

Express Car Wash ★ SALE

LanCarteCRE.com

1314 TX-16 GRAHAM, TX 76450

COMPLETION DATE: 4TH QUARTER



* PHOTOS OF PREVIOUSLY DELIVERED WASH *



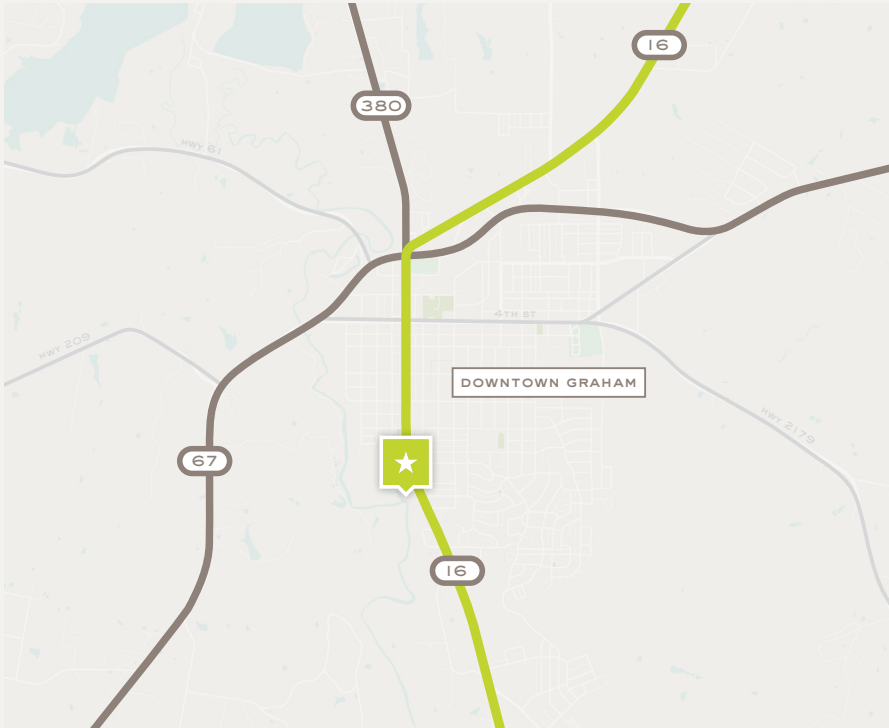
LANCARTE
COMMERCIAL

LanCarteCRE.com
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107 | 817.409.4040

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PROPERTY FEATURES

- +/- 2.17 Acres
- All Utilities to Site
- Retail Commercial Zoning
- 110' Long Tunnel
- 17 Vacuums
- 2 Pay Stations
- New Stainless-Steel Equipment
- DRB POS System

DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
Population:	8,660	11,321	13,118
Average Income:	\$74,173	\$75,309	\$77,423
Employment:	3,895	6,484	7,858
TX State Hwy 16:			15,629 VPD
Elm Street:			12,030 VPD

LOCATION OVERVIEW

This property is located off of Texas Hwy 16 in Graham, TX. This location provides easy access to Texas Hwy 16, Hwy 380, Hwy 67, and Hwy 180. This site is also surrounded by well-known food establishments, hotels, and retailers, such as United Supermarkets, Whataburger, Taco Casa, Golden Chick, Braums, Dairy Queen, Taco Bell, McDonald's Pizza, Hut, Best Western, Grahams Medical District, and many more.

