

Site Analysis Report

Prepared by Destiny Vega on 7/19/2024.



Property Details

Location

Address: 5010 Texoma Pkwy, Sherman, Texas 75090
State: Grayson
County: Texas
Region: North Texas (NTX)
Market: Other - TX

Legal Description

G-1097 SHEL P D C A-G1097, ACRES .5733

Lot & Building

Lot Size: 0.5733 acres
Building Size: 2,100
Year Built/Renovated: 1998/2022

Use

Zoning: Commerical
Use: Car Wash

Business Details

Business Info

Business Type: Car Wash
Car Wash Type: Express

Price

Asking Price: \$1,700,000
PSF: \$68.07

Links

Google Maps: [Location](#)
Website: [Finish Line Express](#)

Equipment

System: Innovative Control Systems
Upgrades: LED Lighting - 2022

Traffic Details

Average Annual Daily Traffic

AADT Count: 13,679
Report Year: 2022

State Agency Data

Count: 15,195
Date: 8/3/2022
Day of the Week: Wednesday

Potential Number of Cars Pulled Daily

Metropolitan Area: 123 to 157 (0.9 - 1.15% of AADT count)
Rural Area: 410 to 547 (3 - 4% of AADT count)

Traffic Trend

Traffic Trend: 7.00%
Traffic Trend Year: 2023

Comparable Sites

Address	Business Name	Car Wash Type	Distance (mi)
3100 N Hwy 75, Sherman, TX 75090	Wash Masters	Express	2
3603 N Loy Lake Rd, Sherman, TX 75090	Take 5 Car Wash	Express	2.3
3201 Texoma Pkwy, Sherman, TX 75090	Club Car Wash	Express	2.9



Traffic Report

Home
Locate
Locate All
Email This
Auto-Locate

Records
155203 of 161755
Goto Record
152

Location ID: 92534 MPO ID: 1232

Type: SPOT HPMS ID: HPMS ANNUAL SAMPLE

SF Group: PARIS FC 3 Route Type: SH

AF Group: M1117_WB Route: 0091

GF Group: PARIS FC 2 Active: Yes

Class Dist Grp: M1117_WB Category: ANNUALACR

Seas Class Grp: STATEWIDE

WIM Group: Statewide

QC Group: Volume Group 3

Fractl Class: 3-Principal Arterial-Other

Located On: SH0091

Loc On Alias: SH0091-KG

STATION DATA

Directions: 2-WAY NB SB

Year	AAAT	DRV/30	K%	D%	PA	BC	Src
2022	13,679	1,109	8	55	12,742 (93%)	937 (7%)	
2021	12,412	1,056	9	57	10,877 (86%)	1,735 (14%)	
2020	12,132	1,245	10	53	11,411 (94%)	721 (6%)	
2019	13,109	1,218	9	58	12,349 (94%)	760 (6%)	
2018	12,021	1,268	11	52	10,870 (89%)	1,351 (11%)	

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
2022	13,679	1,109	1,109	1,109	1,109	1,109	1,109	1,109	1,109

VOLUME COUNT

Date	Int	Total
Wed 8/3/2022	15	15,195
Tue 7/27/2021	15	15,355
Tue 7/28/2020	15	13,798
Wed 6/12/2019	15	14,365
Mon 5/14/2018	15	14,393
Wed 7/12/2017	15	14,685
Mon 7/16/2016	15	13,215
Mon 7/13/2015	15	13,782
Mon 5/19/2014	15	12,845
Mon 4/29/2013	15	12,515

VOLUME TREND

Year	Annual Growth
2023	7%
2022	10%
2021	2%
2020	-7%
2019	9%
2018	-12%
2017	19%
2016	2%
2015	-1%

Demographic Info

	1 Mile	2 Mile	3 Mile	5 Mile	10 Mile
Population:	887		14,288	53,576	
Avg HH Income:	\$97,372		\$90,916	\$85,102	

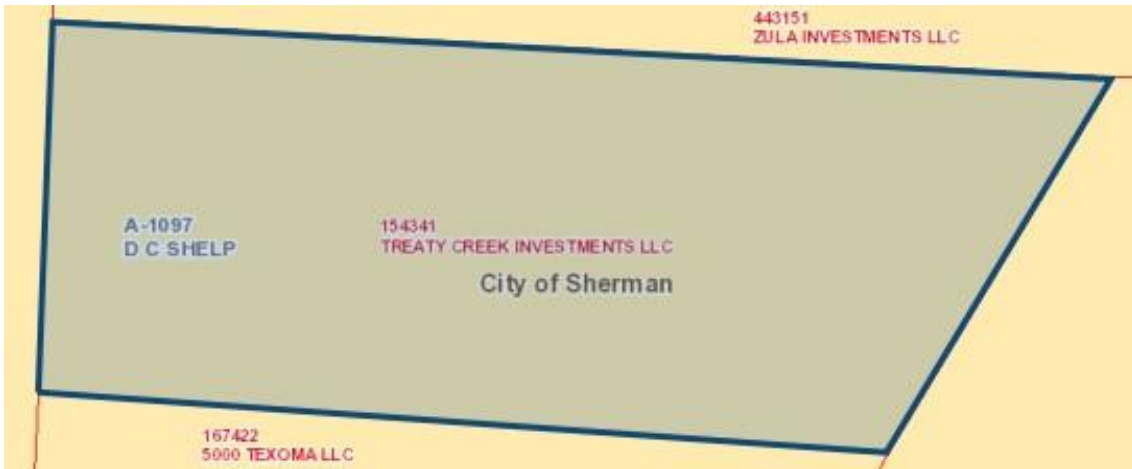
Year of Report: 2024



Streetview Image



Streetview Image





Competition Map

