

CONFIDENTIAL OFFERING MEMORANDUM

Classic Car Wash

Self-Serve & In-Bay

254 FM1641, Forney, TX 75126

OFFERED AT \$3,200,000

SPECIAL PURPOSE — CAR WASH

◆ 2 DNS In-Bay Automatics

◆ 5 Self-Service Bays

◆ 7 Vacuum Stations



MELISSA CROLL • LICENSE (TX 9004811)

214.929.3388 | melissa@attleerealty.com

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BROKER CONTACT



Melissa Croll

Broker - Attlee Realty

214-929-3388

melissa@attleerealty.com



EXECUTIVE SUMMARY

Classic Car Wash offers an astute investor the opportunity to acquire a high-performing, cash-flowing asset with significant long-term appreciation potential in one of North Texas's most dynamic growth corridors. Located along the fast-growing FM 1641 corridor in Forney, this site is surrounded by rapid residential expansion and major retail development.

Just minutes from US-80, the property benefits from nearby national anchors—including H-E-B, Costco, Target, Home Depot, Walmart, Kroger, and Lowe’s—driving strong daily traffic and consumer activity. Forney is one of North Texas’s fastest-growing communities, supported by master-planned housing, infrastructure improvements, and expanding retail corridors. With rising rooftops, commuter access to Dallas, and increasing regional draw, the site offers excellent visibility, consistent traffic, and long-term upside in a high-growth suburban market.

The proven sales and revenue, coupled with recent equipment upgrades, provide immediate income stability. The robust demographic profile, characterized by high median household incomes and a growing population, ensures sustained demand for car wash services. This acquisition represents a prime chance to capitalize on Forney's rapid expansion and secure a valuable asset with both in-place income and substantial future upside.

\$3,200,000

ASKING PRICE

5,591 SF

BUILDING SIZE

\$572.35

PRICE PER SQ. FT.

Commercial

ZONING

PROPERTY HIGHLIGHTS

Property Name	Classic Car Wash
Property Type	Special Purpose / Car Wash
Address	254 FM1641, Forney, TX, 75126
Building Size	5,591 SF
Asking Price	\$3,200,000
Price Per Sq. Ft.	\$572.35
Zoning	Commercial
Sale Condition	For sale by owner



INVESTMENT HIGHLIGHTS

EXPLOSIVE REGIONAL GROWTH

Strategically located in Forney, one of North Texas's most rapidly expanding submarkets. The immediate trade area is experiencing an influx of high-density residential and retail development, continuously scaling the consumer base.

EXCEPTIONAL DEMOGRAPHICS

The immediate trade area benefits from an affluent, high-earning demographic profile with median household incomes approaching \$110,000. This is supported by an immediate 5-mile population segment exceeding 65,000 residents.

PROVEN CASH FLOW STABILITY

An established operation delivering proven revenue metrics and consistent cash flow. The property offers tremendous future appreciation upside driven by high-velocity commercial and infrastructural expansion surrounding the site.

HIGH-VISIBILITY CORRIDOR

Prominently positioned along FM 1641 with seamless access to US-80, driving sustained daily commuter traffic. The corridor is heavily supported by a dense concentration of premier national retailers including H-E-B, Costco, Target, and Walmart.

COMPREHENSIVE UPGRADES

Equipped with two cutting-edge DNS in-bay automatic tunnels, five self-serve bays, and seven modernized vacuum stations. Recently integrated POS systems and payment processors ensure streamlined operations with robust margins.



PROPERTY OVERVIEW

This meticulously maintained, high-volume car wash facility is strategically engineered to capture a continuously growing demographic of users. By offering both state-of-the-art automated systems and versatile self-service bays, the asset ensures multiple revenue streams and caters to a wide spectrum of customer preferences. Operating seamlessly as a premier Special Purpose asset, the property features 5,591 square feet of high-quality improvements situated on a highly visible, robustly trafficked commercial parcel.

