

TYLER CAR WASH OPPORTUNITY

720 E Rosedale | Tyler, TX
OFFERING MEMORANDUM



OFFERING PRICE \$295,000

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Tyler Car Wash Opportunity

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Exclusively Marketed by:



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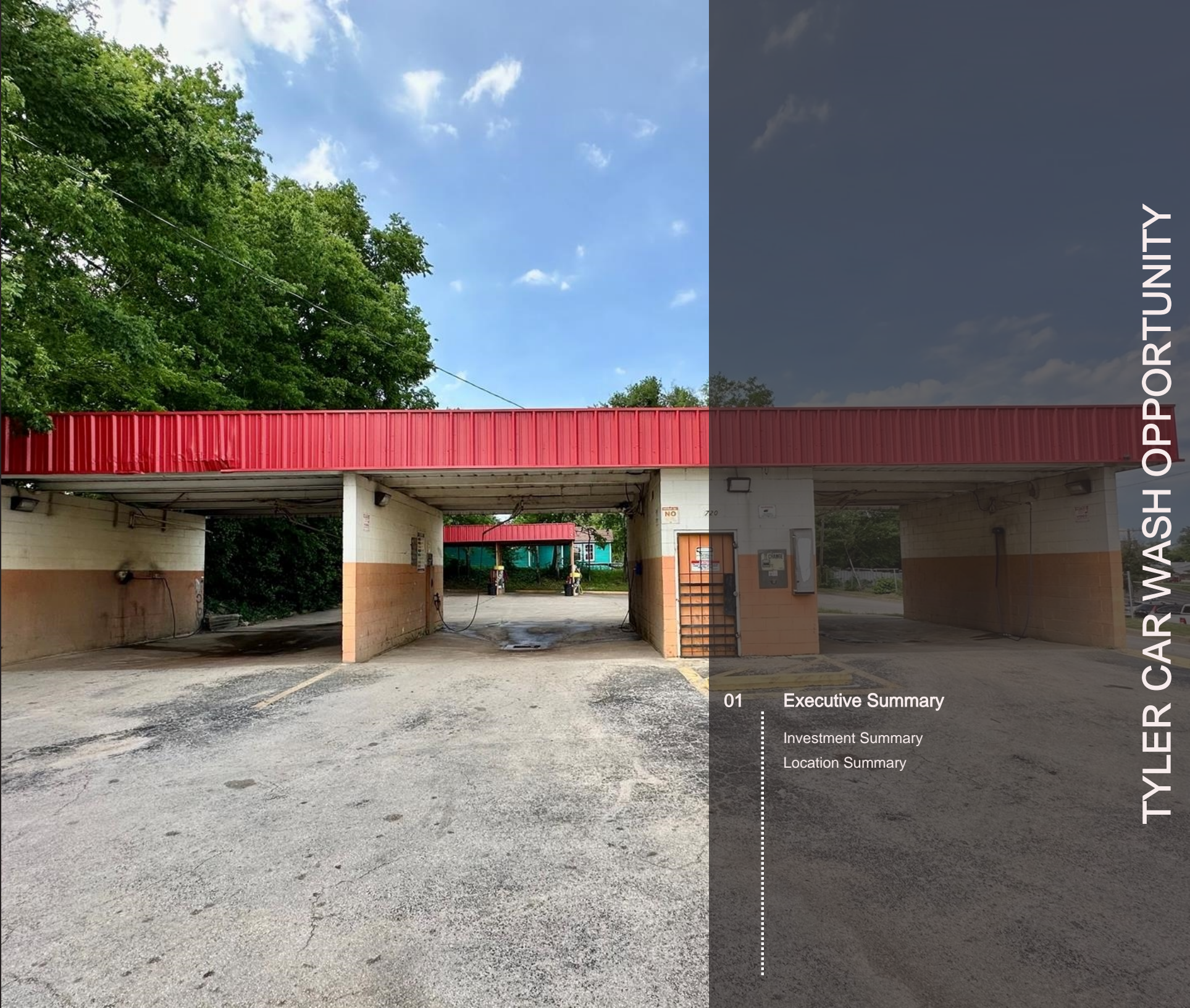


