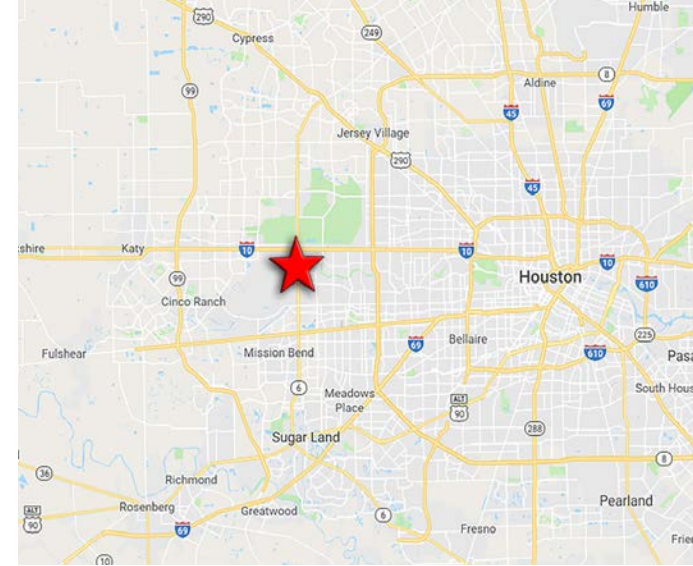
spatel@spinterests.com

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



### PROPERTY FEATURES:

- Land Size: 29,080 SF
- Building Size: 7,400 SF
- Income: \$97,369 in 5 mile radius
- Population: 247,528 in 5 mile radius
- Rooftops: 96,169 in 5 mile radius
- Zoning: No Zoning
- Currently operating as a tunnel car wash

### DEMOGRAPHIC SUMMARY:

Radius	1 Mile	3 Mile	5 Mile
2024 Population	7,592	66,578	247,528
Households	3,431	28,866	96,169
Average HH Income	\$114,618	\$102,850	\$97,369

### TRAFFIC COUNT:

Highway 6 S: 76,930 VPD (TXDOT 2023)

**S&P** INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

**JOSHUA SEBESTA**

713.298.1341

josh@spinterests.com

**SHAN PATEL**

281.948.5352

spatel@spinterests.com

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	7,751	68,164	252,450
2024 Estimate	7,592	66,578	247,528
2020 Census	7,611	65,738	249,485
Growth 2024 - 2029	2.09%	2.38%	1.99%
Growth 2020 - 2024	-0.25%	1.28%	-0.78%

2024 Population by Age	7,592	66,578	247,528
Age 0 - 4	516 6.80%	4,773 7.17%	16,846 6.81%
Age 5 - 9	478 6.30%	4,580 6.88%	17,184 6.94%
Age 10 - 14	403 5.31%	3,973 5.97%	16,190 6.54%
Age 15 - 19	325 4.28%	3,483 5.23%	15,273 6.17%
Age 20 - 24	376 4.95%	3,755 5.64%	15,601 6.30%
Age 25 - 29	614 8.09%	5,186 7.79%	17,797 7.19%
Age 30 - 34	703 9.26%	6,067 9.11%	19,518 7.89%
Age 35 - 39	659 8.68%	5,792 8.70%	19,223 7.77%
Age 40 - 44	583 7.68%	5,175 7.77%	18,161 7.34%
Age 45 - 49	481 6.34%	4,318 6.49%	16,215 6.55%
Age 50 - 54	405 5.33%	3,819 5.74%	15,112 6.11%
Age 55 - 59	362 4.77%	3,384 5.08%	13,757 5.56%
Age 60 - 64	381 5.02%	3,193 4.80%	13,012 5.26%
Age 65 - 69	359 4.73%	2,822 4.24%	11,547 4.66%
Age 70 - 74	297 3.91%	2,220 3.33%	8,849 3.57%
Age 75 - 79	242 3.19%	1,678 2.52%	6,174 2.49%
Age 80 - 84	182 2.40%	1,141 1.71%	3,792 1.53%
Age 85+	229 3.02%	1,219 1.83%	3,275 1.32%
Age 65+	1,309 17.24%	9,080 13.64%	33,637 13.59%

<b>Median Age</b>	<b>37.90</b>	<b>36.30</b>	<b>36.40</b>
<b>Average Age</b>	<b>39.30</b>	<b>37.10</b>	<b>37.00</b>

