



**Fast Growing DFW Submarket  
with Strong Visibility**



**Existing Facilities with Operating  
History for Owner-User**



**High-Traffic Retail Corridors For  
Redevelopment**

OFFERING MEMORANDUM

# Vacant Car Washes (DFW Metro)

## Owner-User or Redevelopment

**1** 2951 FM 544  
Wylie, TX 75098

**2** 1756 N State Hwy 78  
Wylie, TX 75098

# Exclusive Investment Advisory Team

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The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

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2951 FM 544  
Wylie, TX 75098

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Wylie, TX 75098

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# Offering Summary





# Executive Summary

The Ficke Team of Colliers is pleased to present the opportunity to acquire two vacant car wash properties located in Wylie, Texas, a fast-growing suburb within the Dallas-Fort Worth metroplex.

The offering consists of two self-service car wash facilities positioned along high-traffic retail corridors with strong visibility and accessibility. Both sites benefit from established infrastructure and existing improvements, providing an attractive opportunity for an owner-user to step into an operational footprint or for an investor to reposition the assets through lease-up or redevelopment.

The properties are offered at a compelling basis relative to new construction costs, allowing for multiple paths to value creation. Investors can capitalize on the existing car wash improvements or pursue alternative uses supported by strong surrounding retail and residential density.

Wylie continues to experience strong population growth and increasing demand for retail and service-oriented businesses, driven by its proximity to major employment hubs including Plano, Garland, and McKinney. With strong household incomes, expanding rooftops, and limited infill opportunities, the market supports long-term appreciation and stable leasing demand.

This offering presents a rare opportunity to acquire well-located infill sites in a high-growth DFW submarket with flexible execution strategies and meaningful upside potential.



## High-Visibility Locations

Both sites sit on major retail corridors with strong traffic counts and visibility.



## Flexible Business Plan

Operate as-is, re-tenant, or redevelop for higher and better use.



## Infill DFW Growth Market

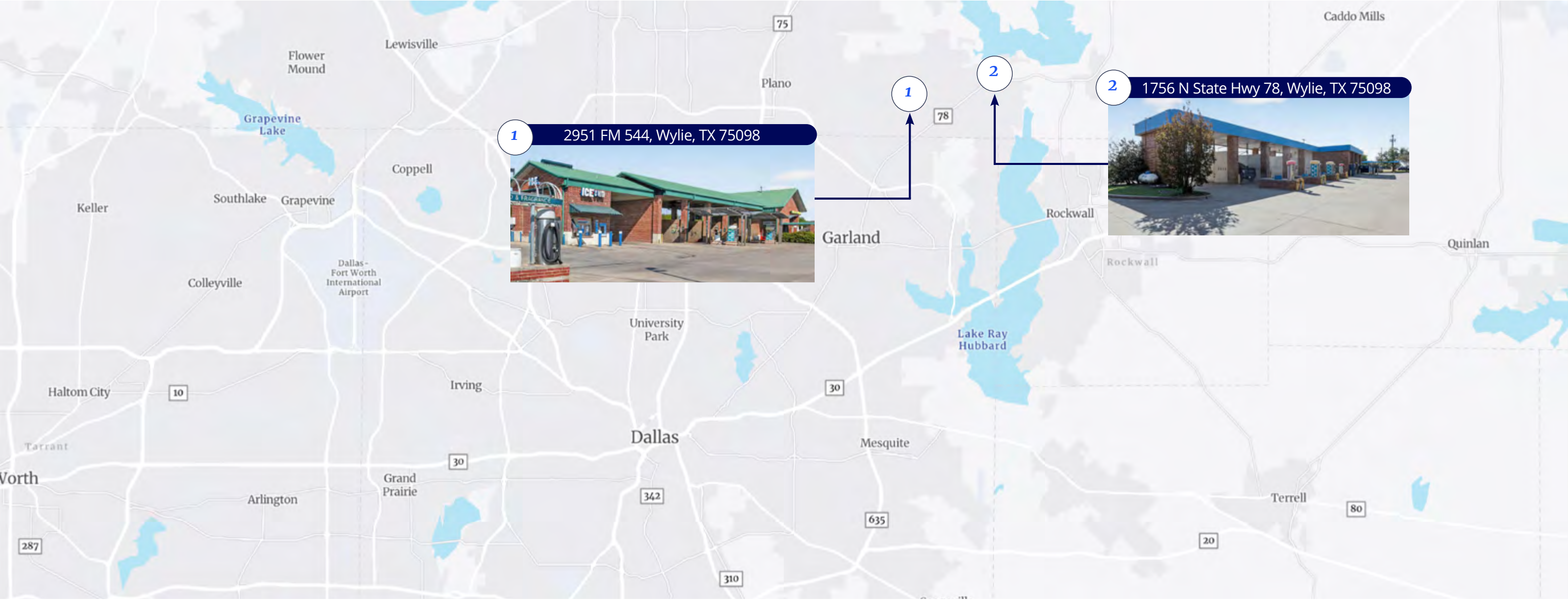
Located in Wylie, a fast-growing suburb with strong demographics and continued population growth.



