

Seminole Suds Car Wash For Sale

2507 North Harvey Road, Seminole, OK 74868



Passive-Ready | Upgraded Car Wash Investment Opportunity

 **MORIAH** + The Ambrose Group
BROKERAGE SERVICES, LLC

BROKER CONTACT (CALL FOR PRICING):

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Executive Summary

This fully managed and equipped, income-generating car wash investment sits on ±0.83 acres investment sits on ±0.83 acres along Harvey Road in Seminole, OK, directly across from Walmart and surrounded by national retailers. Seminole Suds Car Wash offers a rare combination of visibility, operational infrastructure, and passive income potential. The facility includes (2) touchless automatic bays, (5) self-serve bays, multiple vacuum stations, and a bagged ice & filtered water vending machine, producing multiple revenue streams in a high-traffic corridor.

Recent upgrades include:

- Modern POS system and wash pay kiosk
- EverWash unlimited membership integration
- New dryers, equipment repairs, and improved lighting

Financial Highlights:

- Stabilized performance
- Multiple income streams
- Strong operating cash position
- Long-term on-site manager (10+ years) handles all day-to-day operations, ensuring operational continuity without requiring owner involvement
- Dominant market position with virtually no local competition

This property presents a compelling opportunity for both experienced car wash operators and investors seeking a stable, service-based asset. Expansion potential exists with space to add a pet wash, detailing station, or additional vending.

This offering is presented in cooperation with Moriah Real Estate Company, the licensed Oklahoma brokerage of record.

Site Details

Address

2507 North Harvey Road, Seminole, Oklahoma 74868

Land Size

0.83 Acres (36,000 Sq. Ft.)

Coordinates

35.246032210689336, -96.6539152039368

Zoning

HC, Highway Commercial District

Tax Parcel (APN)

19832 (Seminole County)

