



Site Analysis Report

Site Details

Market	Macon	Business Name	Car Wash	Type of Business	SS/IB
Property Location	2008 N Missouri St.				
Address	Macon	Missouri	63552		
Legal Description	BEG 75' W OF NE COR LOT 1, S 290.5', W 180.73', N 290.5', E 180.06' TO POB.				
County	Macon				
Quick Links	Survey Map Google Map Executive Summary (Demographics)				



Site Details continued

Property Details

Lot Size	52,272 SF	1.2 Acres
Building Size	5,200 SF	\$1,500,000 Asking Price

City Zoning District

Zone	Commerical (NEC)
Use Chart	Car Wash

Notes

This building is constructed using a Royal Buildings System product, featuring sleek fiberglass interlocking channels filled with solid concrete, extending 9 feet and resting on a 4-foot footing. This robust design ensures that the building is tornado, hurricane, and fireproof, making it eligible for several insurance discounts. What's more, it is strategically located in an "Enterprise Zone," granting it tax-free status for property taxes, offering notable financial advantages for prospective investors or owners.

Property Dimension Map

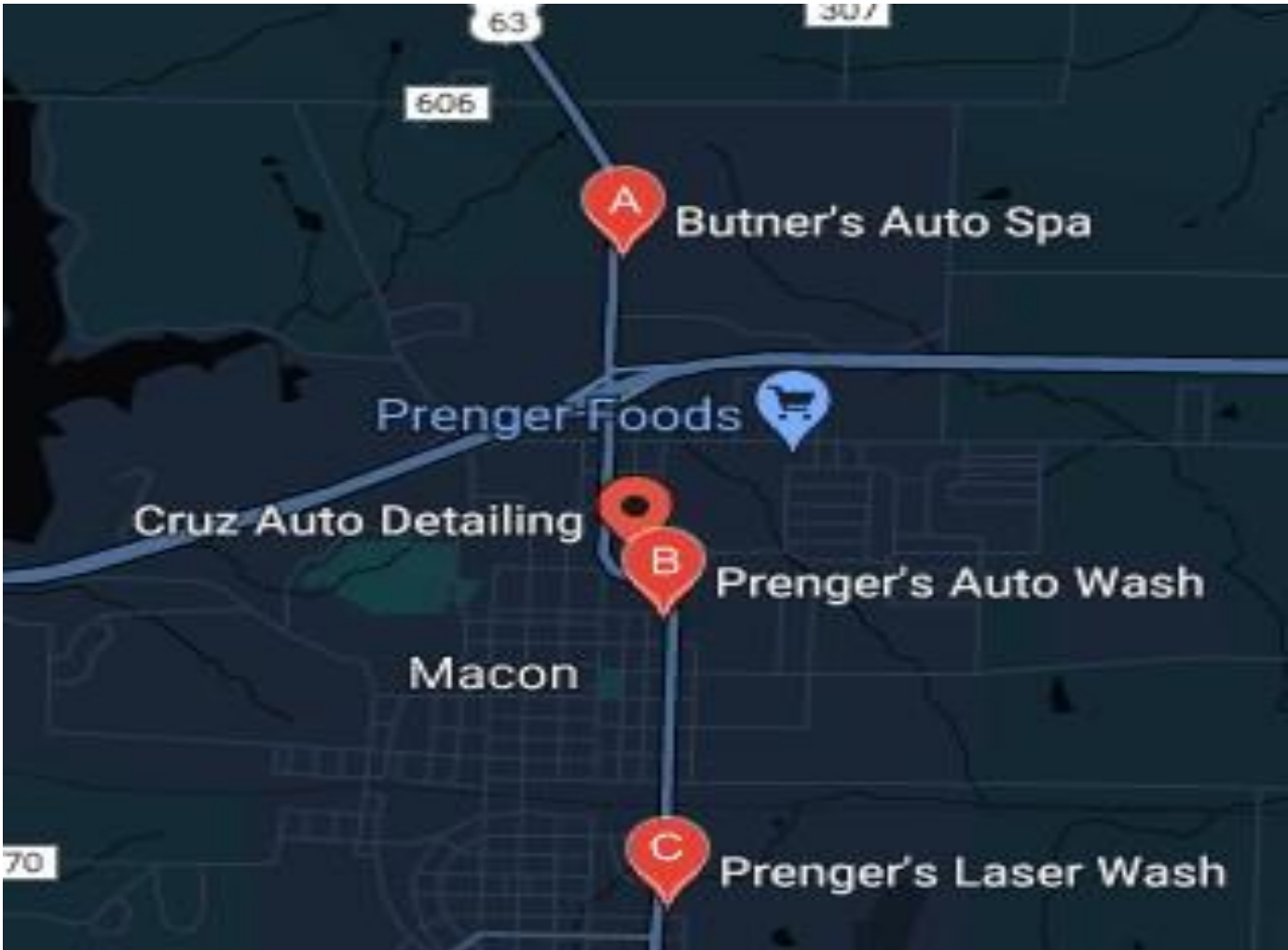


Competition

Nearby Competition

	Name	Type	Distance from Subject Property (miles)
1	Butner's Auto Spa 2008 N Missouri St, Macon, MO 63552	SS/IB + Pet Wash	0
2	Prenger's Auto Wash 609 N Missouri St, Macon, MO 63552	SS/IB	1.1
3	Prenger's Laser Wash 407 S Missouri St, Macon, MO 63552	SS/IB + Lube	2