## Existing Infrastructure in Place

Functional car wash improvements reduce upfront development costs for owner-users.

# Property Locations



# Demographics & Market Overview – Wylie, TX



Wylie, Texas functions as a growing suburban center for residential living, retail services, and light commercial activity within the northeastern Dallas–Fort Worth metroplex. Its location along major regional corridors places it within easy reach of Plano, Garland, and McKinney, positioning the city as a commuter-friendly market with expanding local demand. Continued population growth and infrastructure investment support a steady flow of households, employees, and consumers into the area year-round.

The commercial environment is anchored by neighborhood retail centers, professional and medical offices, and service-oriented businesses that benefit from consistent daytime traffic and strong household incomes. Retail nodes along key arterial roads and a walkable historic downtown create opportunities for infill development and repositioning. Local development activity reflects a preference for mixed commercial uses that serve daily needs, with newer projects aligned to the city's family-oriented demographics and expanding school base.

For investors, Wylie offers relative affordability compared to inner-ring Dallas suburbs, along with predictable leasing demand across retail, office, and flex product types. Stable absorption, limited overbuilding, and a growing residential base support value-add and long-term hold strategies. With population-driven demand, proximity to major employment centers, and a controlled growth environment, Wylie presents an attractive suburban commercial real estate market for investors seeking stability and incremental growth within a major metropolitan region.

## Demographics in a 5-Mile Radius



**119,380**  
Population



**\$478,117**  
Median Home Value



**\$157,729**  
Average Household Income



**2,244**  
Total Businesses



**38,869**  
Total Households



**18,444**  
Total Employees

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Vacant Car Wash:

2951 FM 544

Wylie, TX 75098



# Property & Lease Overview - 2951 FM 544



## Building Specs

Property Address	2951 FM 544, Wylie, TX 75098
Year Built	2002
Sqft	3,048
Lot Size	0.75 Acres
Zoning	Commercial
Traffic Count	W FM 54 // 49,000 VPD
Wash Type	Self Service (Self Serve, In Bay Automatic, Vacuums)



## Pricing

Sale Price	\$1,600,000
Price/Ft (Land)	\$49.24
Lease Rate	Inquire with Broker



## Ice Machine Vending Ground-Lease

Lease Buyout	Negotiable
Term Remaining	2.3 Years, then converts to month-to-month
Monthly Rent	\$690
Annual Rent	\$8,280
Termination option	Tenant can terminate with a 60 day notice with a ~3 month rent penalty
Lease Type	Ground-Lease (No Landlord Responsibilities)

# Aerial Overview - 2951 FM 544



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Vacant Car Wash:  
1756 N State Hwy 78  
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# Property & Lease Overview - 1756 N State Hwy 78



