



Sevierville, TN

QUALIFIED OFFER DEADLINE **NOVEMBER 5**

Portfolio of Three Car Wash Facilities & Vacant Land Parcel Suitable for Retail Development

📍 St. Peters, MO (2) – Sevierville, TN – Glen Carbon, IL

Properties Available Individually or in Any Combination

Properties Are Strategically Located in the St. Louis & Knoxville Metropolitan Areas

Excellent Opportunity to Establish or Expand
an Owner/Operator Portfolio

HIGHLIGHTS

This car wash portfolio benefits from strong retail corridors, convenient customer access and excellent visibility. The three car wash properties are ready to be reopened or redeveloped, while the land parcel is a high-visibility outlot in a Dollar Tree-anchored strip mall.

LOCATIONS

CAR WASHES

- 12 Junction Drive West, Glen Carbon, IL
- 994 Parkway, Sevierville, TN
- 7860 Mexico Rd., St. Peters, MO

LAND

- 6678 Mexico Rd., St. Peters, MO

St. Louis-Area Properties: Min. Offer Price: \$300,000/ea

Sevierville, TN Property: Min. Offer Price: \$450,000



St. Peters, MO



Glen Carbon, IL



St. Peters MO (Land)

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12 Junction Drive West, Glen Carbon, IL

Min. Offer Price: \$300,000



Car Wash Facility Proximate to Two Strip Malls

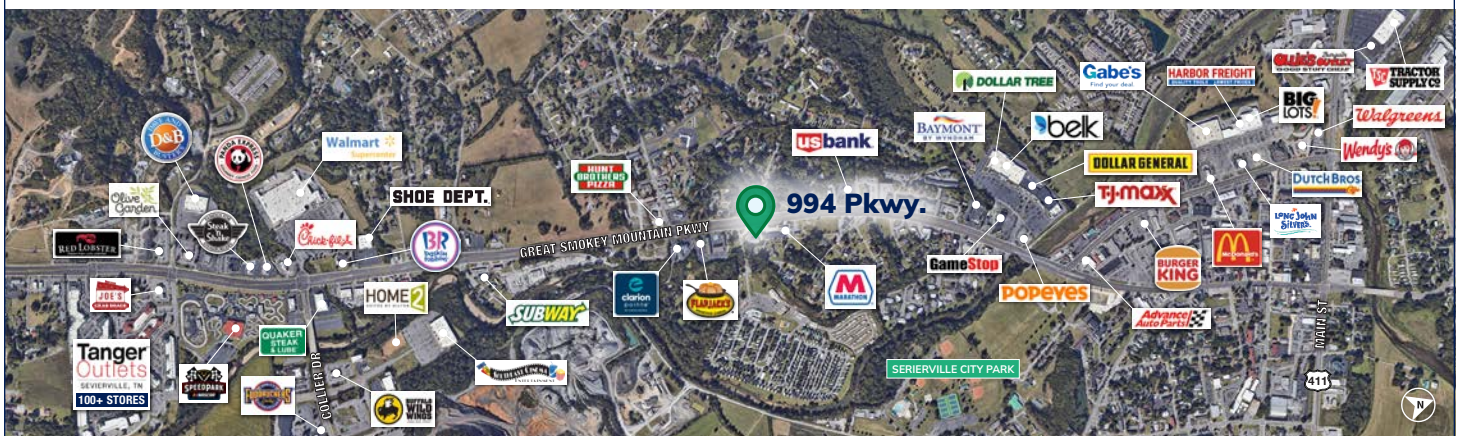
Building Size: 3,700± SF
 Lot Size: 0.78± AC
 Zoning: GC
 Taxes (2024): \$18,066.32
 Tax ID#: 14-2-15-23-04-401-015

- Benefits from steady traffic on Junction Dr. with nearly 20,000 VPD
- One express tunnel
- Six self-service bays
- Class-A market with strong demographics

2

994 Parkway, Sevierville, TN

Min. Offer Price: \$450,000



Car Wash Facility with Strong Visibility

Building Size: 4,837± SF
 Land Size: 0.88± AC
 Zoning: C-4
 Taxes: (2025): \$16,444.00
 Tax ID#: 061G-C-046.00

- Situated on the Great Smokey Mountains Pkwy in a heavy tourism corridor
- Benefits from 44,300± VPD
- Approx. five miles from Pigeon Forge & Dollywood
- One express tunnel
- Seven self-service bays

3 7860 Mexico Rd., St. Peters, MO

Min. Offer Price: \$300,000



Car Wash Facility with Strong Visibility

Building Size: 4,923± SF
 Lot Size: 0.86± AC
 Zoning: C-2
 Taxes (2025): \$12,002.00
 Tax ID#: 2-0062-9415-00-0001.0000000

- Site has excellent visibility from main road
- Benefits from 19,500± VPD
- One express tunnel
- Twelve self-service bays

4 6678 Mexico Rd., St. Peters, MO

Min. Offer Price: \$300,000



Vacant Development Parcel

Land Size: 0.49± AC
 Zoning: C-2
 Taxes (2025): \$4,793.00
 Tax ID#: 2-0110-7218-00-002B.0000000

- Site has strong visibility from main road with 25,500± VPD
- Positioned between 7/11 & entrance to Dollar Tree-anchored strip mall
- C-2 zoning allows for commercial or retail development



Sevierville, TN



Glen Carbon, IL



St. Peters, MO



St. Peters, MO

St. Peters, MO (2)
Sevierville, TN
Glen Carbon, IL

LOCATION INFORMATION

The St. Louis metro area provides a strong foundation for car wash investment, with steady demand driven by dense neighborhoods and thriving retail corridors. Both the Glen Carbon and St. Peters sites sit along busy commercial routes near national retailers and schools, offering modern express tunnels, multiple self-serve bays and flexibility for continued operations or future redevelopment.

In the Knoxville MSA, particularly Sevierville near Pigeon Forge, operators benefit from one of the country's most robust tourism economies. According to Sevier County website, more than 12 million visitors come each year, generating nearly \$4 billion in visitor spending in 2024. Attractions such as Dollywood, outlet centers and family destinations drive this year-round demand. The Parkway site stands out with excellent frontage, modern systems and proximity to major retailers, making it a compelling opportunity for high-volume operations and long-term growth.



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SALE INFORMATION

ON-SITE INSPECTIONS

October 2 & 15
Other Showing Dates Can Be Available,
By Appointment Only

QUALIFIED OFFER DEADLINE

November 5 by 5:00 p.m. (CT)

OFFER SUBMISSION

All offers should be made on the Purchase & Sale Agreement available on the HRE website. All offers must be submitted to Chet Evans at cevens@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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