# TYLER CAR WASH OPPORTUNITY 720 E Rosedale | Tyler, TX

**OFFERING MEMORANDUM** 

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# Tyler Car Wash Opportunity

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Exclusively Marketed by:



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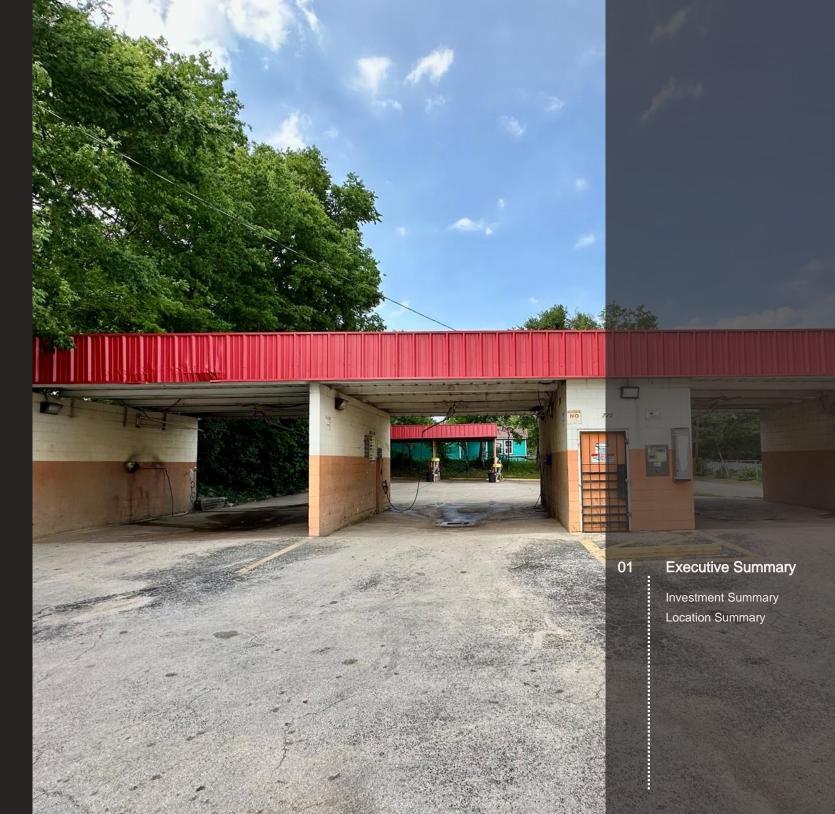


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## OFFERING SUMMARY

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

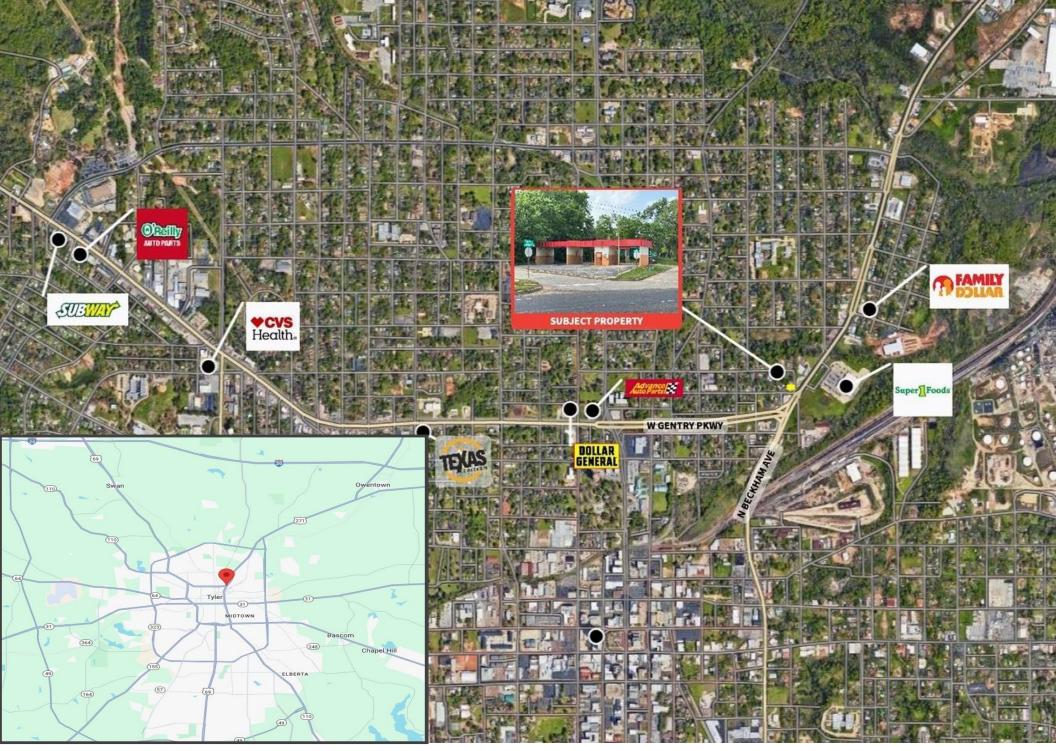
### **Property Highlights**

- 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





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191 02 **Property Description** Property Features Property Images

TYLER CAR WASH OPPORTUNITY

### 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





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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.