Tax Rate

101.03 Mills

Schools

1001 Seminole

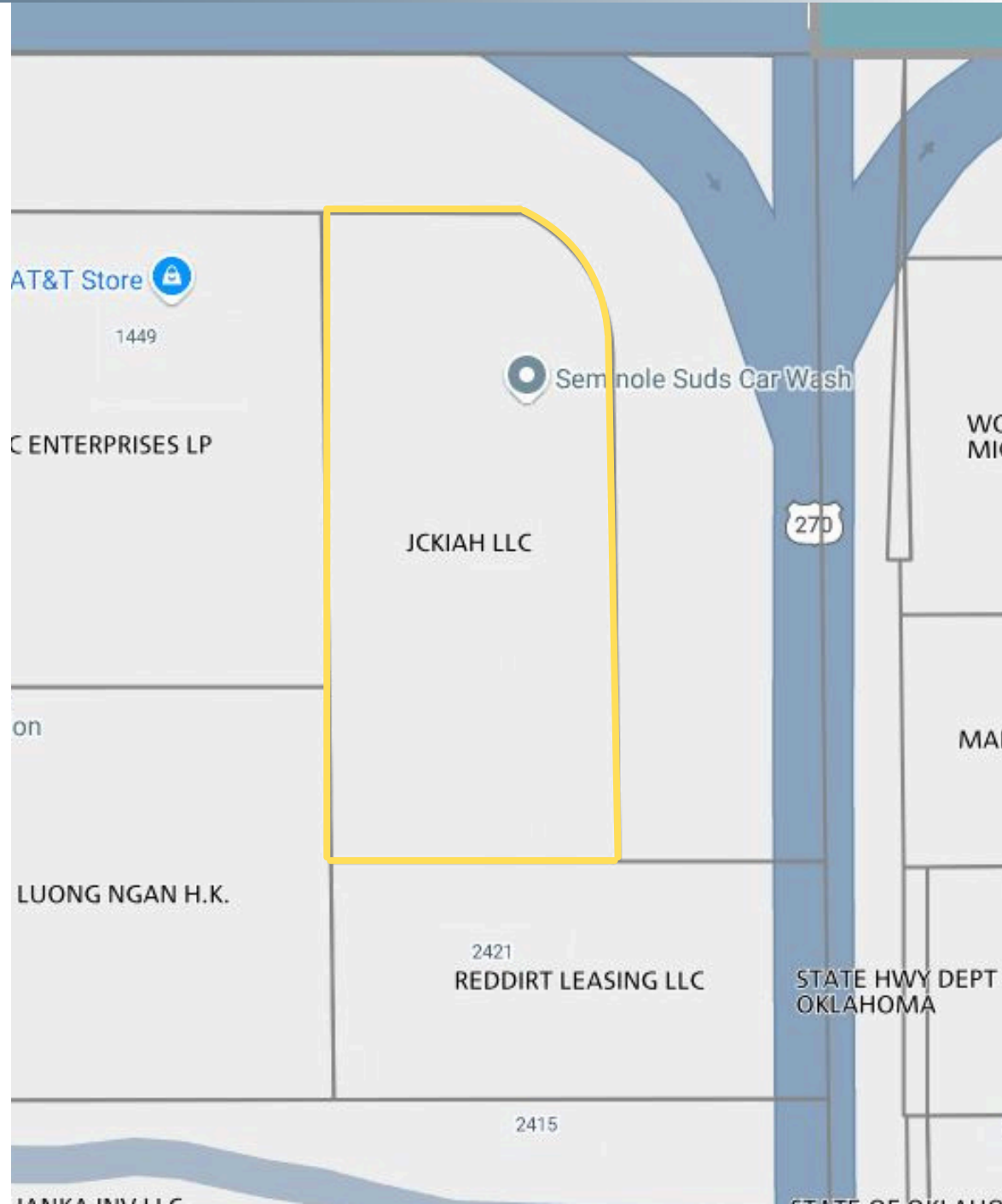
Legal

Lengthy - Available upon request

Frontage

+300 FF: North Harvey Road (U.S. Hwy 270)

+110 FF: East Wrangler Boulevard (SH 9)



Property Breakdown

Building Size

5,536 SF (Per **CoStar**)

Car Wash Bays

(2) Touchless Automatic Bays

- **Equipment brands:**
 - Kondor® automatic wash system by PDQ — reliable, industry-standard touchless design with programmable wash settings
 - KJI overhead gantry frame — supporting wash arm mobility
- **Touchless Bay Features & Payment System**
 - POS Terminal:
 - The site features a Portal TI+ touchscreen pay station, which supports:
 - Credit/debit cards
 - Fleet cards
 - Wash codes
 - QR code scanning
 - EverWash mobile app integration for subscription billing
- **Wash Menu Options** (branded as Thunderstorm, Downburst, and Lightning):
 - Multi-tiered service packages priced at:
 - **\$29.99/mo** – Includes AquaShield protectant, triple foam, undercarriage wash, tire shine, and vortex dry



Property Breakdown

- **\$24.99/mo** – Triple foam, tire cleaner, rinse, and dry
- **\$19.99/mo** – Basic prep soak, clear coat protectant, spot-free rinse

- **Monthly Unlimited Washes:**

- Integrated with EverWash app – users can subscribe, manage plans, and redeem washes via mobile
- Supports recurring revenue stream and customer loyalty retention

- **Upsell Visibility:**

- Professional signage and clear wash package branding enhance consumer confidence and conversion rates at the kiosk

(5) Self-Serve Bays (high-clearance, oversized vehicle capable)

- High-clearance and oversized vehicle access
- 7-position rotary selector including soap, foam brush, rinse, wax, and tire cleaner
- Accepts quarters, \$1–\$5 bills, and credit cards via in-bay readers

Vacuum Stations

(5) Vacuum Islands

- Covered stations with dual-motor vacs and combo shampoo/fragrance options
- Accepts coins and cash, with some upgraded stations supporting card payment



Property Breakdown

- **Vending Machines (interior car care)**
 - Offers towels, wipes, air fresheners, glass cleaner, and tire shine
 - Coin and bill acceptors with change return

Ice & Water Vending Station

- 16 lbs. Bagged Ice for \$3.00
- Fresh filtered water via self-fill station
- Operates as standalone income stream
- Accepts bills and coin, signage indicates high local usage

Site Infrastructure

- Spray-foamed utility room houses water systems, air compressors, and controls
- Equipment maintained and recently updated (details available)
- Digital timers and diagnostic panels on all bays
- Security camera mounts and light poles in place
- Dumpster and service access at rear of lot

Expansion Opportunities

- While the site is compact, there is land available for light expansion, such as:
 - Pet wash station
 - Detailing canopy or additional vac islands
 - Covered detailing area
 - Supplemental Vending



2024 Demographics

Income

1 mile 3 miles 5 miles

| | | | |
|-------------------------|----------|----------|----------|
| Avg. Household Income | \$59,604 | \$46,465 | \$49,200 |
| Median Household Income | \$48,437 | \$34,066 | \$36,610 |

