

Development Express Wash in AZ

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Investment Overview

Commercial Plus, LLC is pleased to present an express car wash development opportunity in **Avondale, Arizona**. The **shovel-ready** development site includes a fully entitled **1.7-acre parcel** with a **site-specific plan** designed to support a **high-throughput** express car wash facility.

Strategically located in Avondale, just **15 miles west of downtown Phoenix**, the site benefits from the **explosive growth** of the West Valley region.

Management is seeking a **full sale** of the **real estate** and **associated site plans**.

SWC of Indian School Road and Dysart Road Avondale, Arizona 85340



Site Characteristics

Status	Construction-Ready
Lot Size	1.7 +/- AC
Tunnel Length	140 FT
Equipment	Buyer's Choice
Pay Lanes	3 (Buyer's Choice)
Vacuum Stalls	33 (Buyer's Choice)
Traffic Count	53,000 +/- VPD

Site Highlights

Retail Density: Adjacent to high-volume shopping center with national brands such as McDonald's, Circle K, and Albertsons

High-Visibility Corner: Signalized hard corner with strong frontage and visibility along a busy corridor, maximizing exposure to passing vehicles

Dense Customer Base: Dense residential population of over 291,000 within a 5-mile radius

Approved Site Plan: Fully approved site plan in place, allowing for immediate groundbreaking, eliminating permitting delays



For more information, please submit a [Non-Disclosure Agreement](#).