



Macon, MO
SS/IB + Pet Wash

CONFIDENTIAL OFFERING MEMORANDUM



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CONFIDENTIALITY

This Confidential Information Memorandum (“**CIM**”) is being provided to you as recipient (“**Prospective Purchaser**”) subject to the terms of the Confidentiality Agreement (the “**Agreement**”) signed by Prospective Purchaser, and this CIM constitutes part of the confidential information (“**Property Information**”) defined in the Agreement, regarding the Property.

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Prospective Purchaser shall not directly or indirectly contact or initiate contact with anyone associated with or employed at the Property at any time without the express written consent of the Owner or Broker.

Prospective Purchaser Shall Not Circumvent Broker: If Prospective Purchaser breaches the terms of the Agreement, enters into communications or relationship with any of the Property or businesses named or any other business or property of the Owner or in any way interferes with Broker’s right to a fee within 24 months hereafter, Prospective Purchaser shall be personally liable to Broker and shall immediately pay Broker the lesser of 6% of the purchase price, or the full commission due under the agreement between Broker and Owner, plus attorney’s fees, legal cost, all related damages and collection cost. Prospective Purchaser shall conduct all inquiries into and discussions with the named business or Property exclusively through Broker to protect Broker’s right to a fee from Owner. Prospective Purchaser further understands that if Prospective Purchaser becomes manager or buys, trades, leases or exchanges any of the businesses disclosed to Prospective Purchaser, then a fee will be due to the Broker. Prospective Purchaser understands if Prospective Purchaser makes the purchase through Broker, Prospective Purchaser will not be liable for the fee unless agreed otherwise in writing by Broker and Prospective Purchaser.

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SITE DETAILS: MACON, MO

The building boasts a substantial size of 5,200 square feet and sits on a spacious 1.2-acre lot. This structure is constructed using a Royal Buildings System product, featuring slick fiberglass interlocking channels filled with solid concrete, extending 9 feet and resting on a 4-foot footing. Notably, the building is designed to be tornado, hurricane, and fireproof, making it eligible for various insurance discounts. Furthermore, its strategic location in an "Enterprise Zone" with approximately 7 years left grants its tax-free status for property taxes. There's also ample real estate available on the North side, offering opportunities for potential expansions, such as additional bays or the establishment of a lube business, making it a versatile investment prospect.

CAR WASH EQUIPMENT:

CAR WASH FACILITY

TYPE:	SS/IB + Pet Wash
Tunnel:	3 SS/2 IB, 1 Truck Bay
Tunnel Length:	50'
Equipment:	Ryko Equipment
Other	Truck Bay
POS:	One (1); ICS Equipment
Vacuums:	6 JE Adams Vacs

OFFERED AT: \$1,500,000



Location: 2008 N Missouri St, Macon, MO 63552

Hours of Operation: Open 7 days a week, 24 hours.

SERVICES:

Basic Wash:	\$11.00
Deluxe Wash:	\$12.00
Premium Wash:	\$13.00
Supreme Wash:	\$14.00

<https://www.butnersautospa.com/services/>

DEMOGRAPHICS:

Resource: ESRI, STDB (census)

DATA IN A RADIUS AROUND SUBJECT PROPERTY			
POPULATION	2010	2020	2023
1 mile	1,369	1,434	1,374
3 mile	6,420	6,378	6,171
5 mile	7,425	7,355	7,105
AHHI	2023	2028	2022-2027 %
1 mile	\$63,054	\$70,654	2.30%
3 mile	\$65,842	\$73,227	2.15%
5 mile	\$67,462	\$75,280	2.22%

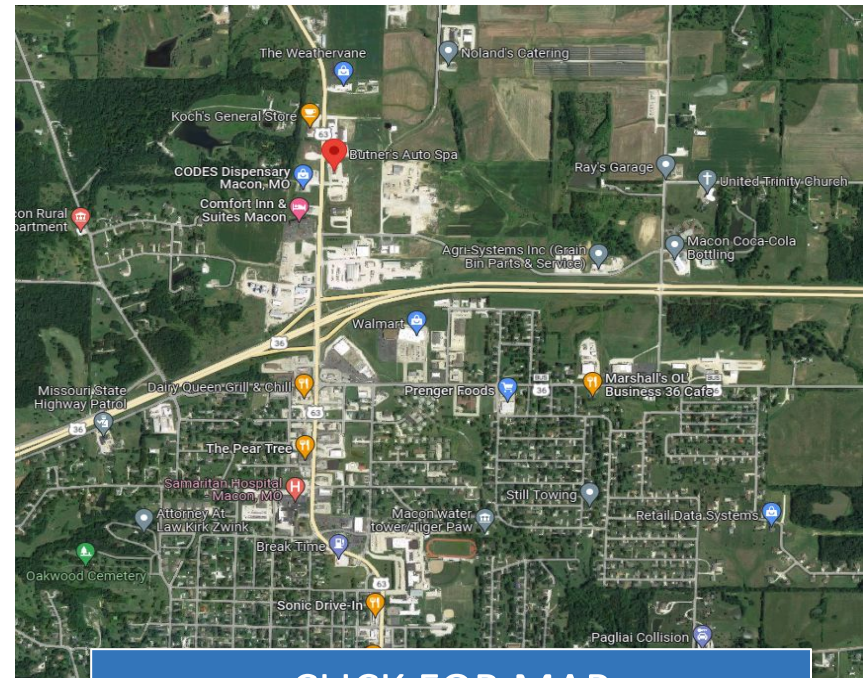
COMPETITION:

COMPETITION, SORTED BY DISTANCE		
NAME	TYPE	DISTANCE
Butner's Auto Spa	SS/IB + Pet Wash	0.0 miles
Prenger's Auto Wash	SS/IB	1.1 miles
Prenger's Laser Wash	SS/IB + Lube	2.0 miles

TRAFFIC:

Resource: MODOT

AVG. ANNUAL DAILY TRAFFIC COUNT	
YEAR	COUNT
2022	4,749
NMDOT VOLUME COUNT	
YEAR	COUNT
2022	4,872



[CLICK FOR MAP](#)

Melissa Croll

melissa@attleerealty.com

PH. (214) 929-3388

Consulting Agent

Jason Green

jason@sfrrealty.com

SFR Realty Holdings, LLC.

Missouri Broker

Attlee Realty, LLC.

8751 Collin McKinney Pkwy, Ste 1405,

McKinney, TX 75070

Email: info@attleerealty.com

