

FOR SALE

\$369,000

503 S EAGLE ST, WEIMAR, TX 78962

±2,930 SF CAR WASH ON ±0.64 ACRES OF LAND



DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799



PROPERTY HIGHLIGHTS



Location

503 S Eagle St.
Weimar, TX 78962



Asking Price

\$369,000



Size

±2,930 SF on ±0.64 AC

Contact Our Team

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- **±2,930 SF car wash situated on ±0.64 acres**, offering a strong owner-user or investment opportunity in Weimar, TX
- **Established, operating facility** with an existing customer base and consistent local traffic
- **Multiple revenue streams with four self-serve bays**, including two oversized bays designed to accommodate trucks, trailers, and larger vehicles, plus two standard bays for everyday use
- **Additional in-bay automatic wash** provides a convenient, higher-throughput option for customers seeking a quick, hands-free experience
- **Approximately 135 FT of frontage along FM 155 S**, providing solid visibility and accessibility
- **Traffic exposure** supported by approximately 4,388 AADT (2024) on FM 155 S per TxDOT
- **Well-balanced site layout** with ample room for vehicle circulation and efficient flow through the property
- **Opportunity to enhance income** through updated equipment, pricing strategies, or added service offerings
- **Ideal for hands-on operators or investors** looking to step into a functional, income-producing asset with upside potential

