



FOR SALE

Shine Factory Car Wash

3801 N MacArthur Blvd | Warr Acres, OK 73122

 SRS

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FOR SALE **TENANT STILL OPERATING - PLEASE DO NOT DISTURB**

171 ft
Tunnel

1.36± AC
Available

16
Vacuums

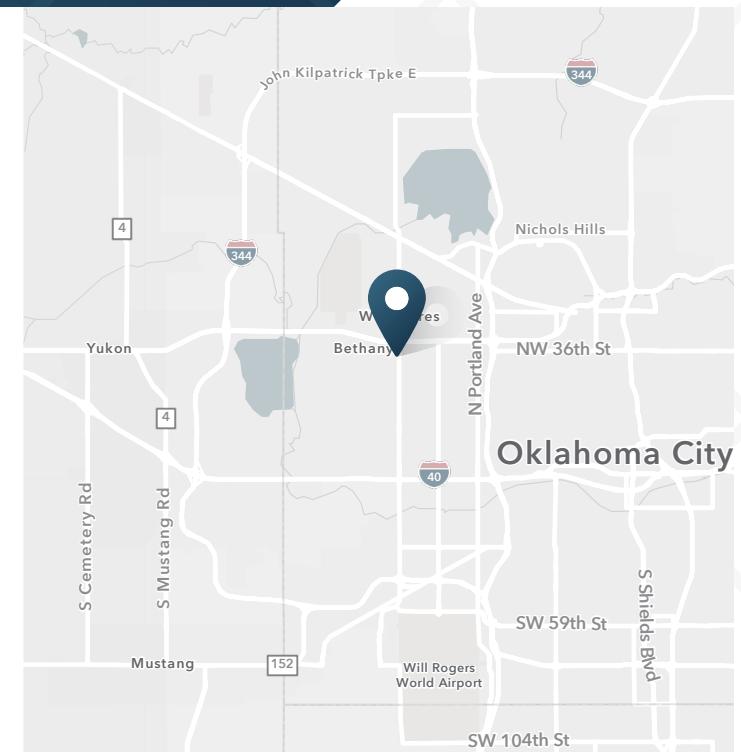
6,815± SF
Building

Contact Broker
Price

ABOUT THE PROPERTY

This car wash has undergone a full renovation, featuring state-of-the-art equipment with all major components less than three years old. This site represents a near-new asset with minimal anticipated capital expenditure.

- Highly visible, easily accessible express tunnel car wash with conveyor belt systems fronting MacArthur Blvd
- Located next to two large grocery stores
- New vacuum canopies and a modern exterior design with fresh design
- Turnkey operations with scalable, membership-driven revenue
- Dense residences surrounding the site



