

FOR SALE

7535 Bandera Road
San Antonio, TX 78238

OPERATING CAR WASH

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 vaccums

- 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	AADT
Bandera Road	44,964
Eckhart Road	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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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

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