Prominently positioned directly along the heavily traveled FM 1641 corridor, the property continuously benefits from seamless ingress and egress, facilitating fluid vehicular movement and turnover even during peak operational hours. Its strategic placement within a dense retail and commercial node surrounding thriving residential developments guarantees maximum daily street exposure, driving strong customer acquisition and sustained, recurring volume that underpins long-term cash flow.

FACILITY FEATURES

-  **2 In-Bay Automatics**
DNS Systems
-  **5 Self-Service Bays**
High Pressure Systems
-  **7 Vacuum Stations**
High-Suction Capacity
-  **Payment Technology**
Integrated Credit Card Readers
-  **Recent Upgrades**
New Brushes Installed

Operating securely as a Special Purpose asset, the facility provides a robust operational footprint. With strong fundamental metrics, it is perfectly sculpted to accommodate consistent daily traffic and sustain long-term business performance.

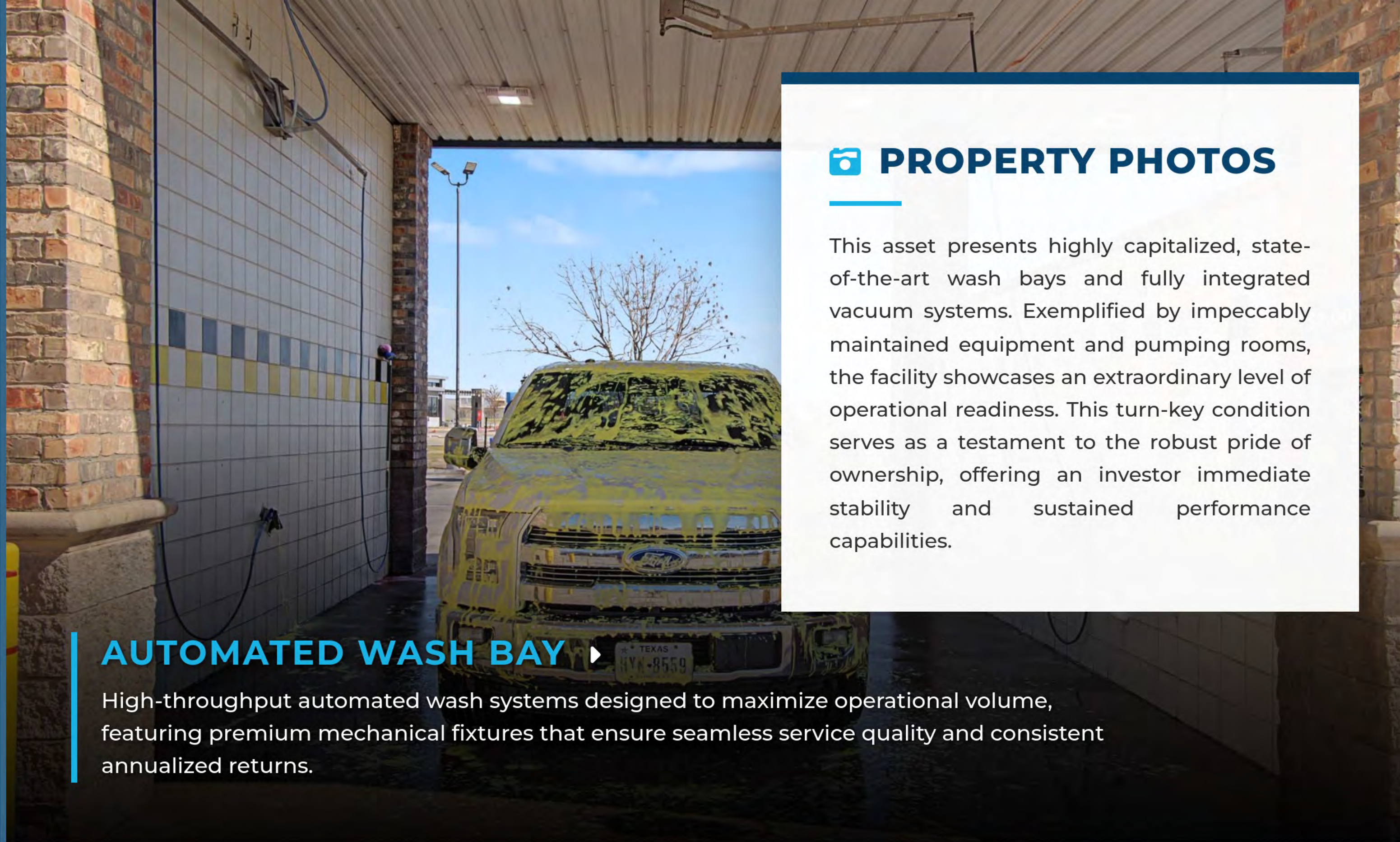
SITE SPECIFICATIONS

PARCEL HIGHLIGHTS	
Building Square Footage	5,591 SF
Number of Buildings	1
ZONING & IDENTIFICATION	
Permitted Zoning	Commercial
Parcel APN	77092

Sources: County Assessor and Property Management

State-of-the-Art Operations

Equipped with advanced, robust automated tunnel machinery and offering a comprehensive suite of diverse wash packages, this facility is engineered to deliver superior operational efficiency. The integration of modern, high-throughput commercial equipment ensures accelerated processing volumes, directly driving exceptional customer satisfaction, fortifying long-term retention, and establishing highly reliable recurring revenue streams.