2024 Population By Race	7,592	66,578	247,528
White	3,226 42.49%	26,908 40.42%	88,607 35.80%
Black	1,758 23.16%	13,120 19.71%	53,080 21.44%
Am. Indian & Alaskan	48 0.63%	433 0.65%	2,307 0.93%
Asian	817 10.76%	9,526 14.31%	29,560 11.94%
Hawaiian & Pacific Island	5 0.07%	23 0.03%	152 0.06%
Other	1,737 22.88%	16,568 24.89%	73,822 29.82%

Population by Hispanic Origin	7,592	66,578	247,528
Non-Hispanic Origin	5,788 76.24%	50,212 75.42%	170,306 68.80%
Hispanic Origin	1,804 23.76%	16,366 24.58%	77,221 31.20%

<b>2024 Median Age, Male</b>	<b>37.30</b>	<b>35.60</b>	<b>35.50</b>
<b>2024 Average Age, Male</b>	<b>38.10</b>	<b>36.00</b>	<b>36.00</b>

<b>2024 Median Age, Female</b>	<b>38.50</b>	<b>36.90</b>	<b>37.30</b>
<b>2024 Average Age, Female</b>	<b>40.30</b>	<b>38.10</b>	<b>38.00</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Population by Occupation Classification</b>	<b>6,130</b>	<b>52,555</b>	<b>194,254</b>
Civilian Employed	4,266 69.59%	36,334 69.14%	130,300 67.08%
Civilian Unemployed	101 1.65%	1,300 2.47%	5,398 2.78%
Civilian Non-Labor Force	1,763 28.76%	14,846 28.25%	58,229 29.98%
Armed Forces	0 0.00%	75 0.14%	327 0.17%

Households by Marital Status	1 Mile	3 Mile	5 Mile
Married	1,257	11,226	41,573
Married No Children	772	6,076	22,980
Married w/Children	485	5,150	18,593

2024 Population by Education	5,626	48,124	176,540
Some High School, No Diploma	71 1.26%	2,336 4.85%	14,993 8.49%
High School Grad (Incl Equivalency)	449 7.98%	4,234 8.80%	27,001 15.29%
Some College, No Degree	1,491 26.50%	11,837 24.60%	46,113 26.12%
Associate Degree	131 2.33%	2,111 4.39%	10,107 5.73%
Bachelor Degree	2,240 39.82%	17,511 36.39%	49,705 28.16%
Advanced Degree	1,244 22.11%	10,095 20.98%	28,621 16.21%

2024 Population by Occupation	8,372	69,863	245,850
Real Estate & Finance	265 3.17%	2,929 4.19%	9,395 3.82%
Professional & Management	3,268 39.03%	28,129 40.26%	85,047 34.59%
Public Administration	113 1.35%	660 0.94%	2,924 1.19%
Education & Health	935 11.17%	7,526 10.77%	26,965 10.97%
Services	320 3.82%	3,759 5.38%	17,705 7.20%
Information	98 1.17%	524 0.75%	1,214 0.49%
Sales	1,163 13.89%	7,585 10.86%	28,381 11.54%
Transportation	137 1.64%	940 1.35%	3,272 1.33%
Retail	508 6.07%	3,765 5.39%	14,373 5.85%
Wholesale	148 1.77%	1,259 1.80%	4,280 1.74%
Manufacturing	248 2.96%	2,739 3.92%	10,822 4.40%
Production	191 2.28%	2,823 4.04%	14,256 5.80%
Construction	98 1.17%	1,217 1.74%	6,847 2.79%
Utilities	275 3.28%	2,078 2.97%	8,136 3.31%
Agriculture & Mining	425 5.08%	2,526 3.62%	5,947 2.42%
Farming, Fishing, Forestry	0 0.00%	0 0.00%	29 0.01%
Other Services	180 2.15%	1,404 2.01%	6,257 2.55%

2024 Worker Travel Time to Job	3,635	31,732	117,045
<30 Minutes	1,815 49.93%	16,819 53.00%	55,798 47.67%
30-60 Minutes	1,627 44.76%	12,492 39.37%	49,080 41.93%
60+ Minutes	193 5.31%	2,421 7.63%	12,167 10.40%

