

**APEX
REALTORS**

**506 SH 6 ACCESS RD Houston,
TX 77079**

COMMERCIAL

For Sale



FARID CHATUR

(832) 685-2739

OMAR AHMAD

713-538-6645

APEXREALTORS.COM

@apexrealtors

farid@apexrealtors.com

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056**

UNIT SIZE

LAND ACRE 0.67

PRICE

Call office for pricing.

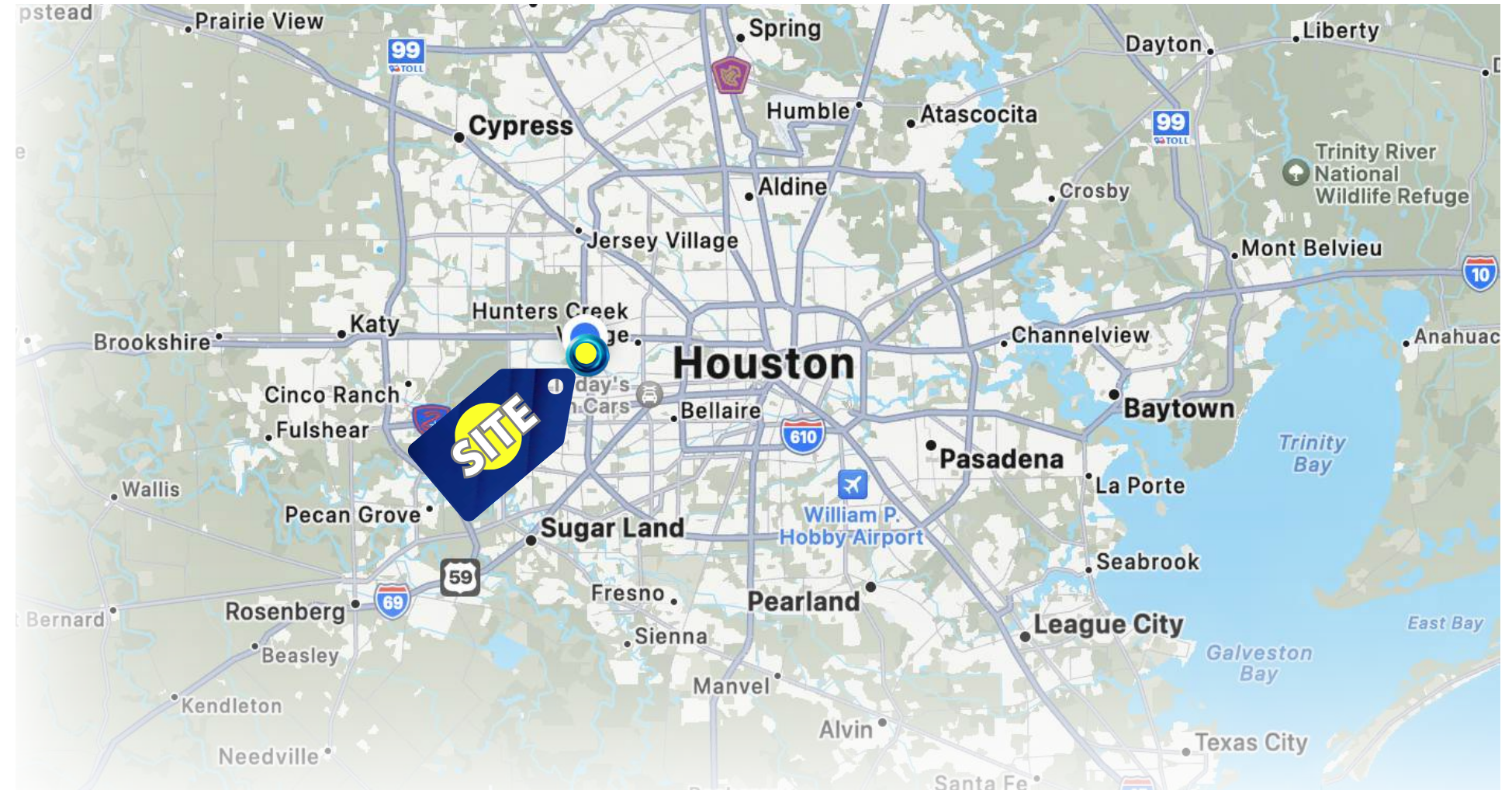
HIGHLIGHTS

- Operating Car Wash: Fully functioning, established car wash facility with high traffic exposure
- Prime Location: Located directly on Highway 6 South, near Memorial Drive and I-10 (Katy Freeway)
- Excellent Visibility: Strong signage and street frontage along a major Houston thoroughfare
- High Traffic Counts: Surrounded by retail centers, gas stations, restaurants, and dense residential communities
- Business + Real Estate: Sale includes land, building, and car wash infrastructure (Including over 1.2 million worth of equipment)
- Ample Lot Size: Large lot offers future redevelopment or expansion potential
- Easy Access: Quick access to Beltway 8, I-10, and Westheimer Rd
- Zoned for Commercial Use: Suitable for continued car wash operations or other retail/commercial use.

TRAFFIC COUNTS

I-10 227,437VPD

South Highway 6 73,887VPD



DEMOGRAPHICS

Population

Median HH Income

Population Growth '24-'29

1 mile

3 mile

7,751

68,164

\$114,618

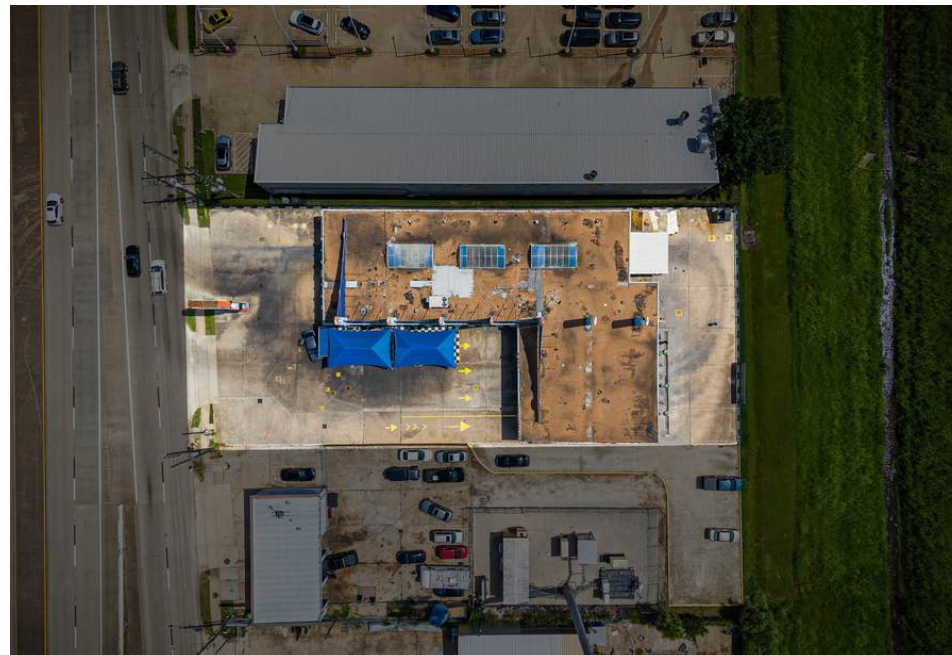
\$102,850

↑ 2.09%

↑ 2.38%







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