AUTOMATED WASH BAY ▶

High-throughput automated wash systems designed to maximize operational volume, featuring premium mechanical fixtures that ensure seamless service quality and consistent annualized returns.

PROPERTY PHOTOS

This asset presents highly capitalized, state-of-the-art wash bays and fully integrated vacuum systems. Exemplified by impeccably maintained equipment and pumping rooms, the facility showcases an extraordinary level of operational readiness. This turn-key condition serves as a testament to the robust pride of ownership, offering an investor immediate stability and sustained performance capabilities.



VACUUM STATION AREA

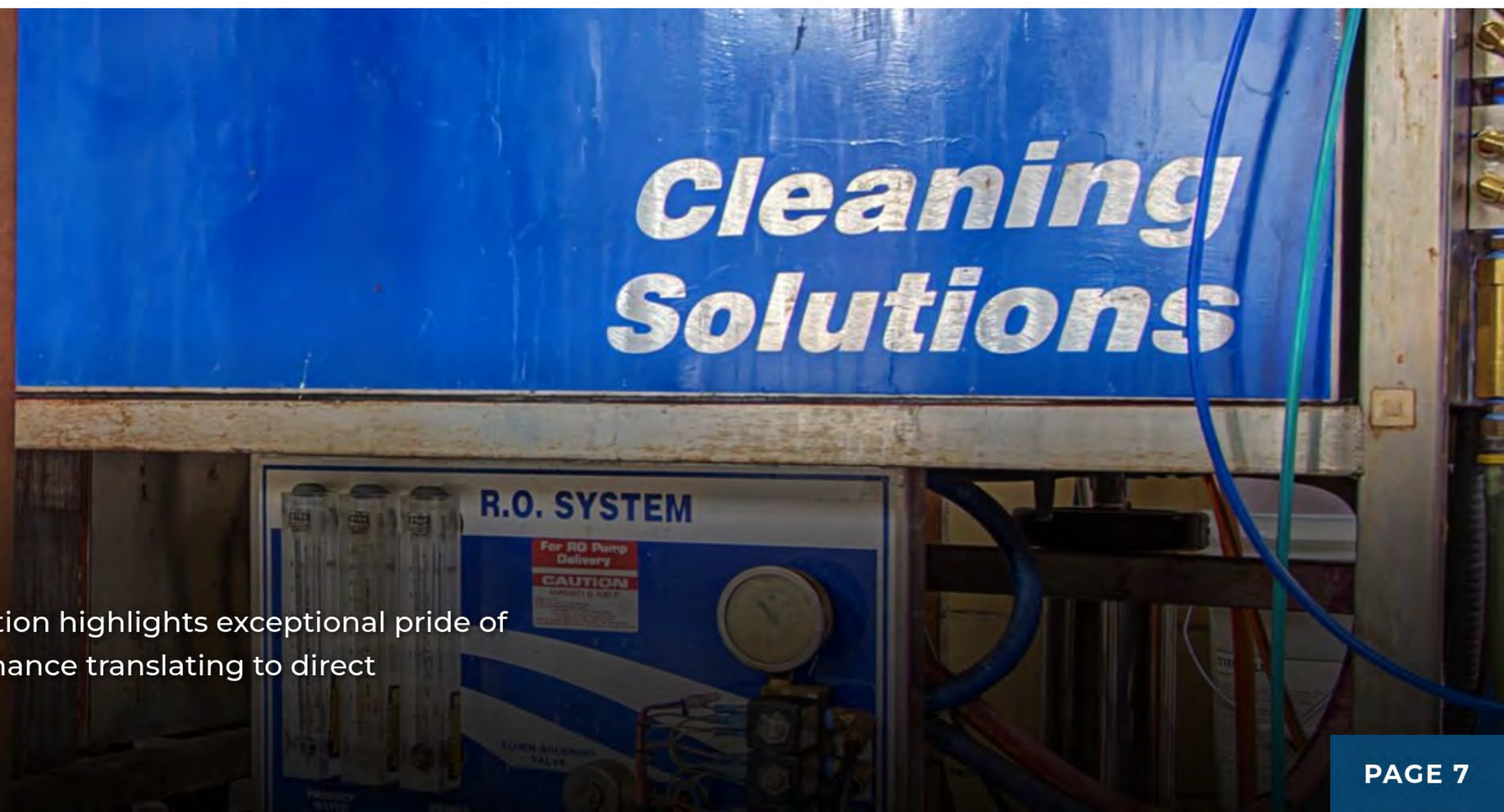
Strategically positioned heavy-duty vacuum infrastructure facilitating optimal site traffic flow and extending high-value customer on-site engagement.



