

EXCEPTIONAL CAR WASH OPPORTUNITY IN TYLER

1820 W Gentry Parkway | Tyler, TX

OFFERING MEMORANDUM



OFFERING PRICE \$395,000

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Exceptional Car Wash Opportunity in Tyler

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1820 W Gentry Parkway Tyler TX 75702
COUNTY	Smith
GLA (SF)	2,382 SF
LAND ACRES	0.473
YEAR BUILT	2000

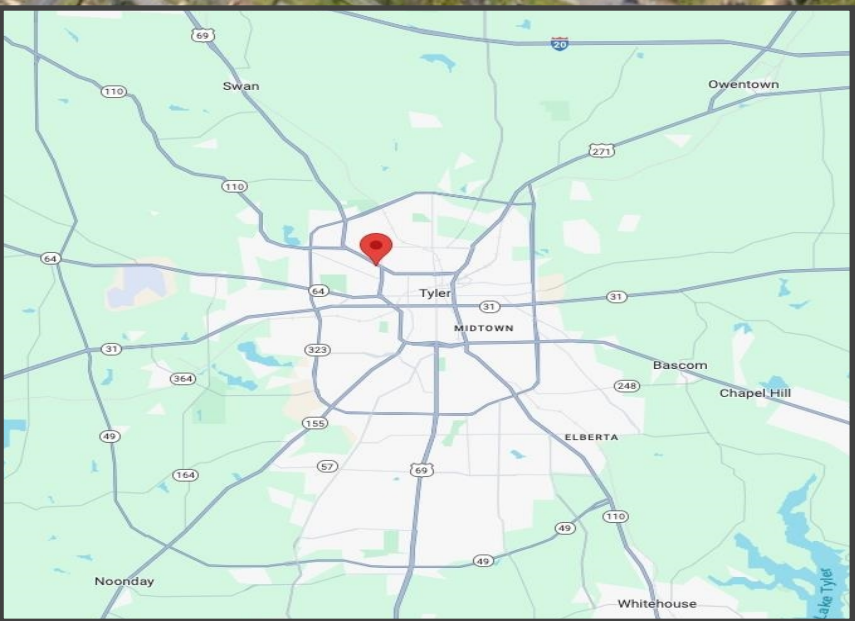
FINANCIAL SUMMARY

PRICE	\$395,000
PRICE PSF	\$165.83

Property Highlights

- This prime property spans 2,382 sq ft on 0.473 acres and features two in-bay automatic and four wand wash bays
- Zoned C-2 (General Commercial District) with a daily traffic count of 16,895 vehicles
- Perfectly positioned on Gentry Parkway for maximum visibility and accessibility
- This turnkey operation is situated in the heart of Tyler's thriving commercial landscape and is an ideal investment for aspiring car wash entrepreneurs
- Financials are available upon request





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02

Property Description

Property Features

Property Images

PROPERTY FEATURES

GLA (SF)	2,382
LAND ACRES	0.473
YEAR BUILT	2000
ZONING TYPE	C-2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	225 ft x 92 ft
TRAFFIC COUNTS	16,895

NEARBY AREAS OF INTEREST

NORTH	Dr Pepper/7Up Bottling
SOUTH	Ramey Elementary School
EAST	Crescent Park
WEST	Residential Area







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.