



**FOR
SALE**

7535 Bandera Road
San Antonio, TX 78238

OPERATING CAR WASH

NAI Excel
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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SUMMARY

Property Specs

Asking Price	Please Contact Agent
Total Acres	±0.60 Ac
Building Material	Concrete
Improvement/ Building	±2,448 SF
Zoning	C-3
Year Built	2016
Type	Retail Car Wash
Unit Mix	One Automatic Bay (frictionless) 3 Self Service, 4 vacuums

- 3 self-service bays plus 1 automatic drive-through bay
- Coin & credit card operated
- Convenient access to Loop 410 and Loop 1604



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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AREA MAP

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS



Traffic Counts

STREET

Bandera Road

Eckert Road

AADT

44,964

20,742

Demographics

POPULATION	1-mile	3-mile	5-mile
2025 Population	9,046	127,873	346,614
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,726	53,138	142,439
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$80,551	\$94,271	\$89,847

Cities Nearby

Waco, Texas

187 miles

Austin, Texas

86 miles

Houston, Texas

207 miles

Dallas, Texas

280 miles

Fort Worth, Texas

275 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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325+
OFFICES

1.1 BIL
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TOP 6
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