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01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	720 E Rosedale Tyler TX 75702
COUNTY	Smith
BUILDING SF	1,200 SF
LAND ACRES	0.258
YEAR BUILT	1974

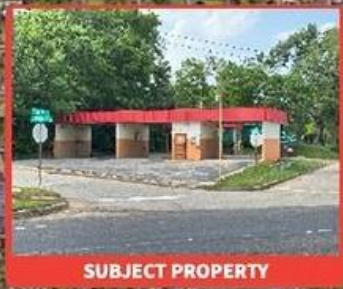
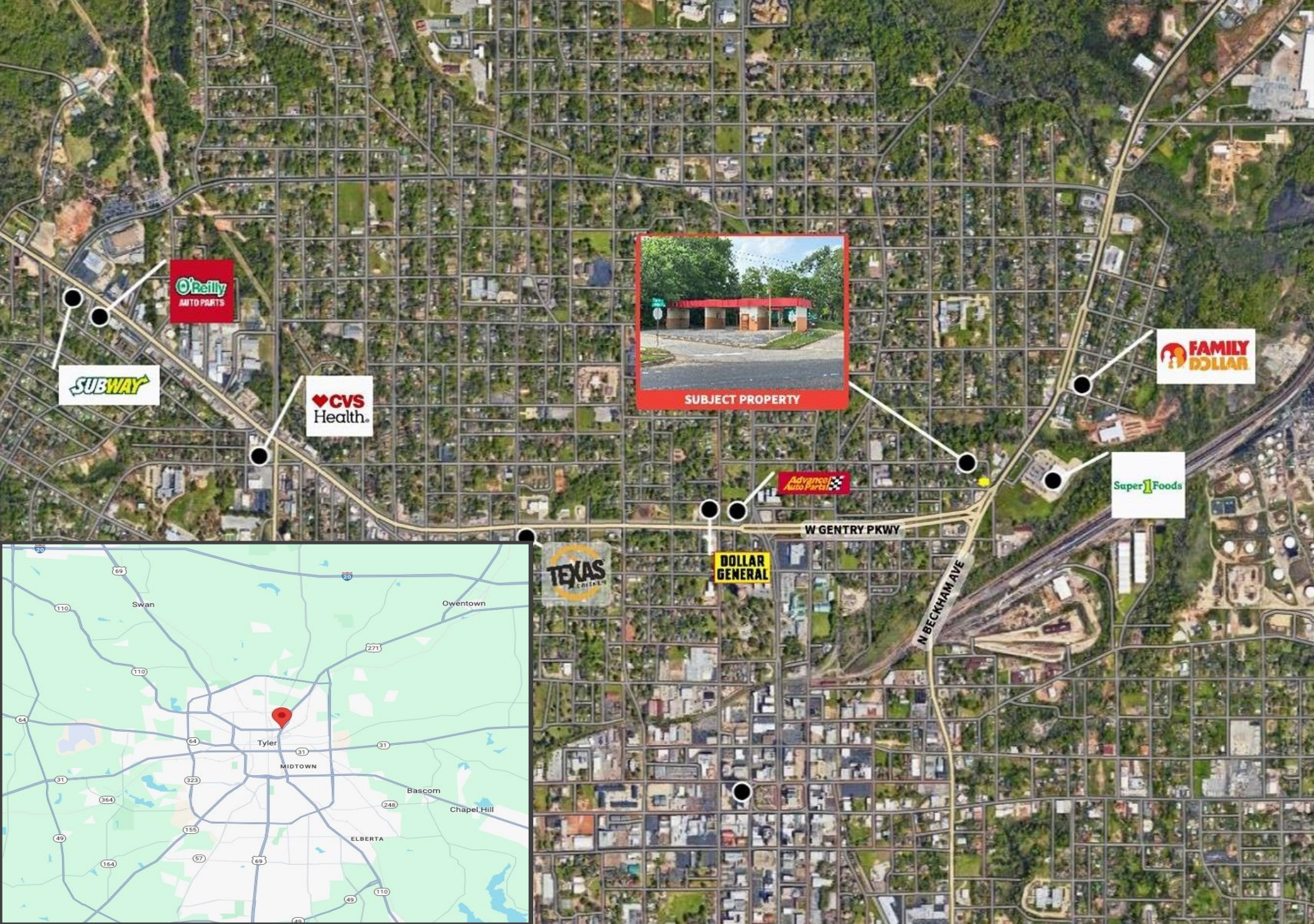
FINANCIAL SUMMARY