Competition Map



Traffic Counts

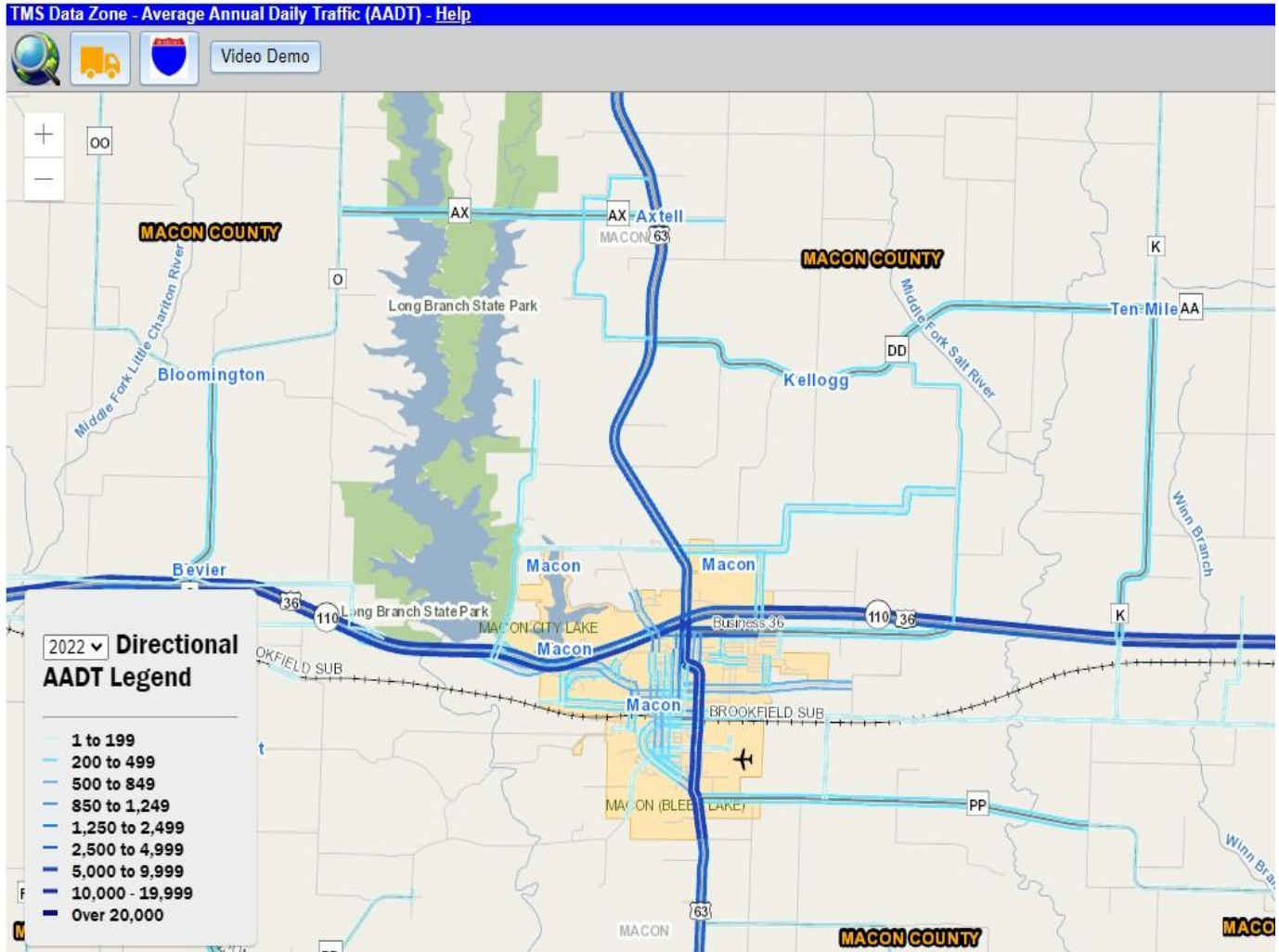
Texas Department of Transportation

Average Annual Daily Traffic Count

Year	Count
2022	222

Traffic Volume Maps

Interactive Average Annual Daily Traffic Map



Demographics

Executive Summary (Demographics)

Year 2023

	1 Mile	3 Mile	5 Mile
Total Population	1,374	6,171	7,105
Average Household Income	\$63,054	\$65,842	\$67,462



Notes

Date Certified
10/16/2023
By Researcher
Destiny Vega

Disclaimer
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.