

SELF-SERVICE CAR WASH | NET LEASE INVESTMENT

# 101 Cedar Drive

Davis, Oklahoma 73030 | Cedar Dr & Highway 7



## INVESTMENT HIGHLIGHTS

- ✓ Turnkey — no employees required
- ✓ All-new equipment installed 2022
- ✓ Corner lot, Hwy 7 / I-35 Turnpike access
- ✓ 7.16% cap rate / \$42,580 NOI
- ✓ 4,648 SF brick building on 1 acre
- ✓ Appraised \$550K–\$600K (Jan 2025)

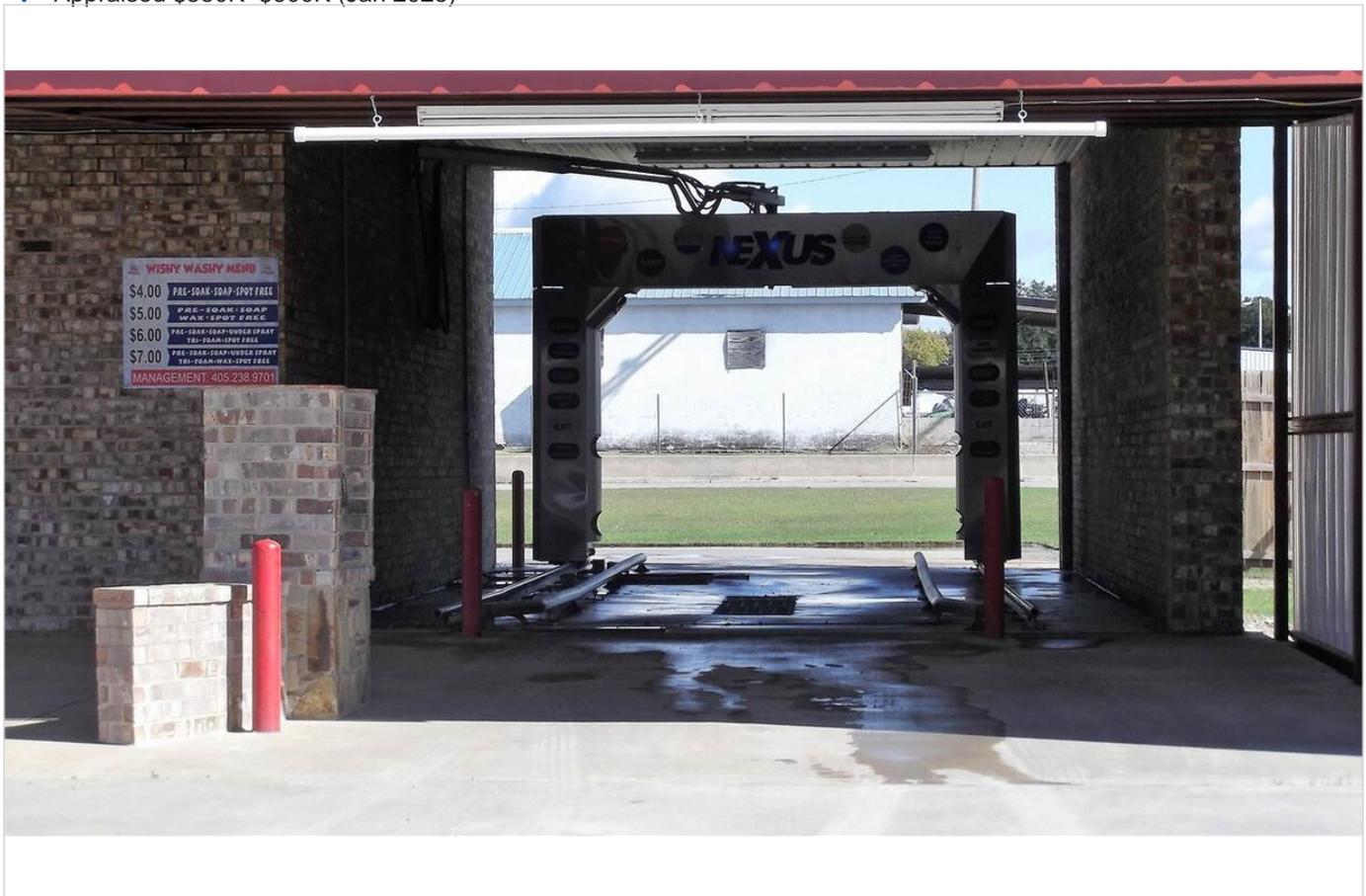
ASKING PRICE

# \$595,000

7.16% CAP | \$42,580 NOI

Gross Income (2024): \$75,899

Taxes: \$2,959/yr



FINANCIAL SNAPSHOT

**\$595,000**

ASKING PRICE

**7.16%**

CAP RATE

**\$42,580**

NOI

**\$75,899**

GROSS (2024)