PUMPING & EQUIPMENT ROOM ▶

Immaculately maintained institutional-grade mechanical facilities. The pristine condition highlights exceptional pride of ownership, ensuring turn-key operational readiness with minimized deferred maintenance translating to direct operational savings.

POWER
PACI





FORNEY, TEXAS

AREA OVERVIEW

Forney, Texas, is one of North Texas's fastest-growing communities, located just east of Dallas. The city is experiencing explosive growth, supported by massive infrastructure improvements, expanding retail corridors, and major master-planned residential housing developments.

The local economy is bolstered by a strong influx of national retailers and high-income residents. The FM 1641 corridor acts as a vital artery connecting sprawling suburban neighborhoods to major thoroughfares like US-80. This connectivity makes the area highly attractive to both commuters and large-scale commercial developers.

SUSTAINED FUTURE GROWTH

With an abundance of rising rooftops and ongoing regional draw, Forney is projected to continue its rapid expansion. The affluent, growing customer base ensures that service-oriented businesses like Classic Car Wash will experience sustained, long-term demand.



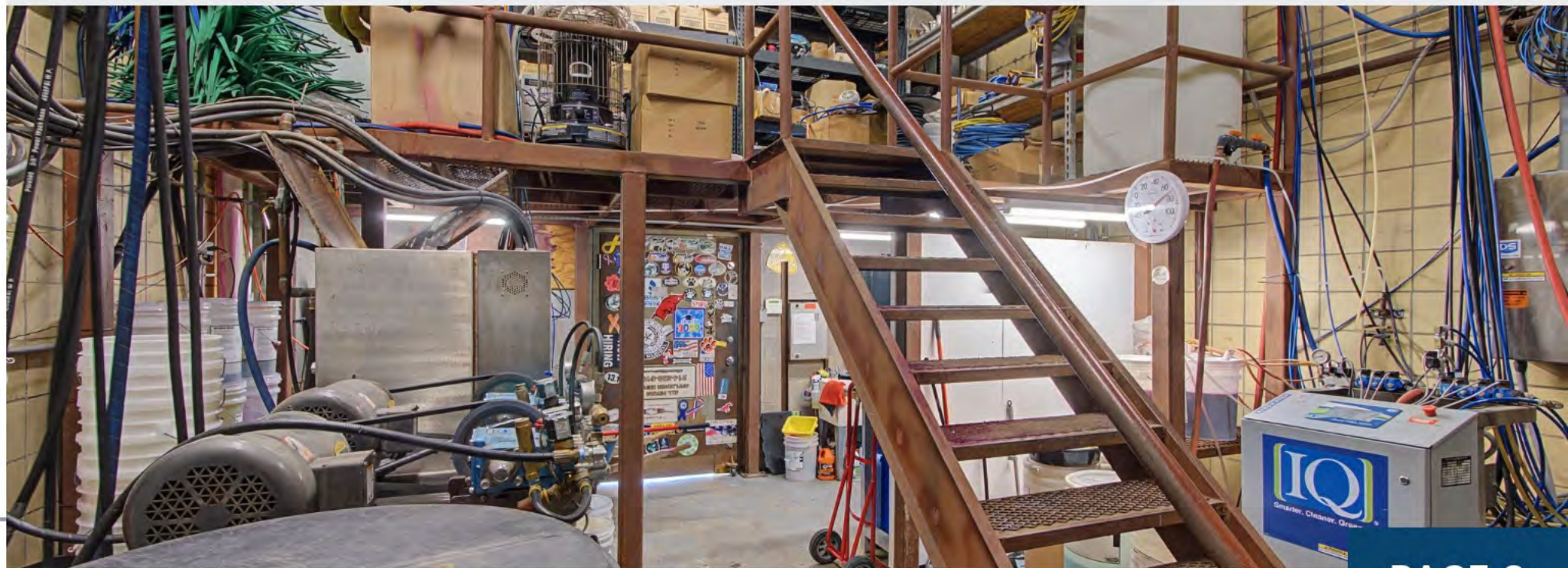
PROPERTY OVERVIEW MAP

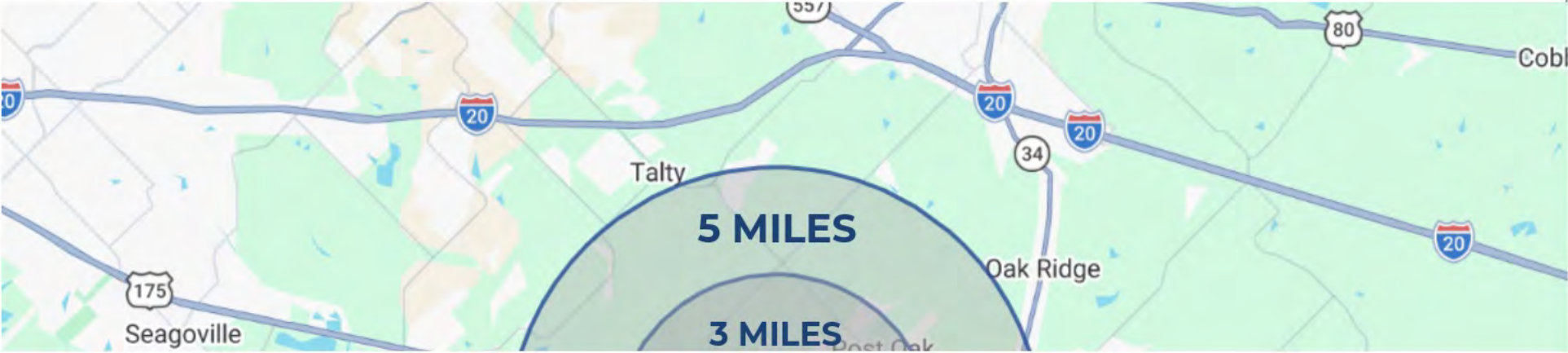
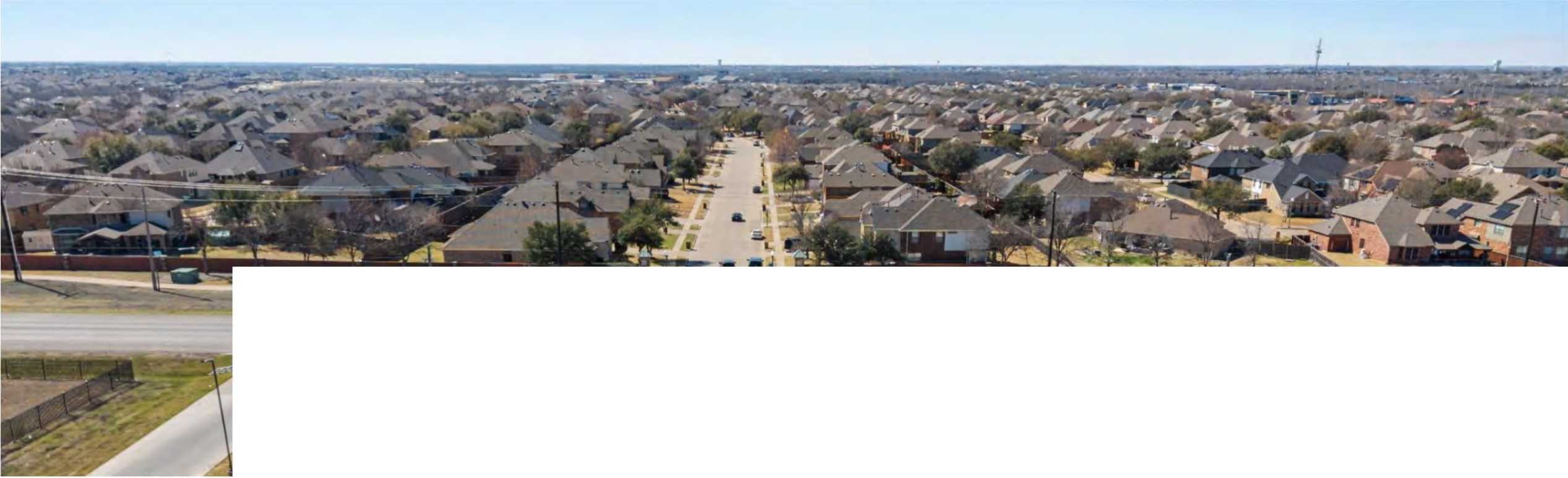


RETAIL LANDSCAPE

The subject property is perfectly positioned to capture overflow traffic from surrounding power centers. This dense retail concentration guarantees continuous, high-volume vehicular traffic every day of the week. The immediate vicinity is anchored by major national heavyweights:

- | | | | |
|---|----------------|---|-------------------------|
| 1 | H-E-B | 5 | Walmart |
| 2 | Costco | 6 | Kroger |
| 3 | Target | 7 | Lowe's Home Improvement |
| 4 | The Home Depot | | |