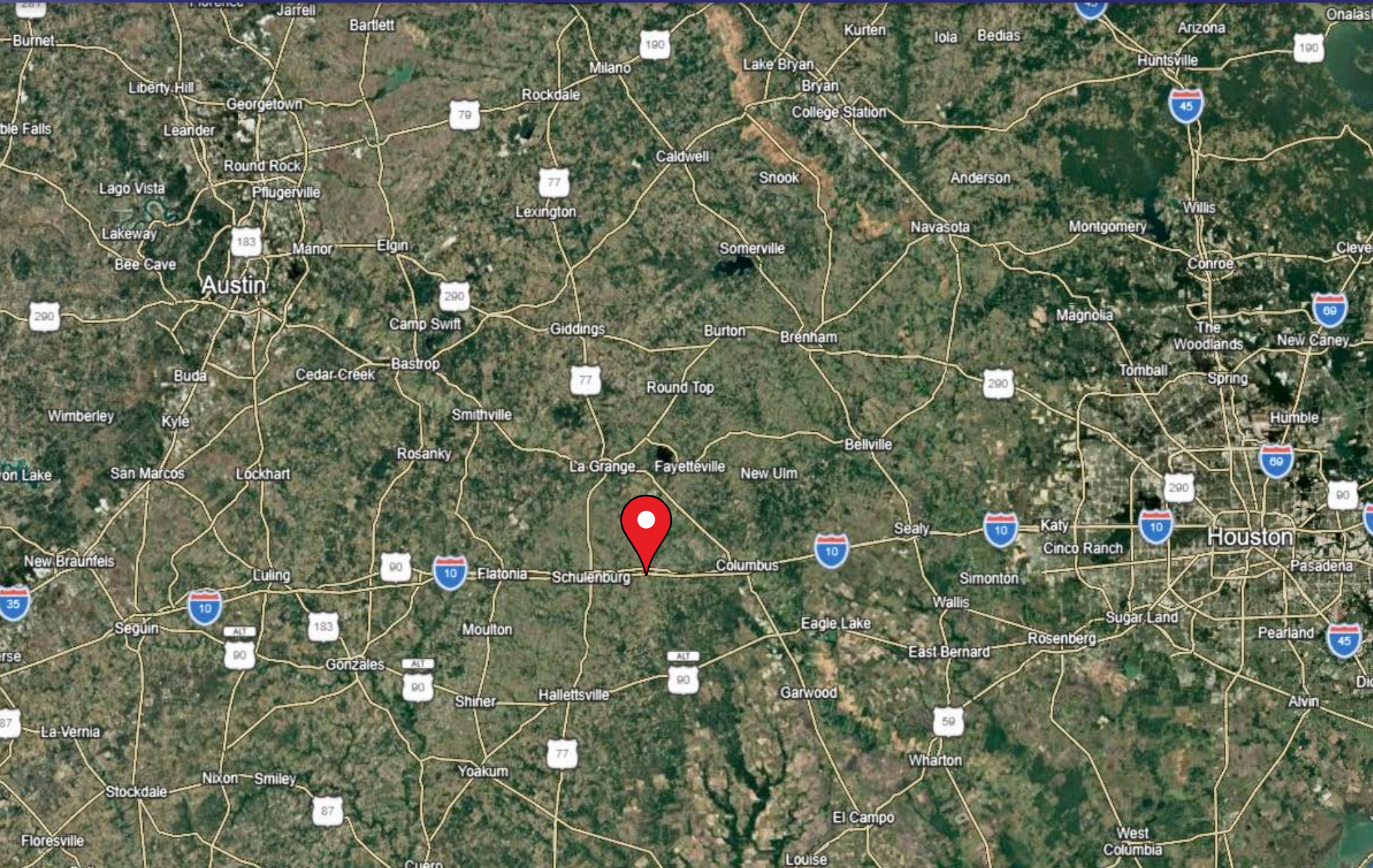
PROPERTY PICTURES



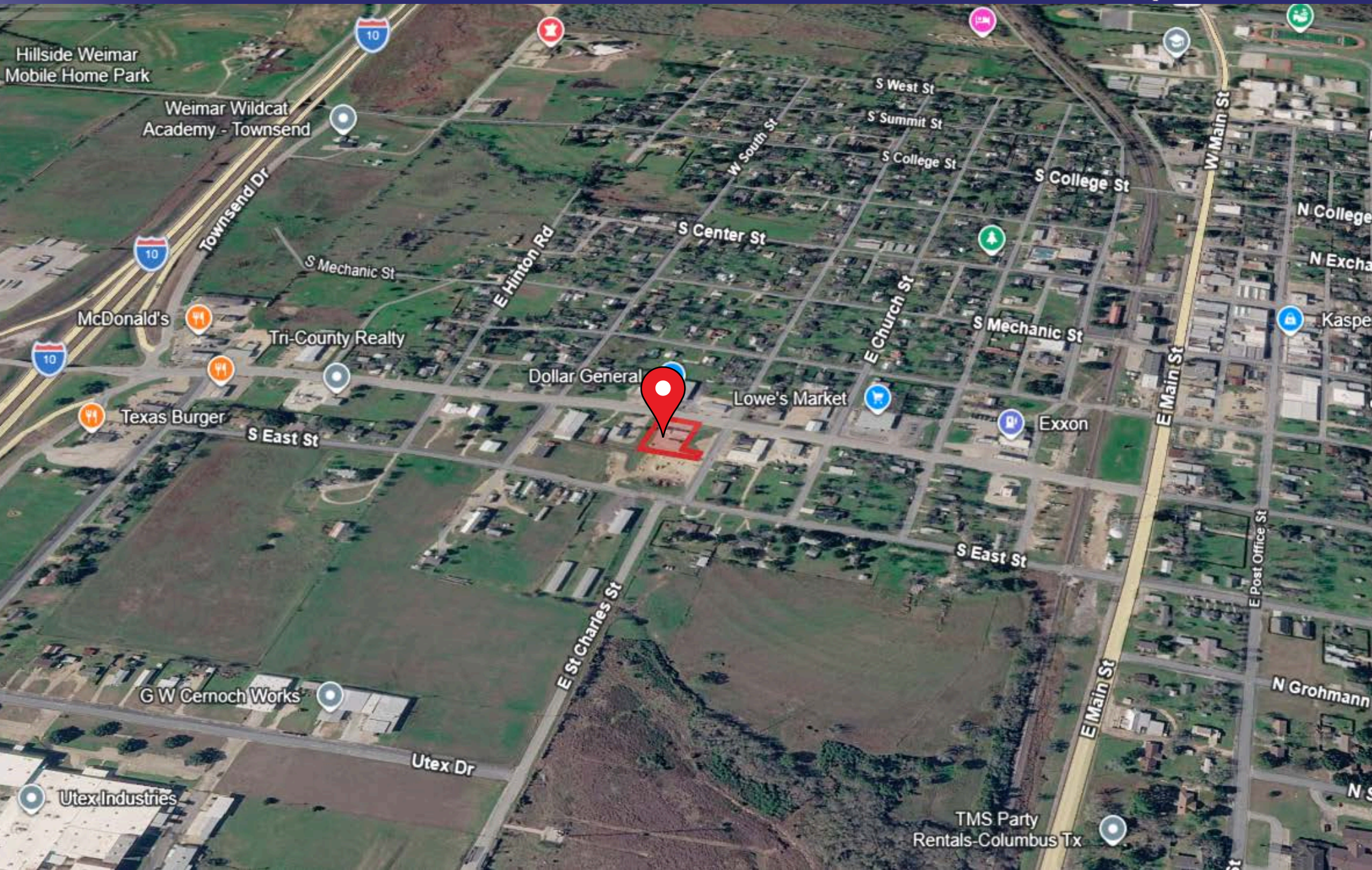
PROPERTY AERIAL



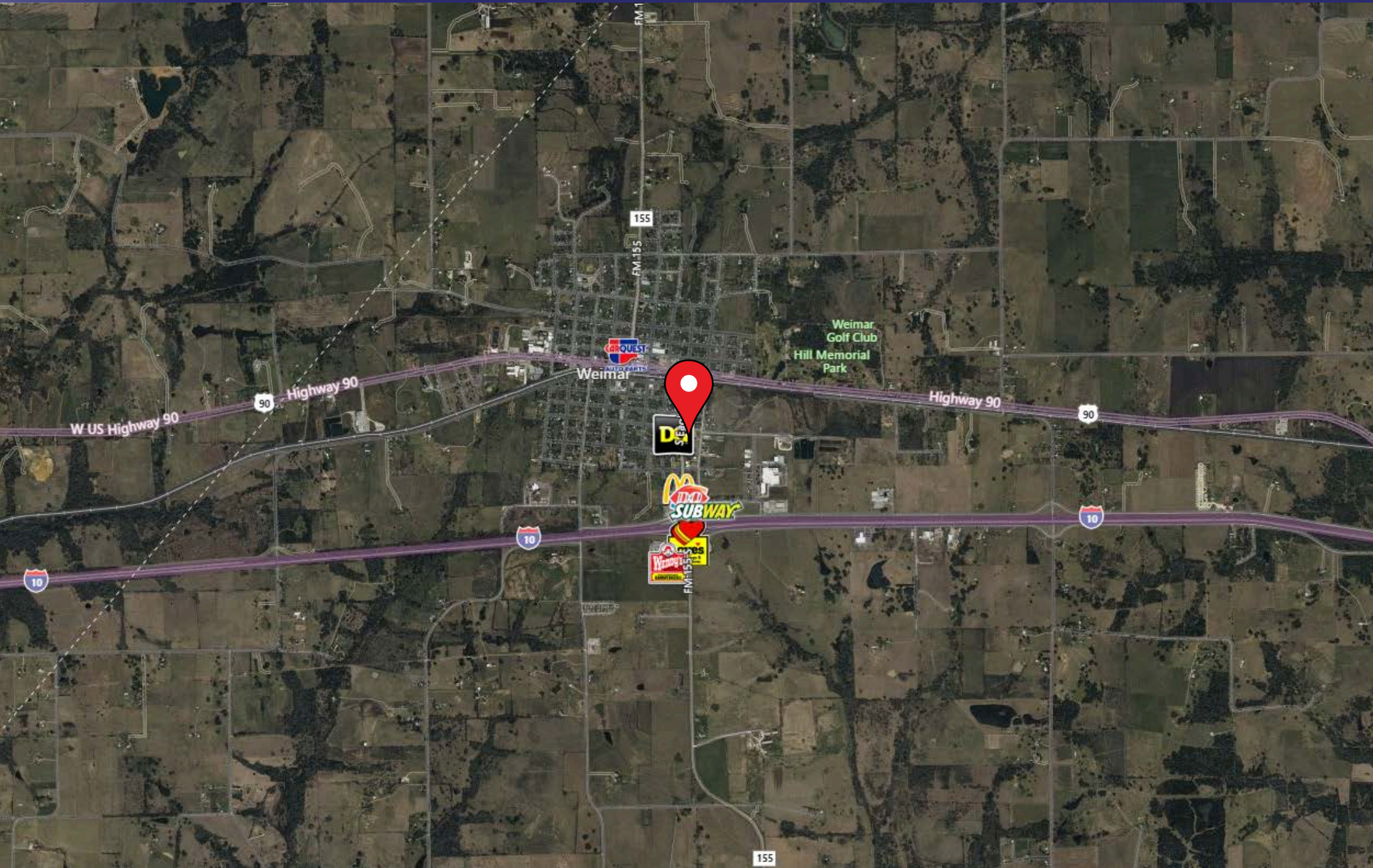
LOCATION MAP



MARKET AERIAL 1



MARKET AERIAL 2



- LEGEND**
- UE Utility Easement
 - AE Aerial Easement
 - WLE Water Line Easement
 - DL Building Line
 - CP Covered Porch
 - ROW Right of Way
 - IP Iron Pipe
 - IR Iron Rod
 - SSE Scrittery Sraer Easement
 - Board Fence
 - Wire Fence
 - Wrought Iron Fence

