

CAR WASH FOR SALE IN CENTER, TX

611 Tenaha St, Center, TX 75935

Car Wash For Sale | \$1,500,000



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

DRAKETEXAS.COM

Brent Bradberry
Senior Vice President
903.571.8014
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FOR SALE



Sale Price

\$1,500,000

OFFERING SUMMARY

| | |
|----------------|--------------|
| Building Size: | 3,490 SF |
| Lot Size: | 0.49 Acres |
| Year Built: | 2000 |
| Zoning: | C-1 |
| Traffic Count: | 5,608 (2022) |

PROPERTY OVERVIEW

Turn-key investment property For Sale in Center, TX. This car-wash offers the new owner consistent cash flow with knowledgeable staff that results in a hands-off investment to add to their portfolio.

PROPERTY HIGHLIGHTS

- Four (4) coin operated self-serve wash bays & eight (8) coin operated vacuum bays
- Tunnel wash with recently updated computer components
- On-site office for staff and attendants
- Located in the heart of town between downtown and major retailers
- Two (2) grit traps w/ cleanout equipment, which will convey
- Steady sales volume with sales increasing year-over-year



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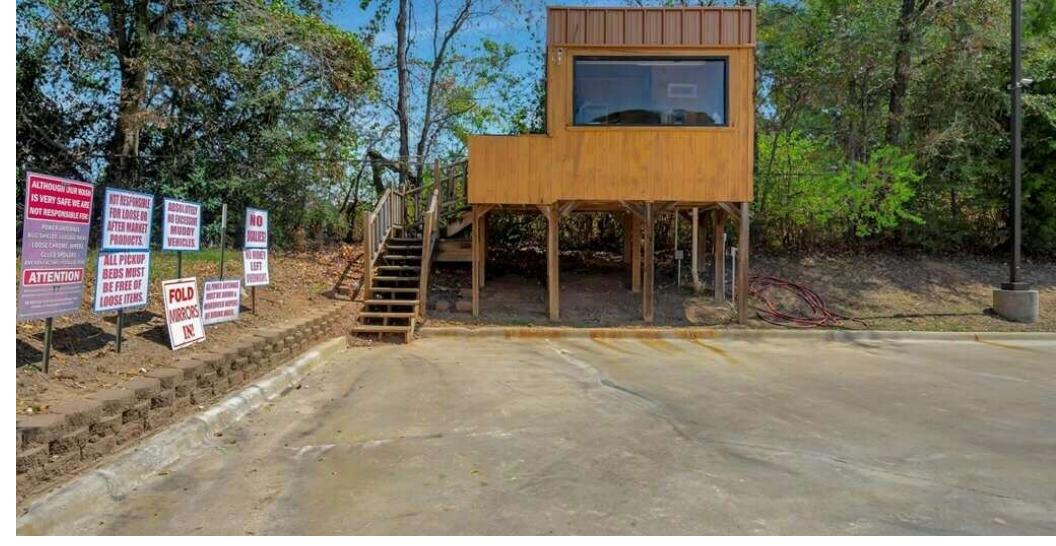
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FINANCIALS

| 2022 | Income | Expenses | Monthly Income | 2023 | Income | Expenses | Monthly Income |
|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| January | \$22,700.75 | \$12,168.69 | \$10,532.06 | January | \$15,716.00 | \$5,738.39 | \$9,977.61 |
| February | \$20,649.75 | \$9,000.85 | \$11,648.90 | February | \$18,925.00 | \$7,738.83 | \$11,186.17 |
| March | \$27,365.00 | \$10,478.99 | \$16,886.01 | March | \$32,965.00 | \$13,486.78 | \$19,478.22 |
| April | \$28,162.00 | \$16,567.70 | \$11,594.30 | April | \$21,218.00 | \$9,695.90 | \$11,522.10 |
| May | \$33,605.75 | \$10,340.08 | \$23,265.67 | May | \$27,540.00 | \$12,724.51 | \$14,815.49 |
| June | \$30,690.25 | \$14,678.68 | \$16,011.57 | June | \$24,267.30 | \$8,450.18 | \$15,817.12 |
| July | \$22,172.74 | \$13,756.24 | \$8,416.50 | July | \$24,098.00 | \$11,874.43 | \$12,223.57 |
| August | \$17,722.00 | \$11,971.43 | \$5,750.57 | August | \$27,991.00 | \$8,561.45 | \$19,429.55 |
| September | \$31,099.00 | \$11,395.90 | \$19,703.10 | September | \$17,043.00 | \$10,256.88 | \$6,786.12 |
| October | \$15,971.00 | \$8,432.82 | \$7,538.18 | October | \$22,443.00 | \$11,344.32 | \$11,098.68 |
| November | \$10,325.00 | \$5,110.85 | \$5,214.15 | November | \$17,688.00 | \$9,702.39 | \$7,985.61 |
| December | \$12,273.30 | \$4,421.89 | \$7,851.41 | December | \$22,028.00 | \$9,400.52 | \$12,627.48 |
| Insurance | | \$10,645.00 | | Insurance | | \$10,645.00 | |
| Taxes | | \$7,469.25 | | Taxes | | \$6,644.17 | |
| Total | \$272,736.54 | \$128,324.12 | \$144,412.42 | Totals | \$271,922.30 | \$118,974.58 | \$152,947.72 |
| NOI | | | | NOI | | | |
| \$126,298.17 | | | | \$135,658.55 | | | |