JOIN THESE RETAILERS



TRAFFIC COUNTS

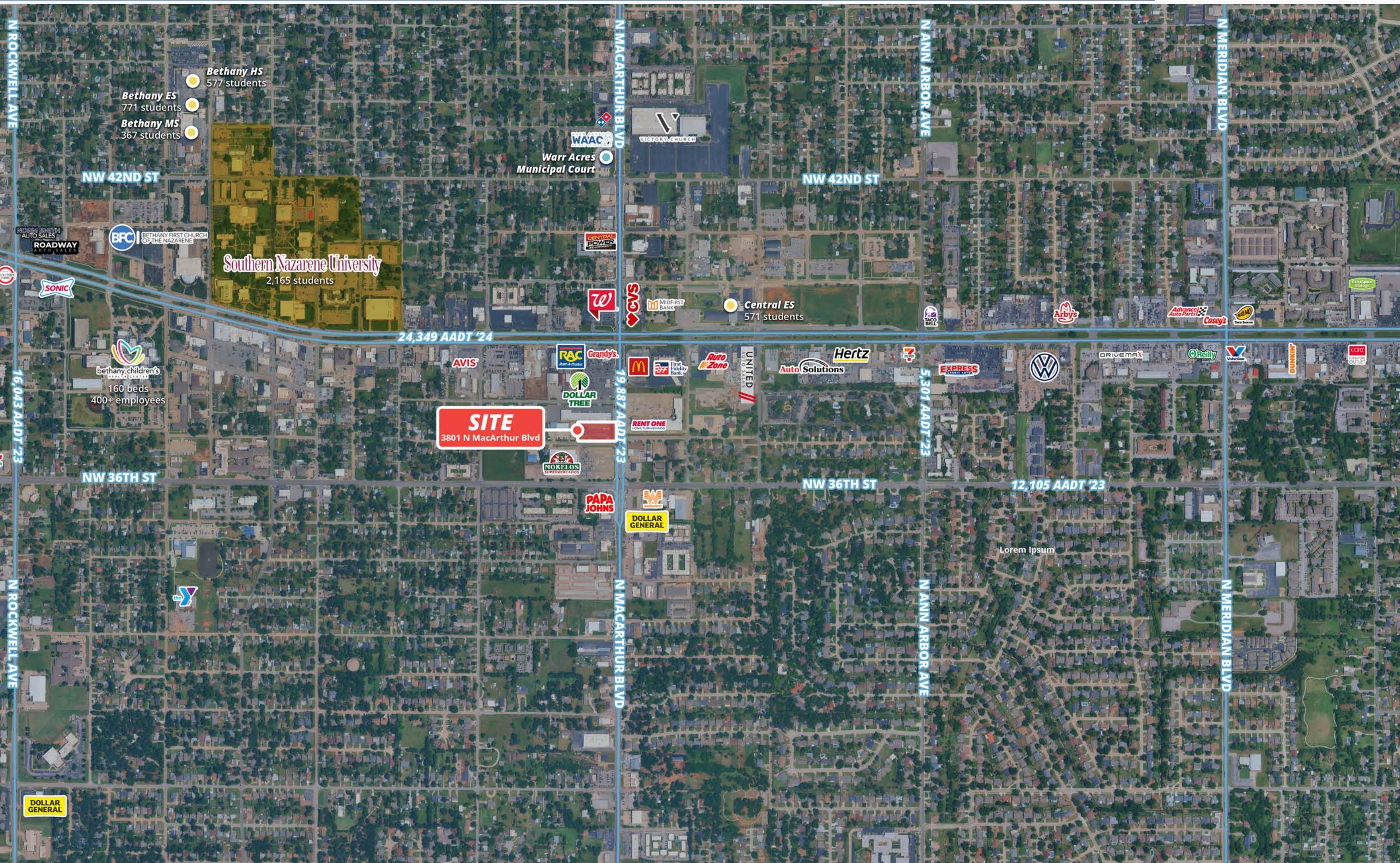
24,349 AADT '23
19,887 AADT '23
Source: Placer.AI