Population

1 mile 3 miles 5 miles

| | | | |
|------------------|-------|-------|---------|
| 2024 Population | 1,084 | 7,787 | 9,725 |
| 2020 Population | 1,031 | 7,682 | 9,744 |
| Growth 2020-2024 | 5.14% | 1.37% | (0.19%) |

Housing

1 mile 3 miles 5 miles

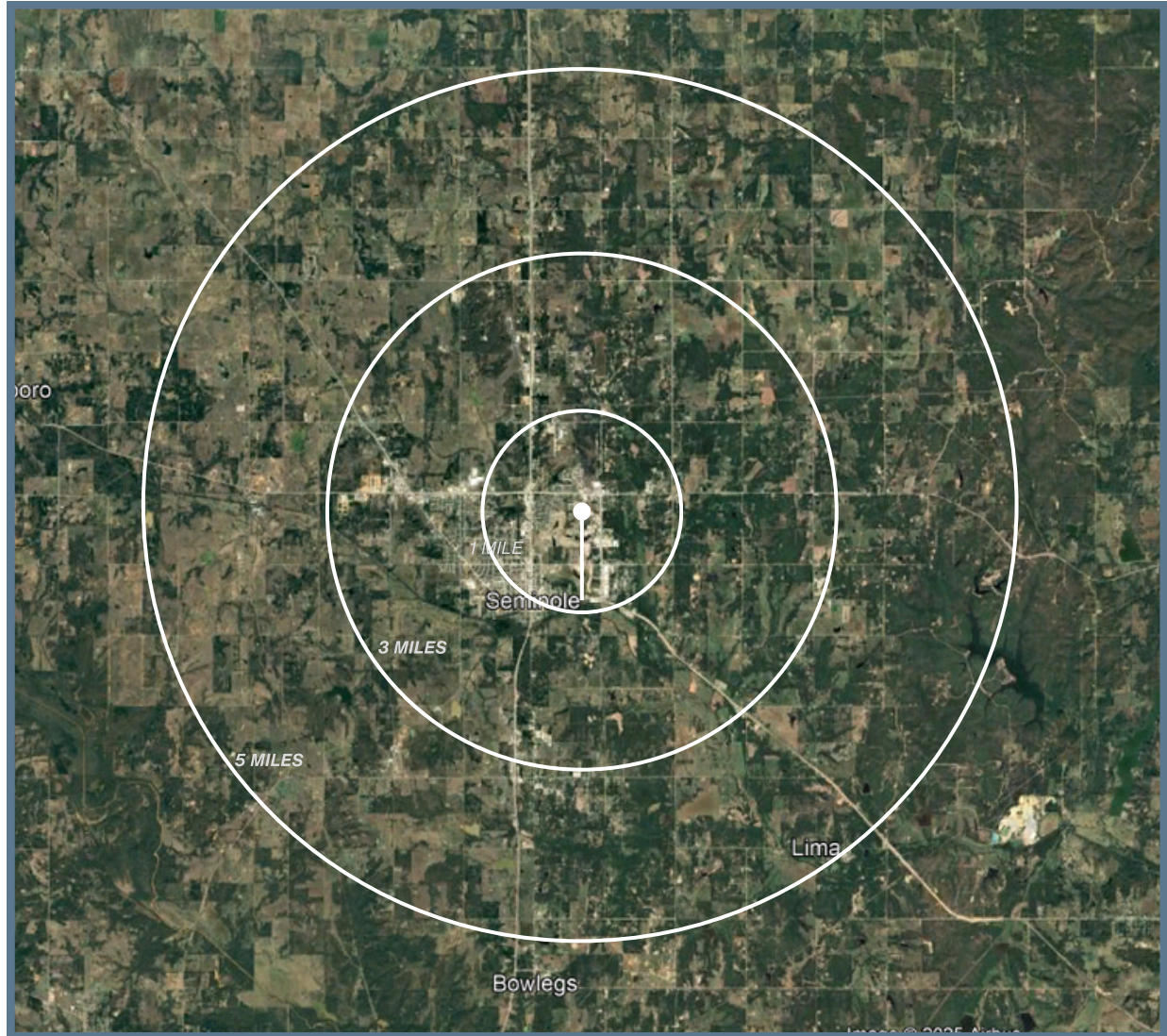
| | | | |
|------------------------|-----------|----------|----------|
| Median Home Value | \$145,801 | \$81,835 | \$88,019 |
| Median Home Year Built | 1975 | 1970 | 1972 |

Traffic Count

Vehicles Per Day

| | |
|--------------------------|--------|
| North Harvey Road: | 6,700 |
| East Wrangler Boulevard: | 11,840 |

Demographics sourced from **CoStar**



Why Seminole?