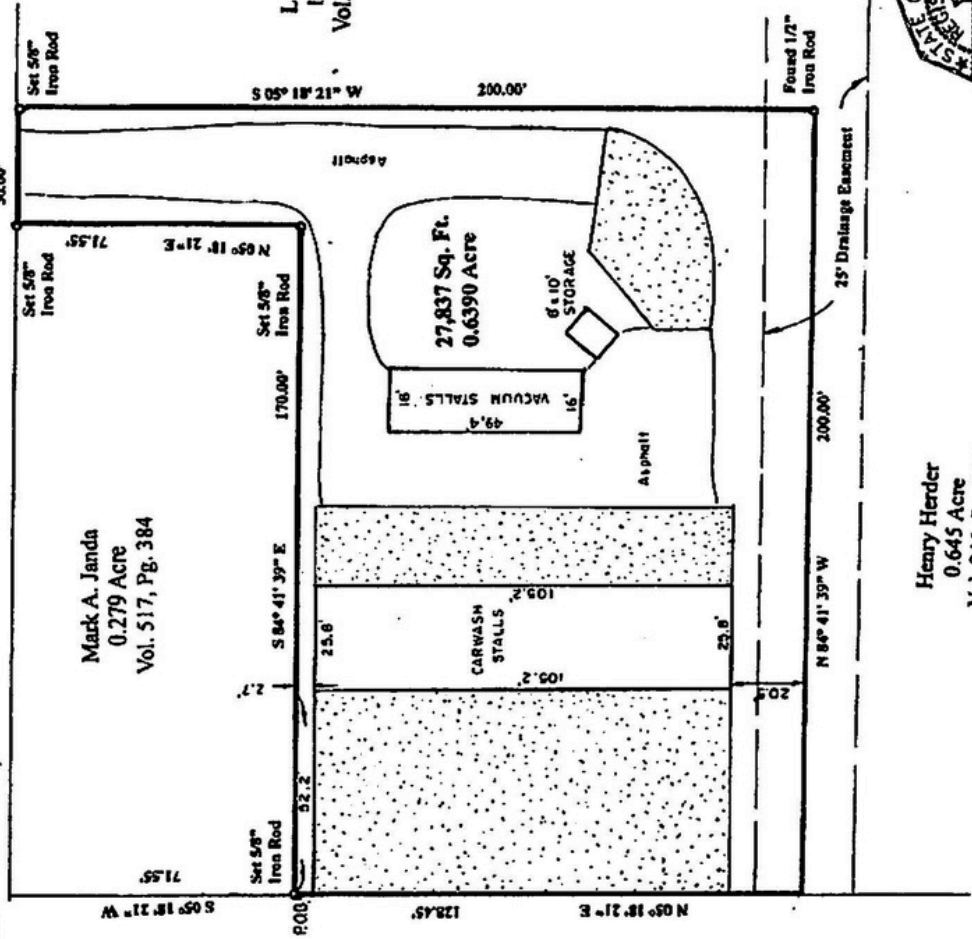
This property lies within Zone X as per the Flood Insurance Rate Map, COLORADO County, Community No. 480121, Panel No. 0223, Suffix D, Dated 2-9-11.
 NOTE: Zone X indicates outside 100 year flood plain. Zone AE indicates within 100 year flood plain.

REVISIONS

Bearing Reference
DEED

CHARLES STREET

NW Corner Lot 2
 Block 64, Town of
 Weimar



Scale 1" = 30'
 Date 7-18-17
 Job# 17-0716
 Key Map _____
 Drawn F.G.H.
 Checked By F.G.H.

Survey of 0.639 Acre in the
 Henry Austin 5 League
 Abstract No. 4
 Colorado County, Texas

Weimar Car Wash LLC
 503 South Eagle Street
 Weimar, Texas 77435

I, F. C. Huffman, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat was made from an actual survey on the ground by me or under my direction; that no encroachments exist at the time of this survey unless reflected hereon; that said survey conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 2 Survey.