HWY 66 & N MacArthur Blvd

Warr Acres, OK

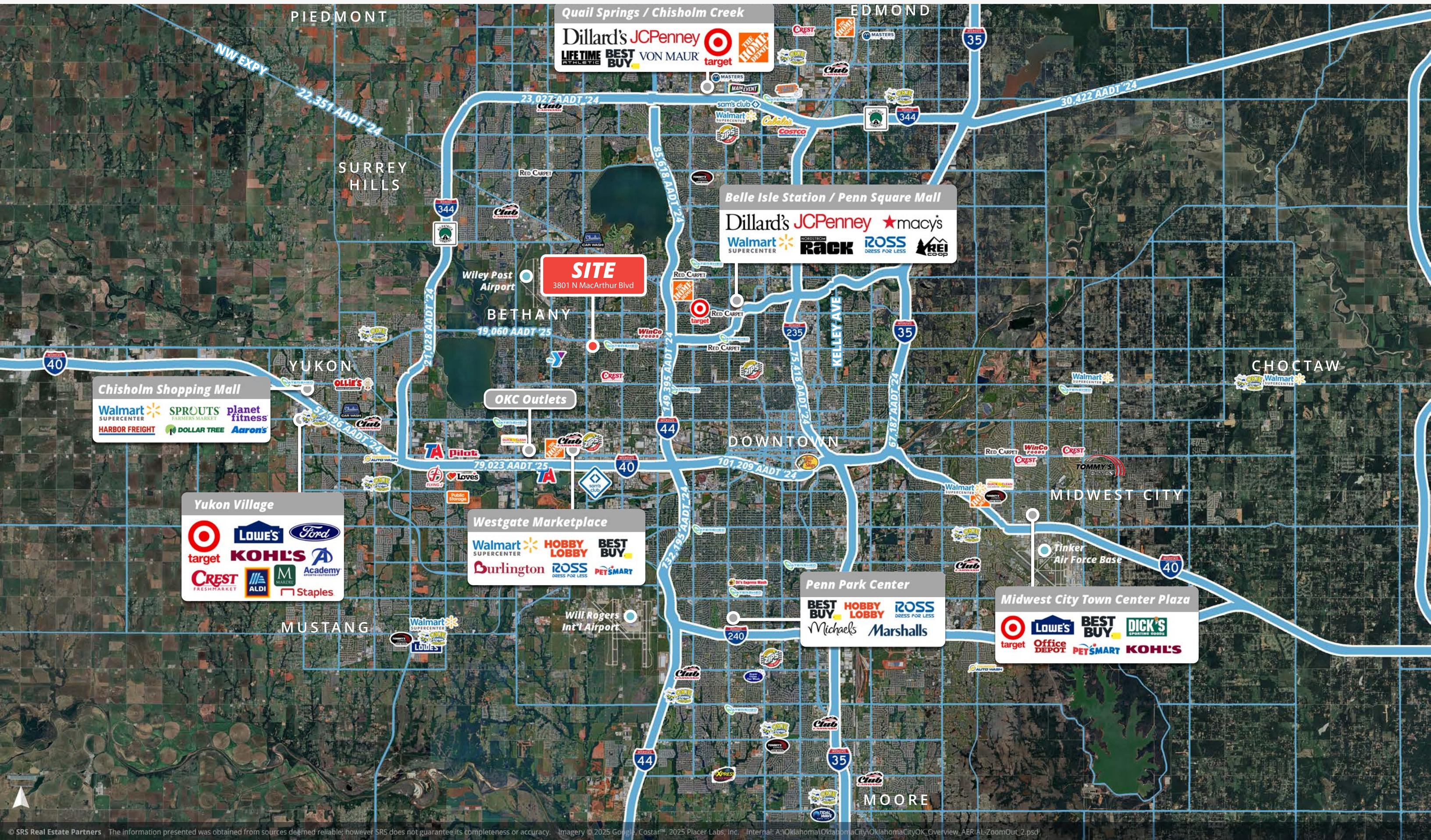


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Overview

Oklahoma City, OK



Site Photos

Warr Acres, OK



Site Photos

Warr Acres, OK



Site Photos

Warr Acres, OK



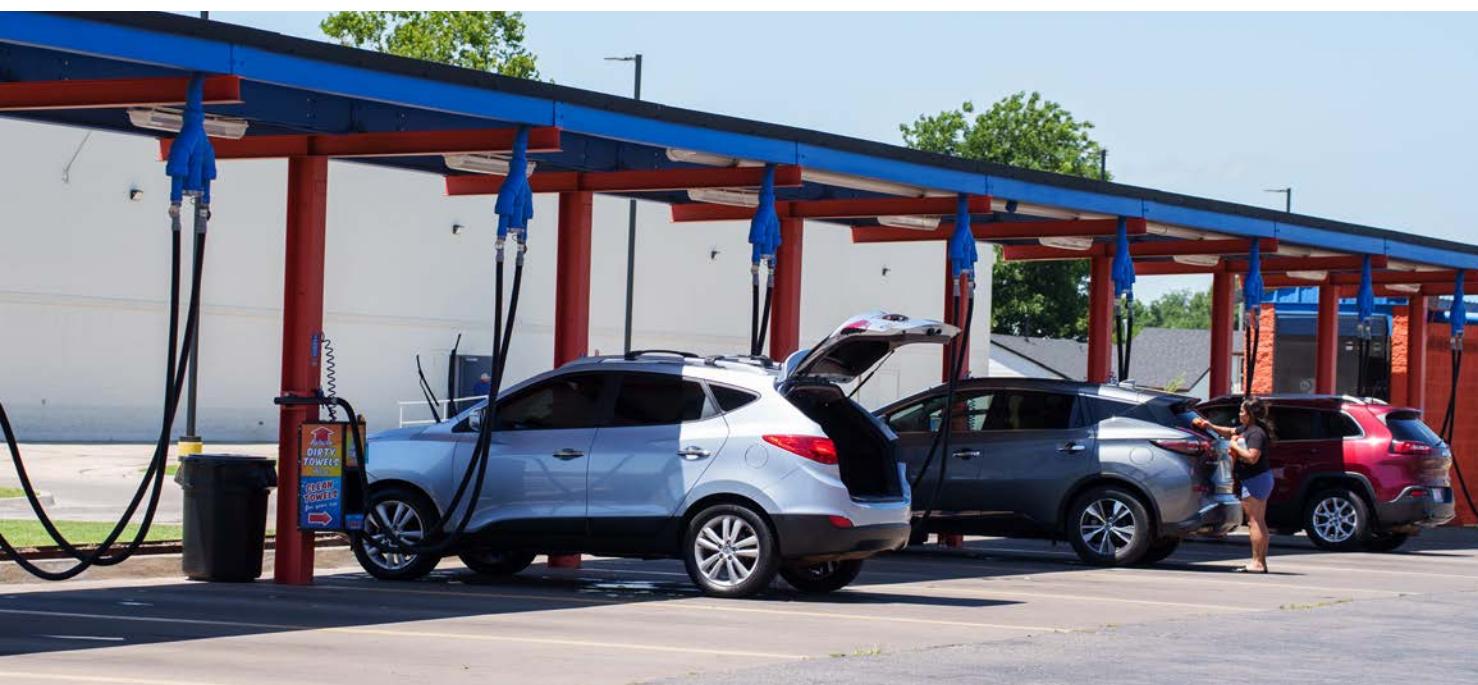
Equipment Highlights

Warr Acres, OK



