

FOR SALE

EXPRESS TUNNEL CAR WASH

775 N Mustang Rd, Tuttle, OK 73089

CAR WASH

FREE VACUUMS

PLAINS
Commercial Real Estate

PROPERTY OVERVIEW:

- Property Type: Express Tunnel Car Wash
- Lot Size: 1.38 Acres
- Building Size: 5,549 SF
- Year Built: 2021
- Sale Includes: Business & Underlying Real Estate

CAR WASH SPECS:

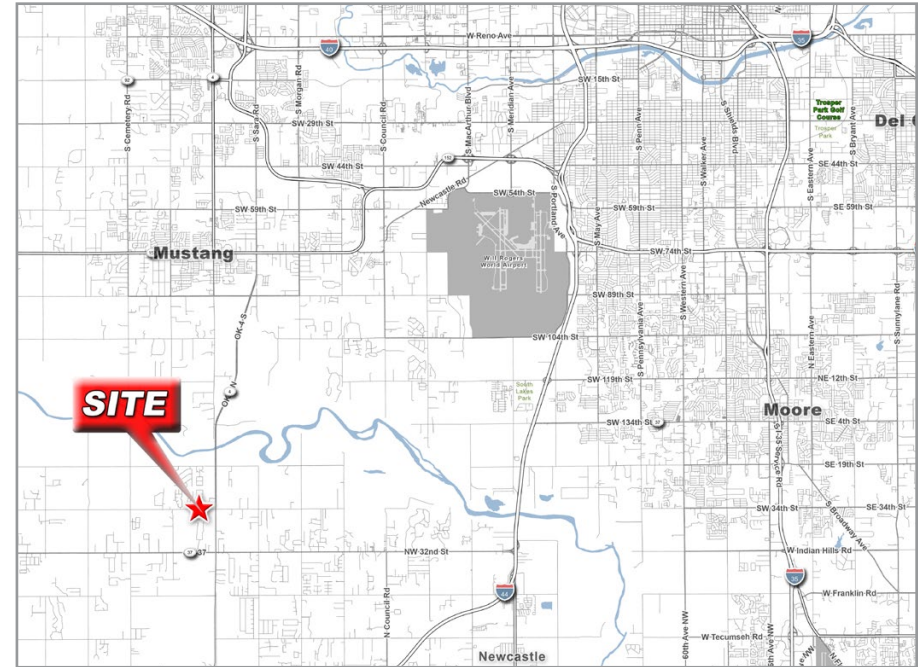
- Tunnel Length: 115 FT
- Number of Vacuums: 13
- Number of Pay Stations: 2
- Pylon Sign: Yes

EQUIPMENT:

- Tunnel Equipment: Sonny's Car Wash Systems
- Pay Station Equipment: DRB Systems
- Vacuum Equipment: Sonny's Car Wash Systems

PROPERTY HIGHLIGHTS:

- Modern 2021 construction — minimal capital expenditure expected
- Prime location with strong visibility and convenient access
- Pylon sign driving consistent customer awareness and traffic
- Proven, income-producing asset ideal for operators and investors



ASKING PRICE:

\$1,500,000

TRAFFIC COUNTS:

Mustang Rd: 16,725 VPD ('24)

OK-36: 14,200 VPD ('24)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	1,530	6,806	16,952
Avg. Household Income	\$144,624	\$131,417	\$122,854
Median Home Value	\$336,453	\$315,052	\$299,656