**S&P** INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500  
5353 W. Alabama St., Ste. 602 | Houston, TX 77056

**JOSHUA SEBESTA**

713.298.1341

josh@spinterests.com

**SHAN PATEL**

281.948.5352

spatel@spinterests.com

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com

Radius	1 Mile	3 Mile	5 Mile
<b>2020 Households by HH Size</b>	<b>3,471</b>	<b>28,882</b>	<b>97,302</b>
1-Person Households	1,373 39.56%	10,359 35.87%	27,838 28.61%
2-Person Households	1,101 31.72%	8,737 30.25%	28,958 29.76%
3-Person Households	443 12.76%	4,189 14.50%	15,948 16.39%
4-Person Households	335 9.65%	3,479 12.05%	13,631 14.01%
5-Person Households	137 3.95%	1,340 4.64%	6,591 6.77%
6-Person Households	56 1.61%	507 1.76%	2,707 2.78%
7 or more Person Households	26 0.75%	271 0.94%	1,629 1.67%

<b>2024 Average Household Size</b>	<b>2.10</b>	<b>2.20</b>	<b>2.50</b>
------------------------------------	-------------	-------------	-------------

Households			
2029 Projection	3,500	29,500	98,077
2024 Estimate	3,431	28,866	96,169
2020 Census	3,470	28,882	97,301
Growth 2024 - 2029	2.01%	2.20%	1.98%
Growth 2020 - 2024	-1.12%	-0.06%	-1.16%

2024 Households by HH Income	3,431	28,864	96,170
<\$25,000	274 7.99%	4,062 14.07%	15,231 15.84%
\$25,000 - \$50,000	549 16.00%	6,049 20.96%	21,166 22.01%
\$50,000 - \$75,000	691 20.14%	5,446 18.87%	16,569 17.23%
\$75,000 - \$100,000	600 17.49%	3,710 12.85%	11,313 11.76%
\$100,000 - \$125,000	354 10.32%	2,254 7.81%	8,026 8.35%
\$125,000 - \$150,000	131 3.82%	1,354 4.69%	5,465 5.68%
\$150,000 - \$200,000	310 9.04%	2,037 7.06%	7,422 7.72%
\$200,000+	522 15.21%	3,952 13.69%	10,978 11.42%

<b>2024 Avg Household Income</b>	<b>\$114,618</b>	<b>\$102,850</b>	<b>\$97,369</b>
<b>2024 Med Household Income</b>	<b>\$83,395</b>	<b>\$69,773</b>	<b>\$67,510</b>

2024 Occupied Housing	3,432	28,866	96,170
Owner Occupied	1,053 30.68%	9,325 32.30%	43,075 44.79%
Renter Occupied	2,379 69.32%	19,541 67.70%	53,095 55.21%
<b>2020 Housing Units</b>	<b>3,890</b>	<b>32,948</b>	<b>108,719</b>
1 Unit	1,317 33.86%	11,765 35.71%	55,418 50.97%
2 - 4 Units	9 0.23%	1,218 3.70%	5,332 4.90%
5 - 19 Units	985 25.32%	8,884 26.96%	23,952 22.03%
20+ Units	1,579 40.59%	11,081 33.63%	24,017 22.09%

2024 Housing Value	1,052	9,326	43,076
<\$100,000	3 0.29%	204 2.19%	1,310 3.04%
\$100,000 - \$200,000	17 1.62%	872 9.35%	10,463 24.29%
\$200,000 - \$300,000	109 10.36%	2,219 23.79%	11,275 26.17%
\$300,000 - \$400,000	304 28.90%	1,506 16.15%	7,299 16.94%
\$400,000 - \$500,000	214 20.34%	1,144 12.27%	4,166 9.67%
\$500,000 - \$1,000,000	405 38.50%	3,231 34.65%	7,011 16.28%
\$1,000,000+	0 0.00%	150 1.61%	1,552 3.60%
<b>2024 Median Home Value</b>	<b>\$443,458</b>	<b>\$390,836</b>	<b>\$286,607</b>