Taxes: \$2,959/yr | Appraised: \$550K-\$600K (Jan 2025) | Marketing: 6-9 months

PROPERTY INFORMATION

Type:	Self-Service Car Wash	Zoning:	Commercial
Location:	Corner of Cedar Dr & Hwy 7	Utilities:	Electric, Water, Sewer, Gas
Lot:	1.00 acre (175 x 249 ft)	Flood Zone:	FEMA Zone X (no flood)
Building:	4,648 SF under roof	Condition:	Good (int. & ext.)
Construction:	All-brick, metal roof	Employees:	None — self-operated
Built / Reno:	2003 / 2021	Parking:	On-site private

EQUIPMENT & IMPROVEMENTS

- 1 Nexus automatic drive-through bay (installed 2022)
- 4 self-serve wash bays — all new pumps & motors (2022)
- 4 covered vacuum bays with shampoo vacuums
- Mechanical room with new heaters, lines & controls
- Money changers and accessories included
- Detached storage building with sewer & electrical



Building from Highway 7



Detached Storage Building

**LOCATION & ACCESS**

- High-visibility corner lot at Cedar Dr & Highway 7
- Hwy 7 connects directly to I-35 / Turner Turnpike — major north-south corridor
- Davis is a gateway to Turner Falls & Arbuckle Mountains (year-round tourism)
- Surrounded by dealerships, storage, boat retail, and banking
- Moderate traffic with strong drive-by visibility

**MARKET OVERVIEW**

Setting:	Suburban, stable	Composition:	Commercial/Retail
Values:	Stable	Tourism:	Strong (Turner Falls)
Supply/Demand:	In balance	Competition:	Similar

**COMPARABLE SALES**

Property	Location	Sale Date	Price	Size (SF)	\$/SF	Config
<b>Subject</b>	<b>Davis, OK</b>	—	<b>\$595,000*</b>	<b>4,648</b>	<b>\$128</b>	<b>4bay/4vac/1auto</b>
Comp 1	Sulphur, OK	04/2022	\$850,000	5,884	\$144	6bay/6vac/1auto
Comp 2	Bartlesville	12/2022	\$308,710	1,920	\$161	4bay/open vac
Comp 3	Seminole, OK	07/2023	\$535,000	3,968	\$135	6bay/6vac

\* Asking price. Comps adjusted for size, location, and amenities.

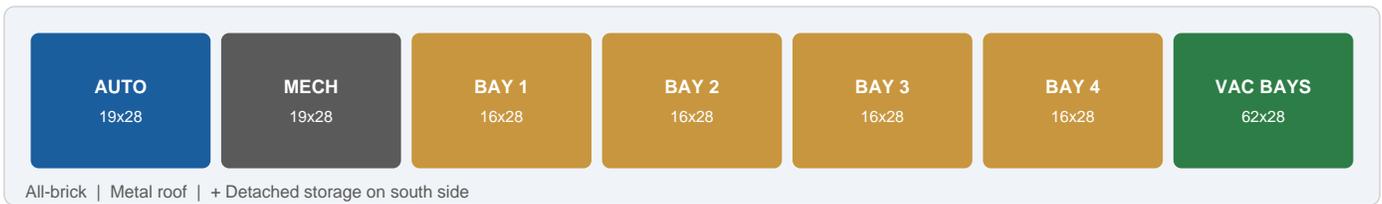
**WHY THIS INVESTMENT**

- Passive income — self-service, zero employees
- All-new equipment (2022) — minimal capex risk
- 7.16% cap exceeds regional benchmarks
- Tourism upside — Turner Falls year-round visitors
- Priced at appraised value — fair entry point



Vacuum bays and exterior

## BUILDING LAYOUT | 28 x 166 ft | 4,648 SF



## SITE DETAILS

Legal:	Pt of Gov Lot 3, Sec 4, T1S, R2E
Dimensions:	175 x 249 ft (~1.00 acre)
Shape:	Mostly rectangular, level
Corner:	Yes — Cedar Dr & Highway 7
Traffic:	Moderate — Hwy 7 to I-35/Turnpike
Flood:	FEMA Zone X (no flood hazard)
Best Use:	Existing use — car wash
Storage:	Detached bldg, south end, sewer & elec

## INTERESTED IN THIS PROPERTY?

Contact us for financials, due diligence, or to schedule a showing

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CONTACT NAME

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For informational purposes only. All data believed accurate but not guaranteed.  
Appraisal: Billy Riddle, Riddle Appraisals (#10687CRA), effective 01/16/2025. Sold as-is.