PRICE	\$295,000
PRICE PSF	\$245.83

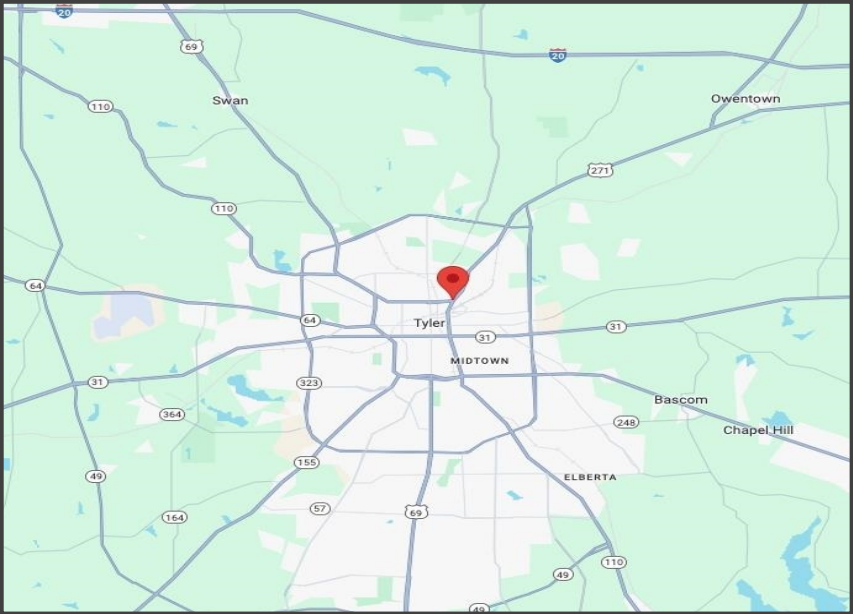
Property Highlights

- Spans 1,200 sq ft on 0.258 acres
- This prime property boasts three wand wash bays
- Located off of US Hwy 271 across from Super 1 Foods with a daily traffic count of 18,894 vehicles
- Perfectly positioned for maximum visibility and accessibility
- This turnkey operation is situated in the heart of Tyler's thriving commercial landscape
- Ideal investment for aspiring car wash entrepreneurs
- Financials are available upon request





SUBJECT PROPERTY



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02

Property Description

Property Features

Property Images

PROPERTY FEATURES

BUILDING SF	1,200
LAND ACRES	0.258
YEAR BUILT	1974
ZONING TYPE	C-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	75 ft x 215 ft
TRAFFIC COUNTS	18,894

NEARBY AREAS OF INTEREST

NORTH	Douglas Elementary School
SOUTH	Tapatio's Grill Chicken
EAST	Super 1 Foods
WEST	City Park

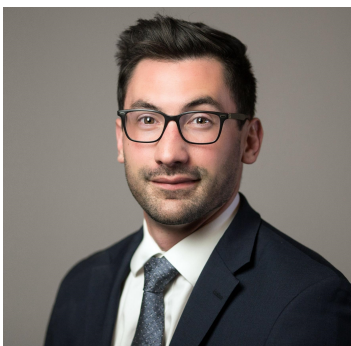




03 Company Profile

Advisor Profile





Samuel Scarborough, CCIM
President/Broker

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.