- **Vehicle-First Community**
 - Seminole has a high rate of pickup and SUV ownership, making it ideal for self-serve bays that accommodate larger vehicles.
- **DIY-Oriented Customer Base**
 - Local culture includes ranchers, tradespeople, and blue-collar workers who prefer hands-on vehicle maintenance — supporting strong demand for self-service options.
- **High Visibility Location**
 - Corner site at N Harvey Rd (OK-99) and SH-9, with over 11,800 vehicles per day passing within a half-mile radius.
- **Underserved by Automation**
 - Minimal competition from express or tunnel wash chains in the immediate market — customer loyalty is strong due to limited alternatives.
- **Anchored by Major Traffic Drivers**
 - Directly across from Walmart Supercenter, and in proximity to Seminole State College, AllianceHealth Hospital, and multiple national-brand auto parts stores.
- **Stable Submarket with Growth Indicators**
 - 1-mile population growth of 5.14% (2020–2024) and a median household income of \$48,437 suggest resilient consumer demand in a value-oriented community.
- **Built for Reliability**
 - The wash is designed to match local needs: durable, simple-to-use bays and consistent repeat business — ideal for passive ownership or low-touch management.



Survey

ALTA SURVEY A part of the Northeast Quarter of Section 22, T. 9 N., R. 6 E., I.M. Seminole, Seminole County, Oklahoma

Surveyor's Certificate

To: First American Title Insurance Company
Oklahoma City Abstract & Title Company
J208, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, and 19 (Exclusively depict in relation to the subject tract or property any utility easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "M" of Table A thereof. The field work was completed on 23 August 2022.

Date Signed: 8-25-22

James S. Yager
Professional Land Surveyor
License of Authorization Number 2778
Expires: 6-30-2023
1912 South An Depot Number 19 Suite 102
Midwest City, Oklahoma 73110
405-733-3413



Legal Description

A tract of land lying in the Northeast Quarter of the Northeast Quarter (NE/4 NE/4) of Section twenty-two (22), Township Nine (9) North, Range Six (6) East of the Indian Meridian, Seminole County, Oklahoma and further described as Commencing at the Northeast Corner (NE/C) of said NE/4 NE/4; thence N89°49'10"W along the North line of said NE/4 NE/4 for a distance of 208.70 feet; thence S00°05'05"E for a distance of 68.20 feet to the Point of Beginning, said point being on the South Right-of-way line of State Highway No. 9; thence S88°48'02"E along said Right-of-way line for a distance of 83.68 feet; thence Southwesterly on a curve to the right having a radius of 66.00 feet for a distance of 74.88 feet; said point being 82.00 feet West of the East line of said NE/4 NE/4; thence S00°05'05"E and parallel to said East line for a distance of 213.13 feet; thence N89°49'10"W and parallel to the North line of said NE/4 NE/4 for a distance of 121.70 feet; thence N00°05'05"W and parallel to the East line of said NE/4 NE/4 for a distance of 272.50 feet the Point of Beginning.

The above legal description is the same as listed in First American Title Insurance Company commitment for title insurance, the commitment number 2204110 dated May 09, 2022.

Land Area

1087.008 Square Feet or 0.378 Acres, more or less.

Zoning Information

Shown on Item 4 (a) (ii). This survey was not provided with a current Zoning Report.

Flood Zone Information

By graphic plotting only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 4013C0220F, with an effective date of April 7, 2021, which is the current map for this area.

Utility Notes

The underground utilities shown have been located from field survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL OBSERVATION ONLY. Before any construction is started, call: Call-One Before You Dig 405-840-5032.

Schedule B Items

First American Title Insurance Company Commitment No. 2204110, having an effective date of May 09, 2022, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encumbrances in the preparation of this Survey.

Items 1 through 8 are not survey related items and are not shown.

