



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Clean Brew Laundry*

*314 E. Pennsylvania | Van, TX 75790*

# INVESTMENT SUMMARY



**PROPERTY SIZE**  
**1,360 SF**



**ACREAGE**  
**1.2**



**PRICING**  
**\$374,000**

## INVESTMENT DETAILS:

### Property Overview:

The Clean Brew Laundry presents a unique opportunity to acquire a well-established, multi-faceted commercial business with built-in community value, multiple income streams, and immediate upside.

The combination of self-service laundry, storage rental, and a coffee shop-ready space with drive-thru and patio creates a flexible investment with growth potential.

With additional land available for development and existing infrastructure in place, Clean Brew is ideal for owner-operators looking for stable income with expansion opportunities.

- Years in Operation: 9
- Parking: Onsite
- Drive-Thru: Existing drive-thru setup for coffee shop
- Additional Income Potential: One food truck hookup onsite

### Property Features:

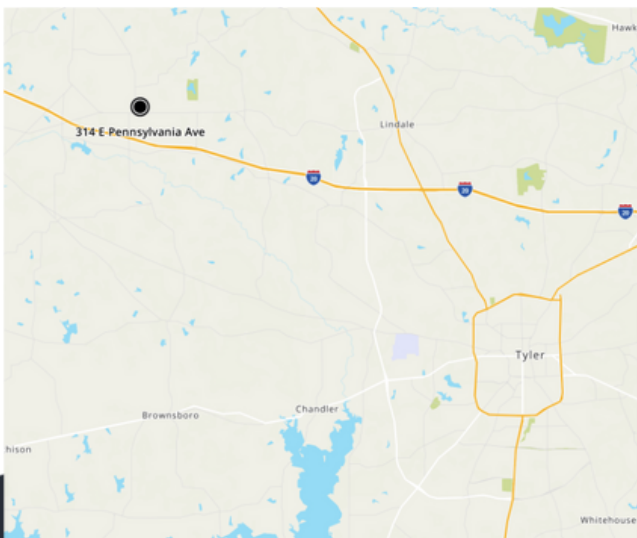
- **List price:** \$374,000
- **Property size:** 1,360 SF
- **Total acreage:** 1.2
- **Zoning:** Commercial

### Included Equipment and Fixtures:

- 17 Coin-Operated Washers
- 14 Coin-Operated Dryers
- Change Machine
- Soap Dispenser
- All spare parts and tools needed to fix machines

### Storage Unit Details:

- Total Units: 7
- 5 units (10x10) rented at \$60/month
- 2 units (10x20) rented at \$85/month
- 1 unit (10x20) used for maintenance and storage by laundromat





## INVESTMENT HIGHLIGHTS:

- **Coffee Shop Potential:** A drive-thru coffee shop space with patio is in place, offering a third potential income stream
- **Land for Expansion:** The 1.2-acre lot offers available space for additional self-storage units
- **Seasonal Contract:** An agreement is in place for wash-and-fold laundry services, adding to revenue during peak months
- **Established Brand:** Locally owned and operated for nine years, Clean Brew is a recognized and trusted business in the community