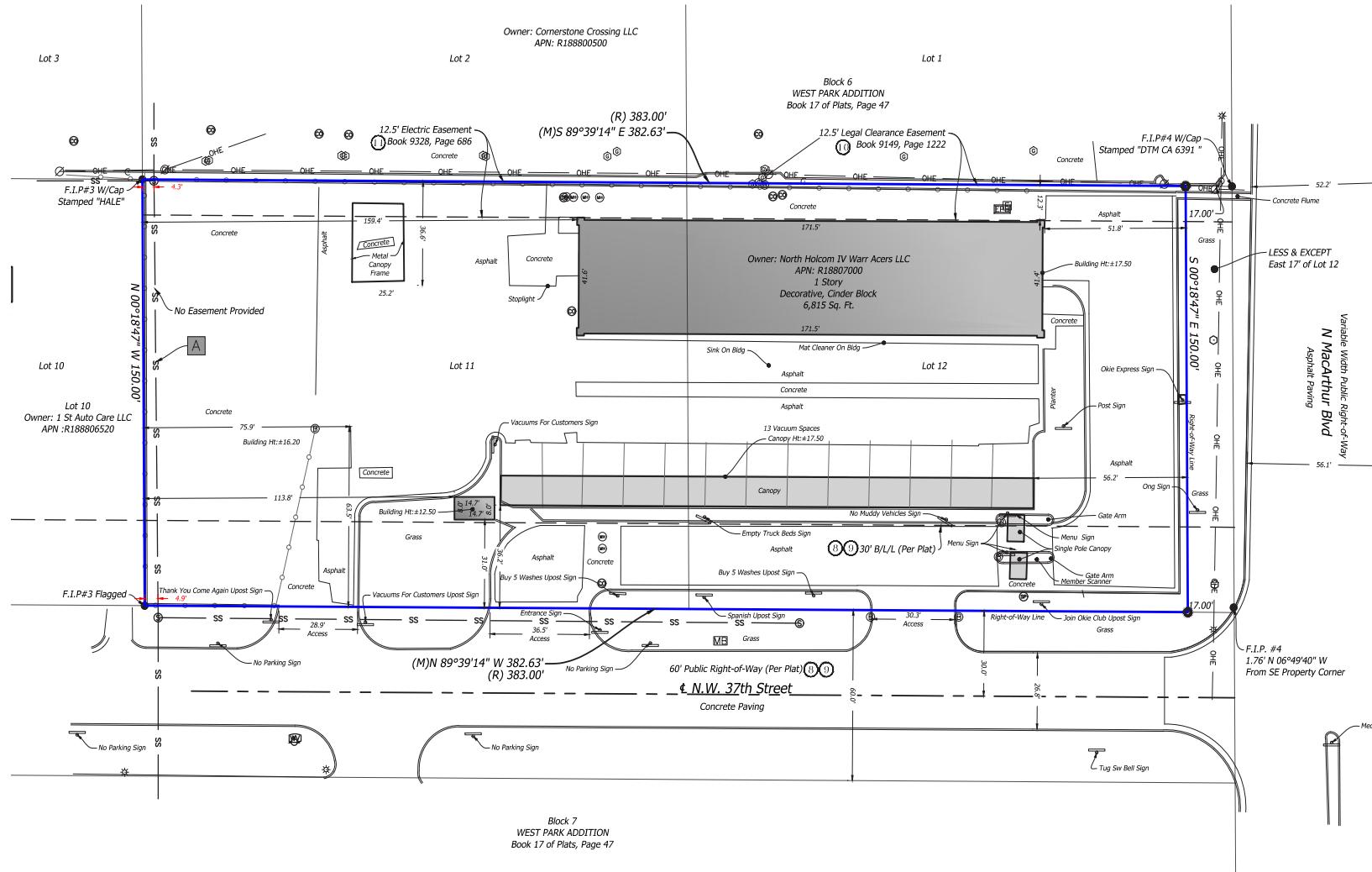
HIGHLIGHTS AND FEATURES

- **Belt Car Wash System** – smooth, safe, and fast experience for all vehicle types.
- **ICS Point-of-Sale Systems** – proven reliability and seamless transaction management.
- **License Plate Recognition** – frictionless membership access and improved customer retention.
- **Cutting-Edge Equipment** – maintained to the highest standard for consistent wash quality.
- **16 Free Vacuums at Each Location** – attracting steady customer traffic.
- **Towel Stalls & Air Compressed Guns** – added value for a complete detailing experience.
- **Mat Cleaners & More** – premium touches that set Shine Factory apart.