F. C. Huffman
 Reg. Professional Surveyor No. 15827

F. C. Huffman
 P. O. Box 430792
 Houston, Texas 77243
 281.447.7802
 Email: fhuffman@hbcglobe.net



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

503 S Eagle St, Weimar, Texas, 78962
Ring of 3 miles

KEY FACTS

2,813

Population



1,131

Households

42.8

Median Age

\$57,415

Median Disposable Income

EDUCATION

8.9%

No High School Diploma



22.0%

Bachelor's/Grad / Prof Degree

47.0%

High School Graduate



2,813

2023 Total Population (Esri)

22.1%

Some College/ Associate's Degree

INCOME



\$68,413

Median Household Income



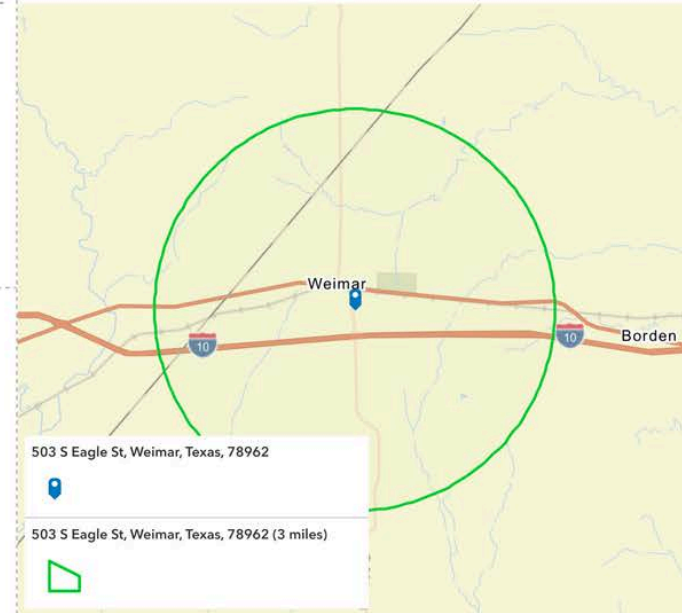
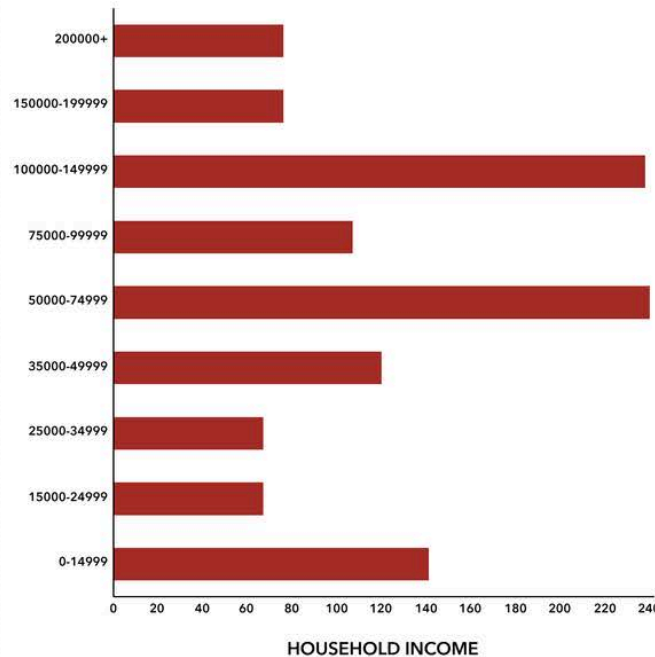
\$35,069

Per Capita Income



\$202,879

Median Net Worth



EMPLOYMENT

62.8%

White Collar

23.8%

Blue Collar

16.3%

Services

2.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Texas CRES, LLC</u>	<u>9004590</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Joel C. English</u>	<u>465800</u>	<u>joel@texasgres.com</u>	<u>(713) 473-7200</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Douglass Larson</u>	<u>227872</u>	<u>doug@texasgres.com</u>	<u>(713) 824-3799</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

This form was produced by the subscriber named below through Texas FormSource.

Texas C.R.E.S. LLC, 11020 Southoff Drive Cypress, TX 77429

Phone: (713)907-1707

Fax:

New IABS



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DOUG LARSON

Principal/Associate Broker

Doug@TexasCRES.com

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www.TexasCRES.com