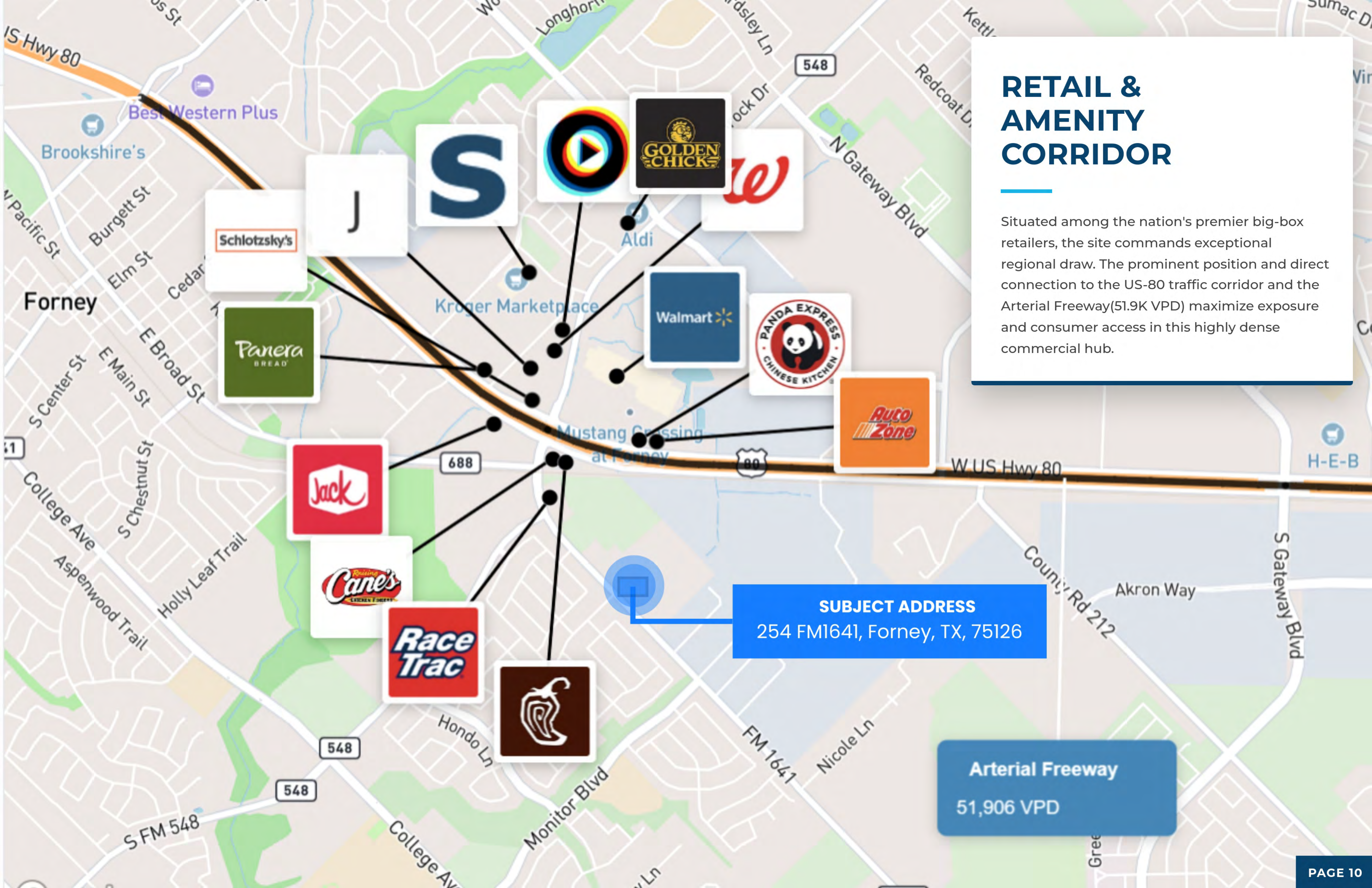


RETAIL & AMENITY CORRIDOR

Situated among the nation's premier big-box retailers, the site commands exceptional regional draw. The prominent position and direct connection to the US-80 traffic corridor and the Arterial Freeway(51.9K VPD) maximize exposure and consumer access in this highly dense commercial hub.

SUBJECT ADDRESS
254 FM1641, Forney, TX, 75126

Arterial Freeway
51,906 VPD



PARCEL & SITE BOUNDARIES

Property Location	FM 1641
Building Area	5,591 SF
Zoning Classification	Commercial
Assessor's Parcel Number	77092

SITE OVERVIEW

Situated prominently along FM 1641, the subject parcel occupies a highly strategic commercial footprint strategically contoured to maximize street visibility and frontage. The site boundary configuration prioritizes exceptional ease of access, effectively supporting high-volume customer flow and comfortably capturing the steady volume of daily vehicular traffic adjacent to the property. Defined by an established Commercial zoning designation, the lot dimensions offer substantial flexibility designed to accommodate varied operational needs and maximize overarching value.

PROPERTY VISUALIZATION





CONTACT



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BROKER

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