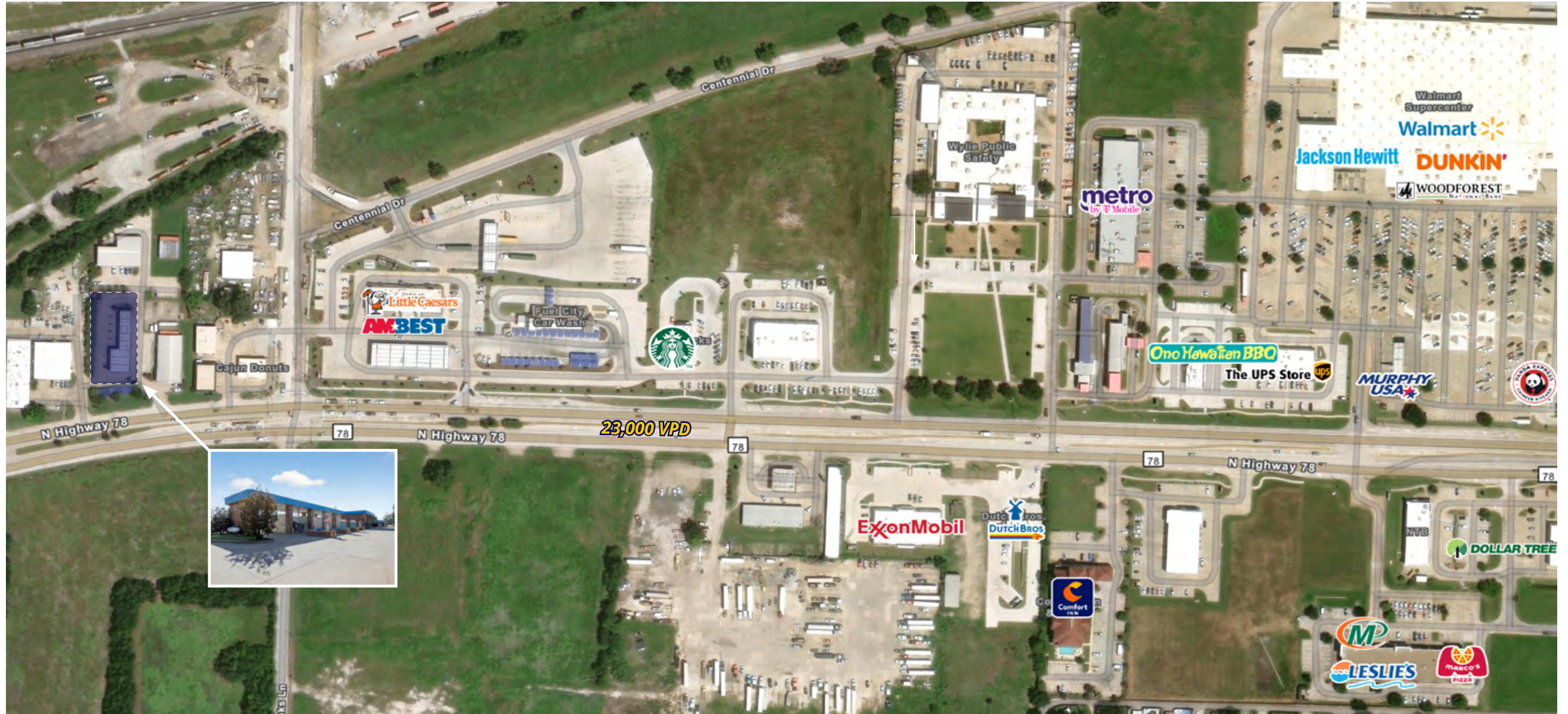
## Building Specs

Property Address	1756 N State Hwy 78, Wylie, TX 75098
Year Built	2007
Sqft	4,200 SF
Lot Size	0.56 Acres
Zoning	Commercial
Traffic Count	N Hwy 78 // 23,000 VPD
Wash Type	Self Service (Self Serve, In Bay Automatic, Vacuums)

## Pricing

Sale Price	\$1,100,000
Price/Ft (Land)	\$44.93
Lease Rate	Inquire with Broker

# Aerial Overview - 1756 N State Hwy 78





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## EXCLUSIVE INVESTMENT ADVISORY TEAM

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