Radius	1 Mile	3 Mile	5 Mile
<b>2024 Housing Units by Yr Built</b>	<b>3,892</b>	<b>32,957</b>	<b>108,931</b>
Built 2010+	1,145 29.42%	7,580 23.00%	17,061 15.66%
Built 2000 - 2010	523 13.44%	6,083 18.46%	18,481 16.97%
Built 1990 - 1999	754 19.37%	5,393 16.36%	17,128 15.72%
Built 1980 - 1989	685 17.60%	5,580 16.93%	25,968 23.84%
Built 1970 - 1979	622 15.98%	5,976 18.13%	21,596 19.83%
Built 1960 - 1969	119 3.06%	1,893 5.74%	6,855 6.29%
Built 1950 - 1959	31 0.80%	292 0.89%	1,147 1.05%
Built <1949	13 0.33%	160 0.49%	695 0.64%
<b>2024 Median Year Built</b>	<b>1995</b>	<b>1994</b>	<b>1988</b>

## Demographic Trend Report

Description	2020	2024	2029
<b>Population</b>	<b>7,611</b>	<b>7,592</b>	<b>7,751</b>
Age 0 - 4	448 5.89%	516 6.80%	505 6.52%
Age 5 - 9	442 5.81%	478 6.30%	502 6.48%
Age 10 - 14	370 4.86%	403 5.31%	466 6.01%
Age 15 - 19	278 3.65%	325 4.28%	405 5.23%
Age 20 - 24	468 6.15%	376 4.95%	368 4.75%
Age 25 - 29	853 11.21%	614 8.09%	438 5.65%
Age 30 - 34	719 9.45%	703 9.26%	563 7.26%
Age 35 - 39	651 8.55%	659 8.68%	628 8.10%
Age 40 - 44	504 6.62%	583 7.68%	626 8.08%
Age 45 - 49	438 5.75%	481 6.34%	562 7.25%
Age 50 - 54	362 4.76%	405 5.33%	484 6.24%
Age 55 - 59	374 4.91%	362 4.77%	411 5.30%
Age 60 - 64	434 5.70%	381 5.02%	375 4.84%
Age 65 - 69	340 4.47%	359 4.73%	359 4.63%
Age 70 - 74	287 3.77%	297 3.91%	324 4.18%
Age 75 - 79	223 2.93%	242 3.19%	269 3.47%
Age 80 - 84	172 2.26%	182 2.40%	203 2.62%
Age 85+	249 3.27%	229 3.02%	264 3.41%
<b>Age 15+</b>	<b>6,352 83.46%</b>	<b>6,198 81.64%</b>	<b>6,279 81.01%</b>
<b>Age 20+</b>	<b>6,074 79.81%</b>	<b>5,873 77.36%</b>	<b>5,874 75.78%</b>
<b>Age 65+</b>	<b>1,271 16.70%</b>	<b>1,309 17.24%</b>	<b>1,419 18.31%</b>
<b>Median Age</b>	<b>37</b>	<b>38</b>	<b>40</b>
<b>Average Age</b>	<b>39.30</b>	<b>39.30</b>	<b>40.10</b>

Population By Race	7,611	7,592	7,751
White	3,421 44.95%	3,226 42.49%	3,292 42.47%
Black	1,790 23.52%	1,758 23.16%	1,791 23.11%
Am. Indian & Alaskan	38 0.50%	48 0.63%	48 0.62%
Asian	821 10.79%	817 10.76%	834 10.76%
Hawaiian & Pacific Islander	5 0.07%	5 0.07%	5 0.06%
Other	1,531 20.12%	1,737 22.88%	1,780 22.96%

**S&P** INTERESTS

WWW.SPINTERESTS.COM | Main: 713.766.4500

5353 W. Alabama St., Ste. 602 | Houston, TX 77056

**JOSHUA SEBESTA**

713.298.1341

josh@spinterests.com

**SHAN PATEL**

281.948.5352

spatel@spinterests.com

**JOSEPH SEBESTA**

832.455.7355

jsebesta@spinterests.com



# Information About Brokerage Services

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**S&P Interests, LLC** 9003291 info@spinterests.com 713.766.4500  
 Licensed Broker/Broker Firm Name or Primary Assumed Business Name License No. Email Phone

**Joseph Sebesta** 591067 jsebesta@spinterests.com 832.455.7355  
 Designated Broker of Firm License No. Email Phone

\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/ Associate Email Phone

**Joshua Sebesta** 480138 josh@spinterests.com 713.298.1341  
 Sales Agent/Associate's Name License No. Email Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials Date