9. Statutory Right of Way in favor of the State of Oklahoma, along all section lines. AFFECTS AS SHOWN.
10. Right of Way Grant in favor of Kerr-McGee Corporation recorded in Book 1197, page 86. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.
11. Right of Way Grant in favor of Cypax Oil Company recorded in Book 465, page 432. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.
12. Easement in favor of School District No. 17 recorded in Book 466, page 137. THIS EASEMENT EXPIRED IN 1937.
13. Easement for Right of Way in favor of the State of Oklahoma recorded in Book 565, page 423. AFFECTS AS SHOWN.
14. Conservancy District No. 2 recorded in Book 843, page 303. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.
15. Deed Dedication to the State of Oklahoma for Highway recorded in Book 940, page 586. AFFECTS AS SHOWN.
16. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 6A. DOES NOT AFFECT THE DESCRIBED TRACT.
17. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 6B. DOES NOT AFFECT THE DESCRIBED TRACT.
18. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 6C. AFFECTS AS SHOWN.
19. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Book 1003, page 71. DOES NOT AFFECT THE DESCRIBED TRACT.
20. Right of Way and Easement Agreement in favor of Tcna Inc., recorded in Book 1519, page 922. EASEMENT LOCATION IS NOT DEFINED EXCEPT TO STATE BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY. NO PROPERTY DESCRIPTION LISTED. UNPLOTABLE.
21. Sewer Line Dedication recorded in Book 1990, page 254. DOES NOT AFFECT THE DESCRIBED TRACT.
22. Right of Way and Easement in favor of Seminole Suts, LLC, recorded in Book 2732, page 69. AFFECTS AS SHOWN.
23. Right of Way Grant in favor of Seminole Suts, LLC, recorded in Book 2732, page 70. AFFECTS AS SHOWN.
24. Sewer Access and use Easement in favor of Seminole Suts, LLC, recorded in Book 3037, page 67 (DOCUMENT SHOWS PAGE 86). AFFECTS AS SHOWN.
25. Mutual and Reciprocal Roadway and Access Easement recorded in Book 3037, page 97. AFFECTS AS SHOWN.
26. Mutual and Reciprocal Roadway and Access Easement recorded in Book 3892, page 10. AFFECTS AS SHOWN.

General Notes

The basis for the bearings shown on the above grained ALTA Survey, are based upon the East Line of the Northeast Quarter of Section 22, T. 9 N., R. 6 E., I.M., Seminole County, Oklahoma, being a NAD83/WGS84 bearing.

This Plat of Survey meets the Minimum Technical Standards as adopted by the Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

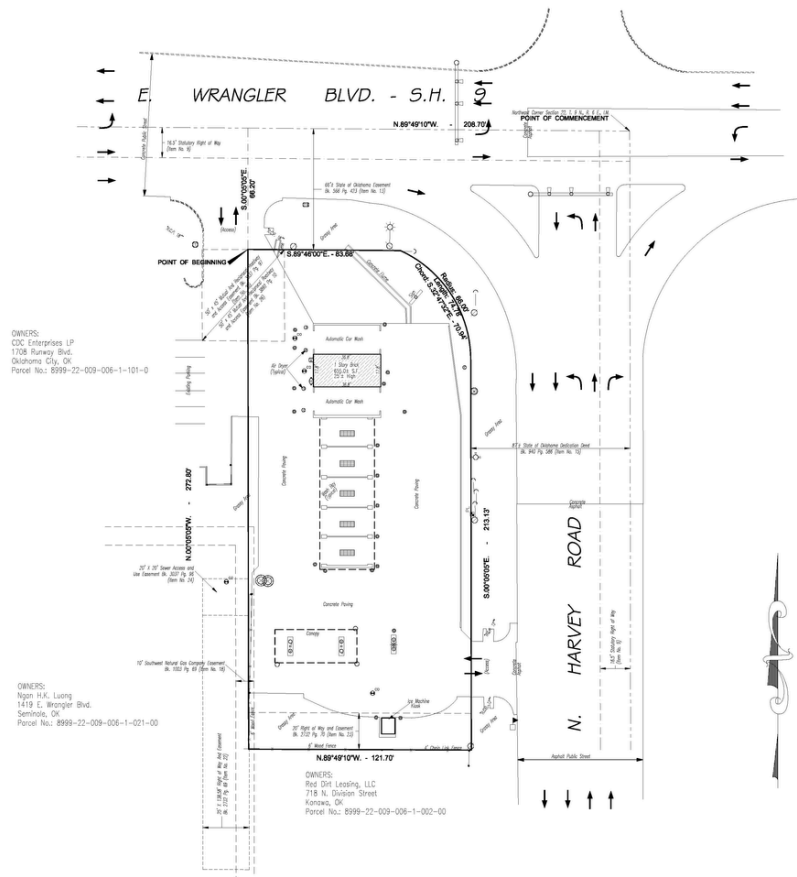
At the time of survey, no evidence of cemeteries or burial grounds existed on the subject tract.