Survey

3801 N MacArthur | Warr Acres, OK 73122



Demographics

3801 N MacArthur | Warr Acres, OK 73122

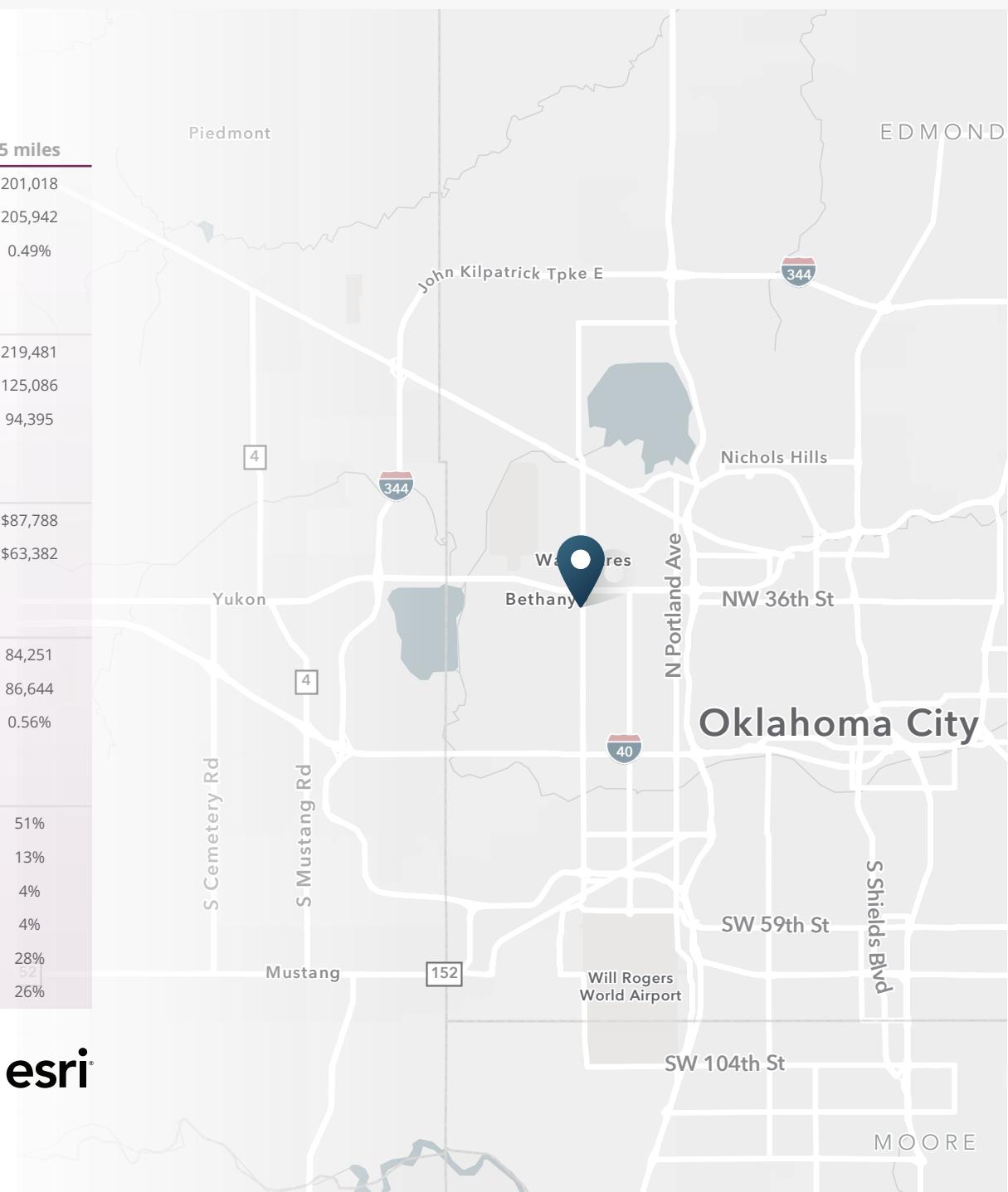


DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population			
2025 Estimated Population	14,025	104,056	201,018
2030 Projected Population	14,225	105,781	205,942
Proj. Annual Growth 2025 to 2030	0.28%	0.33%	0.49%
Daytime Population			
2025 Daytime Population	12,035	97,810	219,481
Workers	5,177	47,041	125,086
Residents	6,858	50,769	94,395
Income			
2025 Est. Average Household Income	\$71,632	\$72,375	\$87,788
2025 Est. Median Household Income	\$52,939	\$56,275	\$63,382
Households & Growth			
2025 Estimated Households	5,251	42,090	84,251
2030 Estimated Households	5,352	42,929	86,644
Proj. Annual Growth 2025 to 2030	0.38%	0.40%	0.56%
Race & Ethnicity			
2025 Est. White	52%	46%	51%
2025 Est. Black or African American	8%	14%	13%
2025 Est. Asian or Pacific Islander	2%	3%	4%
2025 Est. American Indian or Native Alaskan	4%	4%	4%
2025 Est. Other Races	34%	33%	28%
2025 Est. Hispanic (Any Race)	32%	30%	26%

► **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

Buyer Brokerage Agreement Listing Brokerage Agreement Option Agreement
 Sales Agreement Exchange Agreement Other _____

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
 - 1) receive all written offer and counteroffers;
 - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20 ____.

(Print Name) _____

(Signature) _____

(Print Name) _____

(Signature) _____



SRS

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