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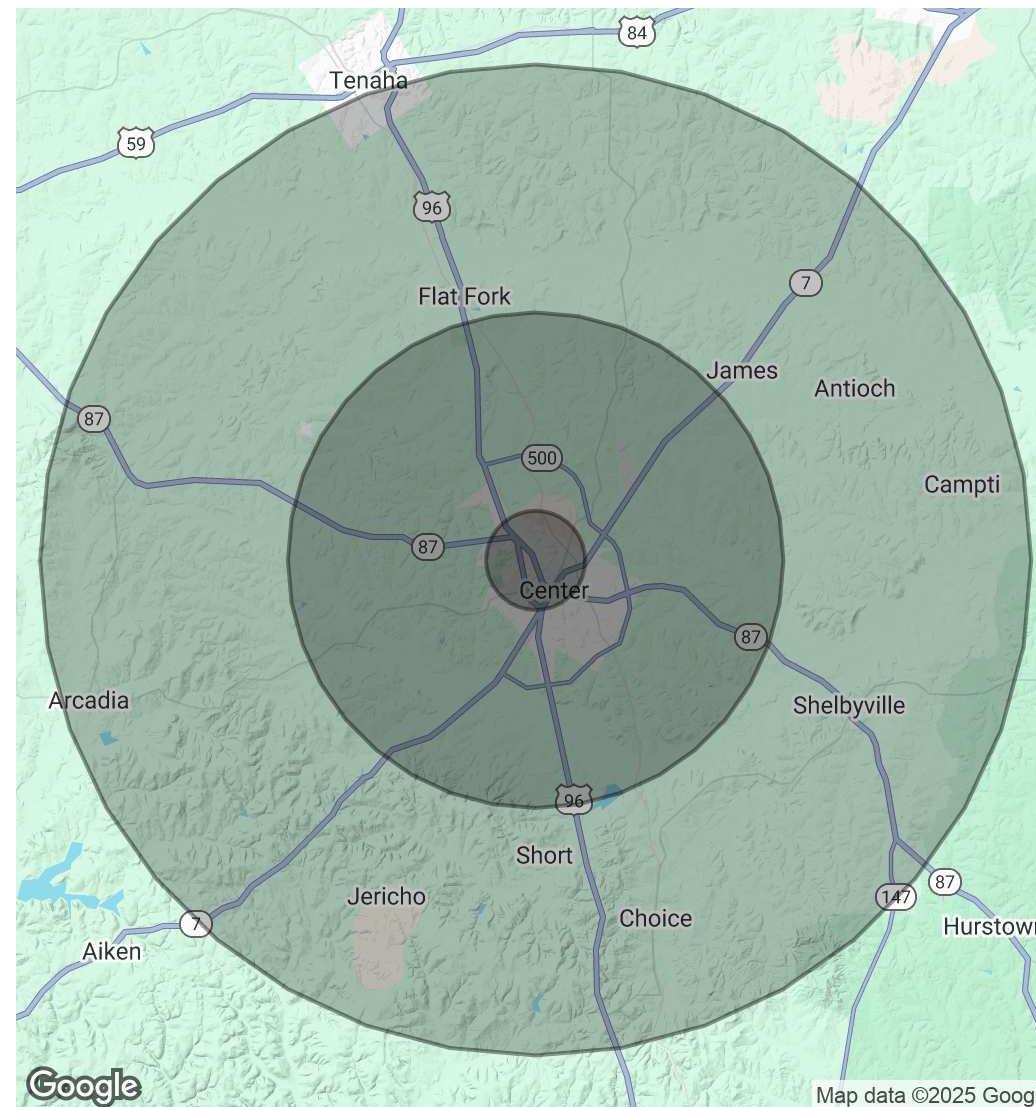
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 1,227 | 7,615 | 14,276 |
| Average Age | 26.9 | 34.9 | 36.3 |
| Average Age (Male) | 21.0 | 28.0 | 32.8 |
| Average Age (Female) | 29.7 | 39.3 | 39.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|----------|----------|
| Total Households | 501 | 3,168 | 6,255 |
| # of Persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH Income | \$45,062 | \$48,070 | \$47,968 |
| Average House Value | \$56,872 | \$74,350 | \$86,213 |

2020 American Community Survey (ACS)



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