At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of way.

At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has direct access to North Harvey Road and Wrangler Boulevard/State Highway 9, both publicly dedicated streets.



- ### Legend
- Iron Pin set with Surveyor's Identification Cap stamped "S Yager LS 1005"
 - Traffic Direction Arrow
 - Water Meter
 - Water Valve
 - Underground Gas Pipeline Marker
 - Ballast
 - Sanitary Sewer Cleanout
 - Gas Meter
 - Electric Meter
 - Traffic Signal Pull Box
 - Fire Hydrant
 - Traffic Signal
 - Air Conditioner
 - Area Light
 - Fence Line
 - Flower Pole
 - Vacuum
 - Sanitary Sewer Manhole
 - Support Pole
 - Reinforced Concrete Pipe
 - Telephone Pedestal
 - Guy Anchor
 - Wall Box
 - Security Camera Pole

OWNERS:
COC Enterprises LP
1708 Runway Blvd.
Oklahoma City, OK
Parcel No: 8999-22-009-006-1-101-0

OWNERS:
Nguyen H.K., Luong
1419 E. Wrangler Blvd.
Seminole, OK
Parcel No: 8999-22-008-006-1-021-00

OWNERS:
Red DFI Leasing, LLC
715 N. Division Street
Kortwa, OK
Parcel No: 8999-22-009-006-1-002-00



Surveyed and Platted by
James S. Yager
Licensed Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 6/30/2023
1912 South An Depot #19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-733-3413 Fax: 405-733-3413
File Name: C:\SURVEYS\SEMINOLE\GAS\WASH-2022\ALTA.DWG
Date of Survey: 23 August, 2022
Date of Revision:
Page 1 of 1

Property Photos



Property Photos



Property Photos



Listing Team



Contact our team today for pricing, financials, or to schedule a private tour of this exceptional investment opportunity!



Brock Lytton

brock@moriahrealestate.com

OK #:157194

(405) 250-9596



Brandon Brooks

bbrooks@theambrosegroup.com

TX #:639787

(817) 253-8362

Disclaimer: *This property is listed in cooperation with Moriah Real Estate Company, a licensed real estate brokerage firm in the State of Oklahoma. The Ambrose Group, based in Texas, is serving as a co-broker in accordance with a written co-brokerage agreement. All marketing materials and communications are made in compliance with Oklahoma real estate laws and in cooperation with Moriah Real Estate Company, the Oklahoma broker of record.*

This Offering Memorandum contains confidential information and is intended solely for the person to whom it is delivered. It may not be reproduced, distributed, or used for any purpose other than evaluating the potential acquisition of the property. All information contained herein is believed to be reliable, but no warranty or representation is made as to the accuracy or completeness of any information, projections, or estimates. Prospective purchasers should conduct their own independent investigation and analysis of the property, including physical inspections, financial review, and verification of zoning and legal matters.

Property IABS

OKLAHOMA REAL ESTATE COMMISSION

WHAT YOU NEED TO KNOW ABOUT BROKER SERVICES

A real estate broker may work with one or both Parties to a real estate transaction. The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, § 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.

Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction. These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:

- Treat all Parties with honesty and exercise reasonable skill and care.
- Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).
- Timely account for all money and property received by the broker.
- Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.
- Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.
- Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:
 - That a party is willing to pay more or accept less than what is being offered
 - That a party or prospective party is willing to agree to financing terms different from those offered
 - The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property
 - Any information specifically designated as confidential by the party unless such information is public.
- Disclose information pertaining to compensation and fees assessed on each transaction to the represented party, which shall be communicated in writing before the effective date of the contract for sale or lease
- Disclose the time frame for which the compensation agreement is valid, not to exceed one (1) year. If no time frame is specified, the compensation agreement shall default to sixty (60) days

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:

- Inform the party in writing when an offers is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.
- Keep the party informed regarding the transaction.

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.

Disclosure of these duties and responsibilities is required in writing. 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.

Services provided to a tenant do not automatically create a broker relationship. When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.



Information About Brokerage Services

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

11-2-2015



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.

| | | | |
|--|-------------|-----------------------------|--------------|
| David Michael Ambrose | 382964 | david@theambrosegroup.com | 713.688.7733 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| | | | 713.688.7733 |
| Designated Broker of Firm | License No. | Email | Phone |
| David Michael Ambrose | 382964 | david@theambrosegroup.com | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Brandon Miles Brooks | 639787 | brandon@theambrosegroup.com | 817.253.8362 |
| 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