SALES PRICE

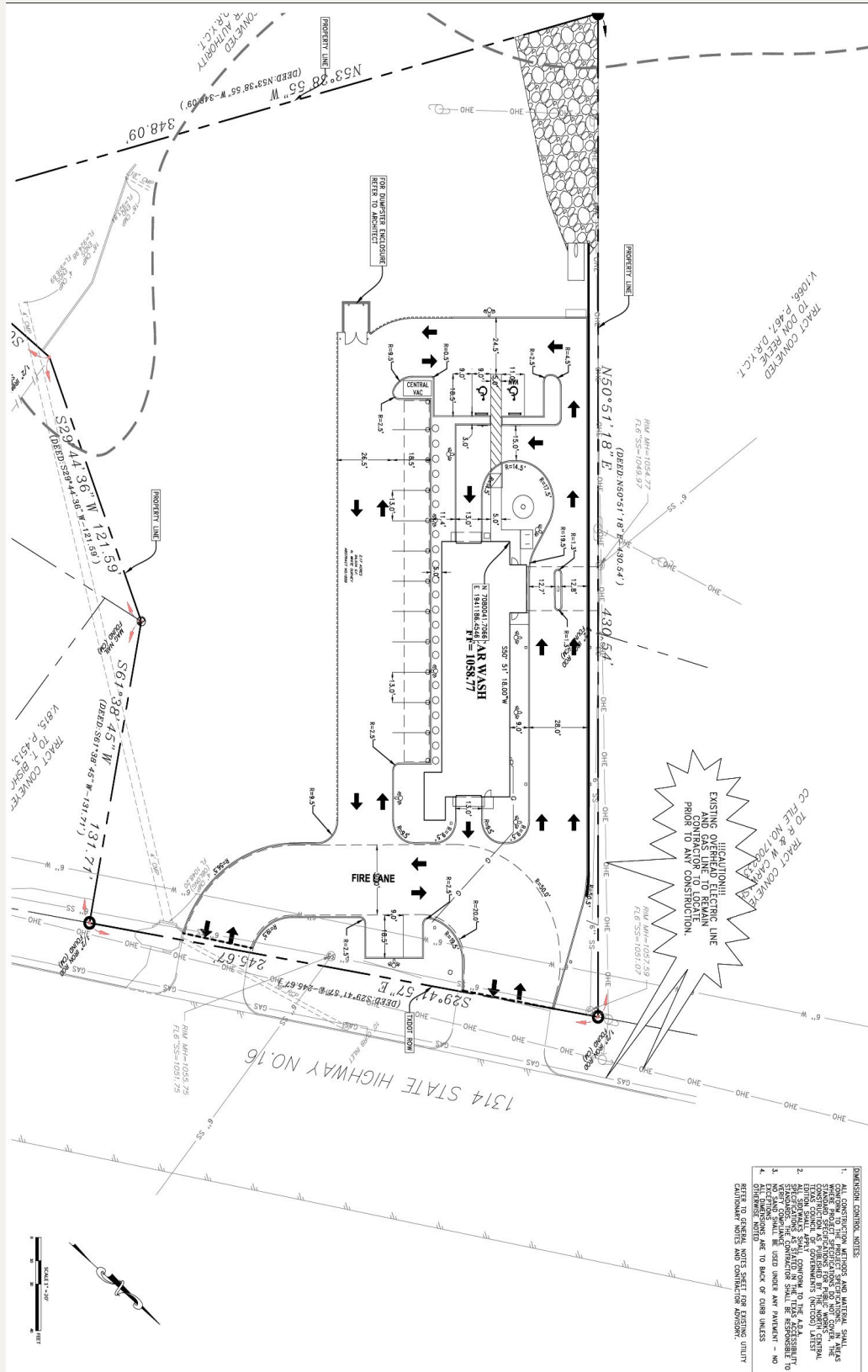
CONTACT BROKER

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SITE PLAN



TRACT CONNECTED TO 100N AREAS P-687 D-81-C-1

TRACT CONNECTED TO R & H C-429-65 CC FILE NO. 2024-53

EXISTING OVERHEAD ELECTRIC LINE AND GAS LINE TO REMAIN PRIOR TO ANY CONSTRUCTION.

- DIMENSION CONTROL NOTES**
1. DIMENSIONS TO FACE UNLESS SPECIFIED OTHERWISE.
 2. DIMENSIONS TO CENTERLINE UNLESS SPECIFIED OTHERWISE.
 3. DIMENSIONS TO INSIDE UNLESS SPECIFIED OTHERWISE.
 4. DIMENSIONS TO OUTSIDE UNLESS SPECIFIED OTHERWISE.
- REFER TO GENERAL NOTES SHEET FOR EXISTING UTILITY CONNECTIONS AND CONSTRUCTION NOTES.

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AERIAL MAP



- 1 **United supermarkets**
- 2 **TACO A CASA**
- 3 **NORTH CENTRAL TEXAS COLLEGE**
- 4 **DQ**
- 5 **ANYTIME FITNESS**
- 6 **Starbucks**
- 7 **WHATABURGER**
- 8 **G**
- 9 **Graham Regional Medical Center**
- 10 **DOLLAR TREE**

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PREVIOUS CAR WASHES

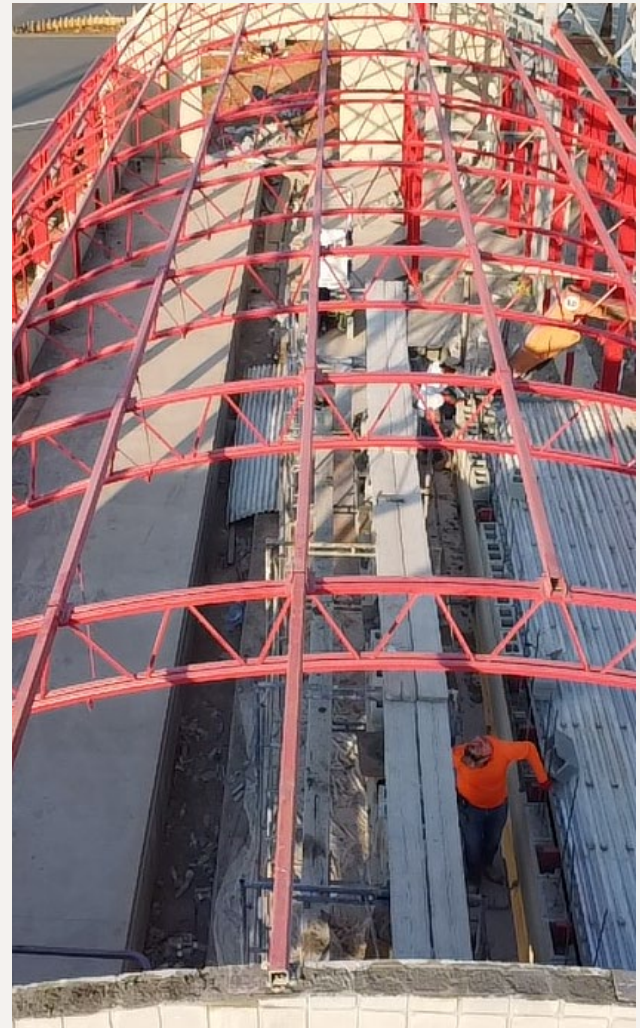


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CONSTRUCTION PROGRESS





LANCARTE
COMMERCIAL

Relentlessly Pursuing What Matters

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