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Premium Storage of Tuttle



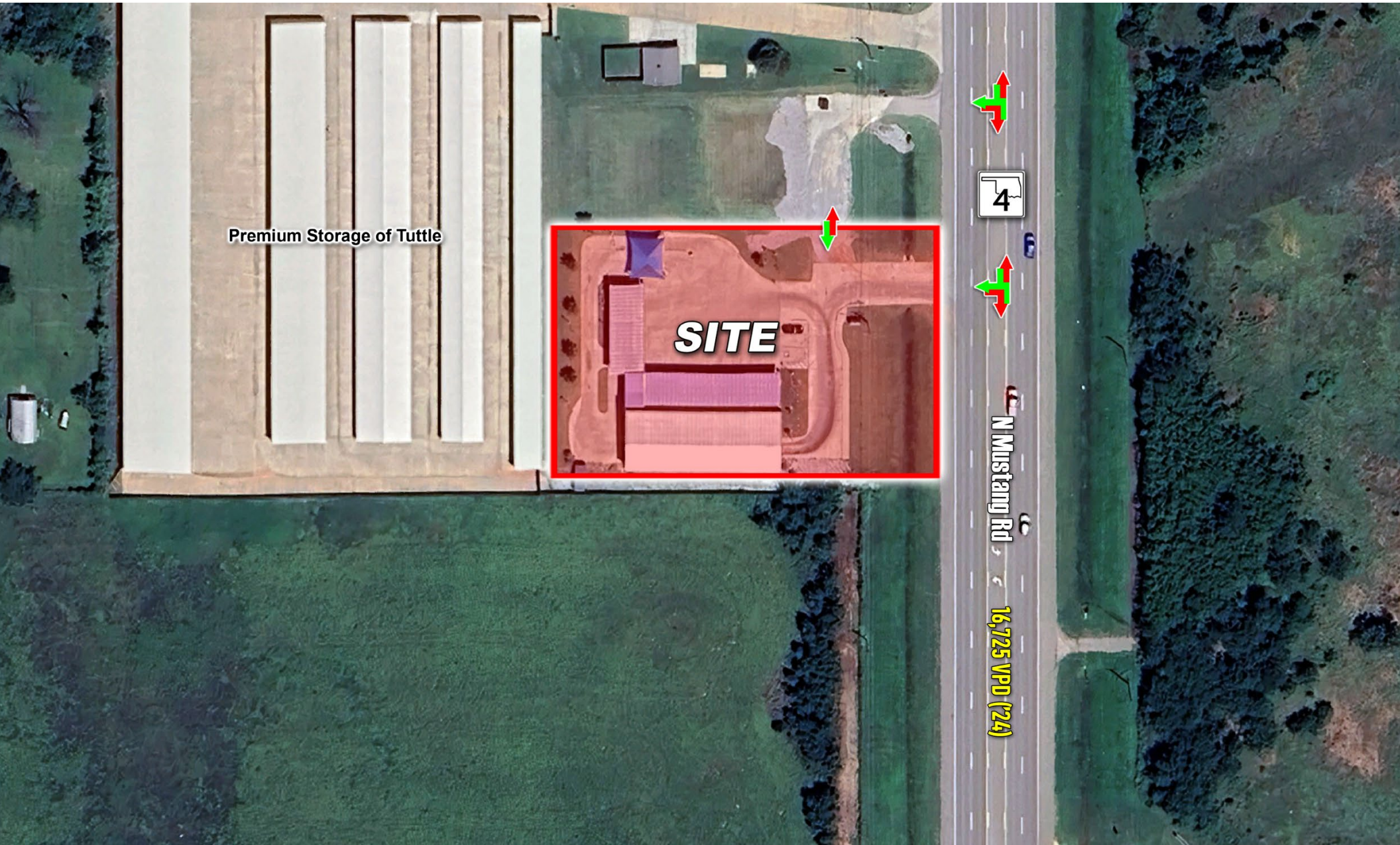
N Mustang Rd

16,725 VPD ('24)



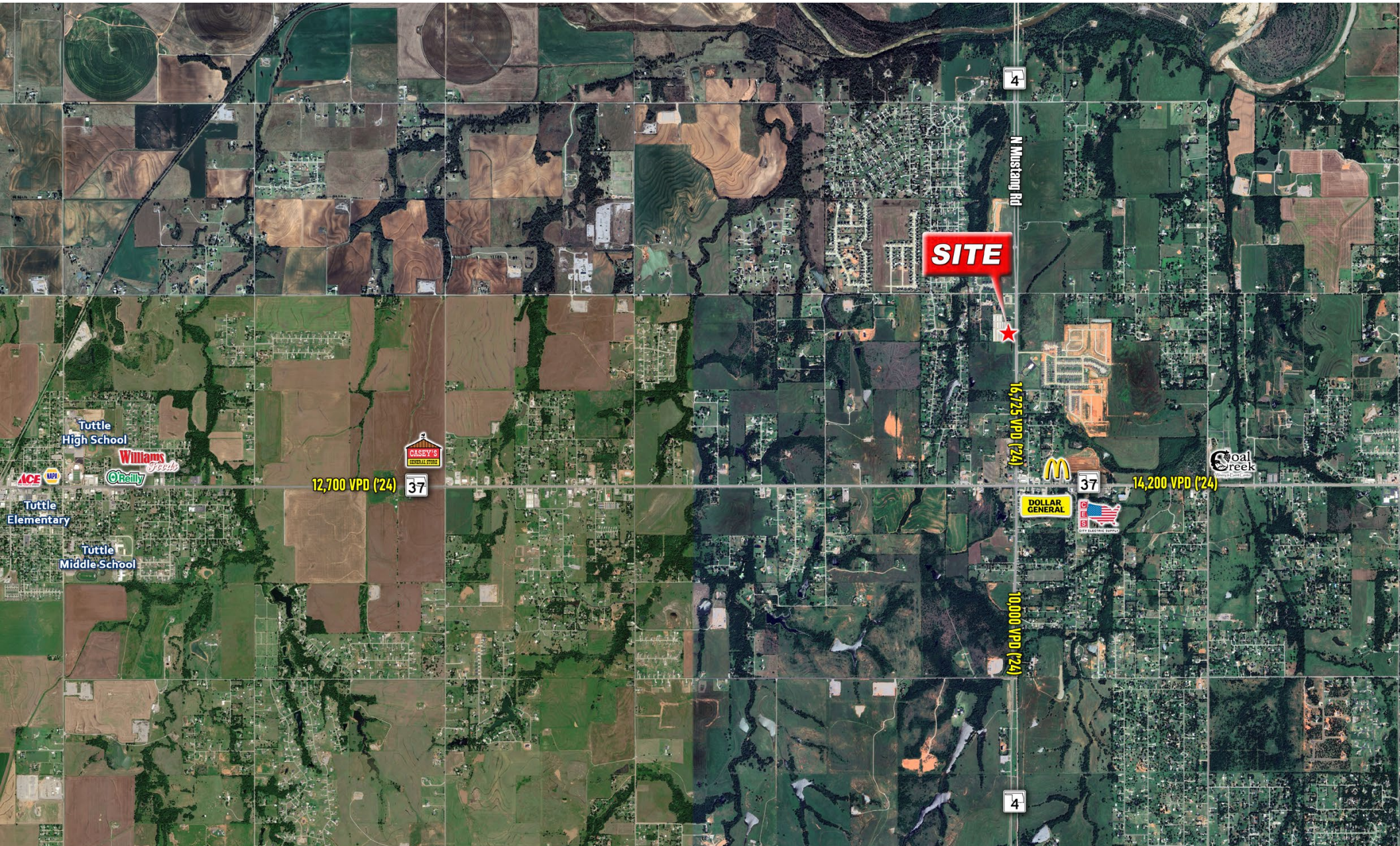
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