



MOONCAST

— COMMERCIAL —

FOR SALE



2701 E. PARKROW DR. ARLINGTON, TX 76010 | ACRE AREA - 0.54 | PRICE - \$530,000



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HIGHLIGHTS

- Value-Add or Redevelopment Potential – Perfect for investors seeking to modernize the existing car wash or repurpose the site for new commercial use.
- Prime Arlington Location – High-visibility site with direct access to SH-360 and I-20, generating steady traffic and exposure.
- Established Facility – 2,800 SF self-serve car wash on 0.57 acres, in continuous operation since 1977.
- Flexible Zoning (CC – Community Commercial) – Allows a wide range of business uses or redevelopment possibilities.
- Surrounded by National & Local Retailers – Neighboring 7-Eleven, Family Dollar, La Michoacana, and Sonic drive consistent area traffic.
- Upside Opportunity – No financials available; ideal for owner-operators or investors focused on site value, operational upgrades, or redevelopment.

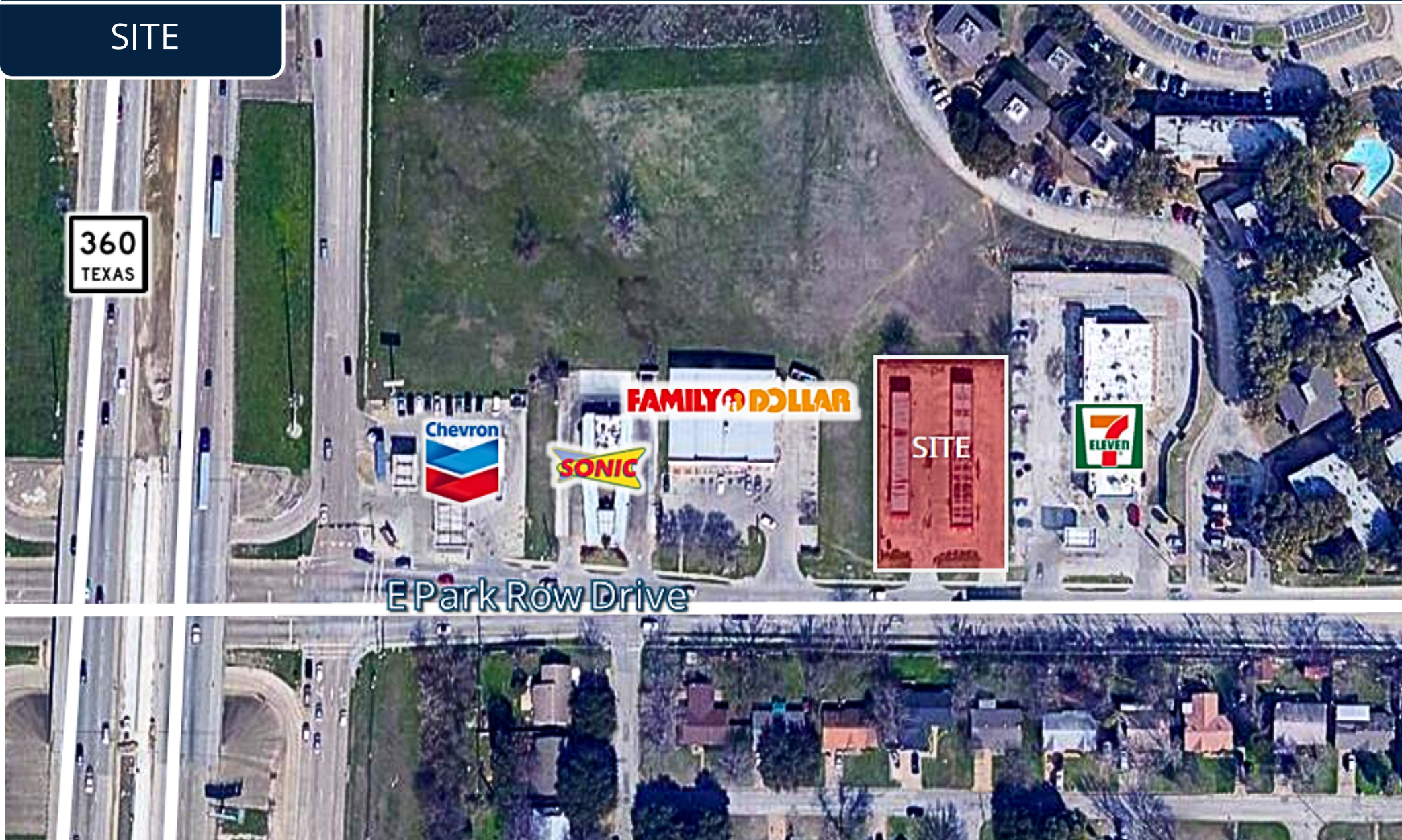
2701 E. PARKROW DR. ARLINGTON, TX 76010



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SITE



2701 E. PARKROW DR. ARLINGTON, TX 76010



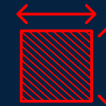
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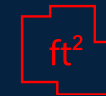
FACTS



SALES PRICE
\$ 530,000



LOT SIZE
0.54



BLDG SF
2,800



VPD 22,000



FRONTAGE
E. PARK ROW



ZONING
COMMUNITY
COMMERCIAL



CURRENT USE
CAR WASH

2701 E. PARKROW DR. ARLINGTON, TX 76010



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MAP



2701 E. PARKROW DR. ARLINGTON, TX 76010




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CONTACT



Gloria Castilleja - Broker

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 Info@MoonCastCommercial.Com



WWW.MOONCASTCOMMERCIAL.COM



IABS

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each* party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Date _____

Information available at www.trec.texas.gov

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