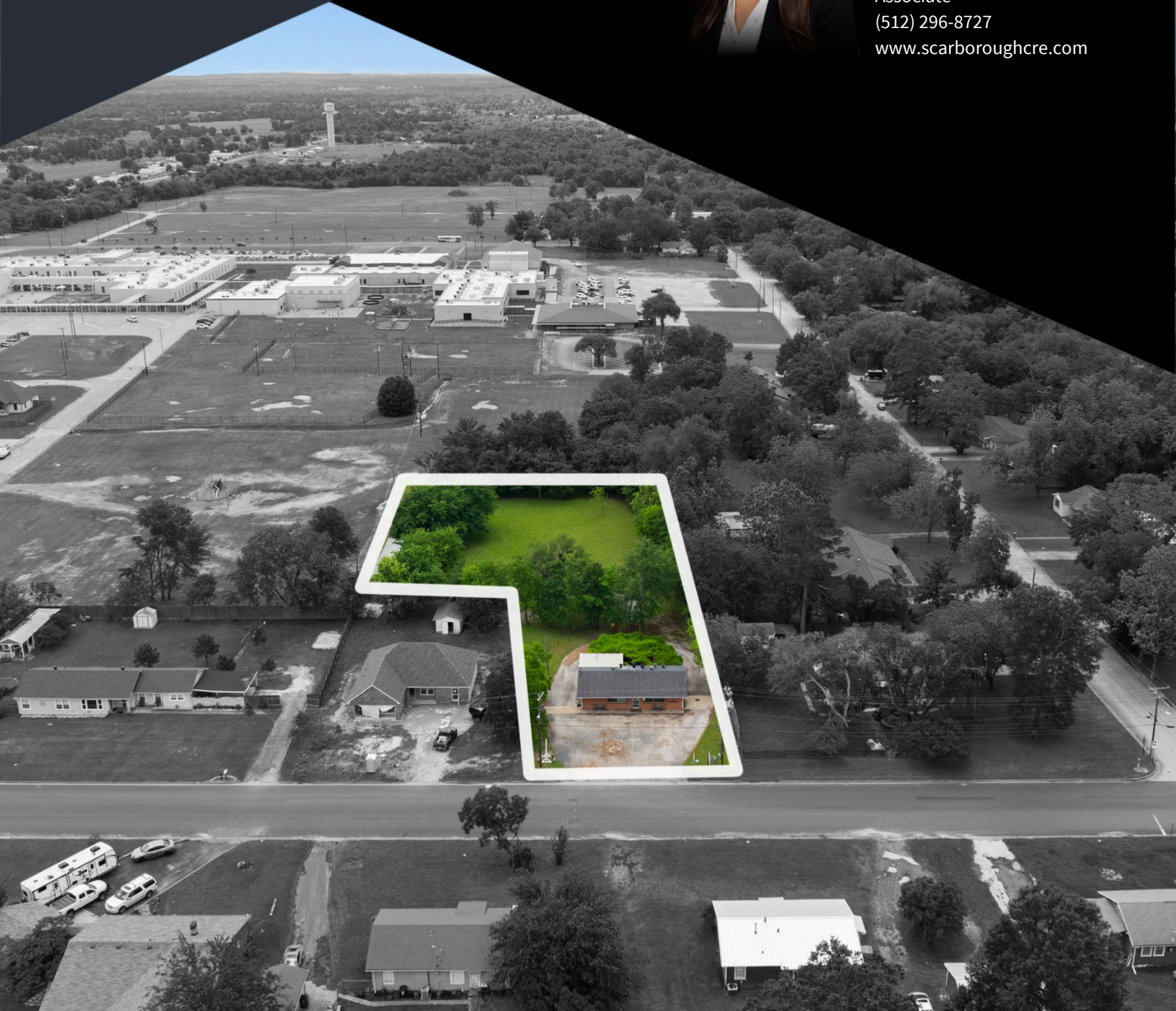
## INVESTMENT CONTACT:

**Ann Marie Hoover**

Associate

(512) 296-8727

[www.scarboroughcre.com](http://www.scarboroughcre.com)









# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2024 Estimated Population	2,390	4,171	6,680	20,065
2029 Projected Population	2,570	4,489	7,256	22,037
2020 Census Population	2,260	3,937	6,199	18,400
2010 Census Population	2,184	3,740	5,671	16,048
Projected Annual Growth Percentage 2024 to 2029	1.51	1.52	1.72	1.97
Historical Annual Growth Percentage 2010 to 2024	0.68	0.82	1.27	1.79
Median Age	36.91	38.29	39.82	41.83
Population Density (/Square Mile)	760.77	147.52	85.05	63.87
<b>HOUSEHOLDS</b>				
2024 Estimated Households	867	1,515	2,460	7,677
2029 Estimated Households	925	1,619	2,659	8,414
2020 Census Households	822	1,421	2,245	6,871
2010 Census Households	813	1,378	2,080	6,025
Projected Annual Growth Percentage 2024 to 2029	1.33	1.37	1.62	1.92
Historical Annual Growth Percentage 2010 to 2024	0.47	0.71	1.30	1.96
<b>INCOME</b>				
Average household income	\$84,430	\$81,884	\$92,345	\$103,424
Median household income	\$65,425	\$62,490	\$65,383	\$71,858
Per capita income	\$30,686	\$29,807	\$34,102	\$39,654
<b>EDUCATION (percentage)</b>				
High School Graduate	32.52	30.19	29.24	31.42
Some College	21.44	23.11	24.7	25.76
Associate Degree	9.33	10.2	10.69	10.91
Bachelor's Degree	18.82	16.47	14.80	13.34
Graduate or Professional Degree	7.69	8.29	9.06	8.67
<b>BUSINESS</b>				
Total Establishments	80	128	188	449
Total Employees	841	1,245	1,838	4,024
Average Employees Per Business	10.46	9.70	9.75	8.97
Residential Population Per Business	29.72	32.48	35.45	44.73





## Information About Brokerage Services

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

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Sam Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

Scarborough Commercial Real Estate LLC, 410 W Erwin Tyler TX 75702  
Samuel Scarborough

Phone: 9035707366 Fax: [www.lwolf.com](http://www.lwolf.com)  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201