

CAR WASH FOR SALE IN CENTER, TX

611 Tenaha St, Center, TX 75935

Car Wash For Sale | \$1,790,000



Drake Real Estate & Investments
11621 CR 166 Tyler, TX 75703
903.581.3737
DRAKETEXAS.COM

Brent Bradberry
Senior Associate
brent@draketexas.com
903.571.8014

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FOR SALE



Sale Price

\$1,790,000

PROPERTY OVERVIEW

Turn-key investment property For Sale in Center, TX. This car-wash offers the new owner consistent cash flow with knowledgeable staff that results in a hands-off investment to add to their portfolio.

OFFERING SUMMARY

Building Size:	3,490 SF
Lot Size:	0.49 Acres
Year Built:	2000
Zoning:	C-1
Traffic Count:	5,608 (2022)
CAP Rate:	7.5%

PROPERTY HIGHLIGHTS

- Four (4) coin operated self-serve wash bays & eight (8) coin operated vacuum bays
- Tunnel wash with recently updated computer components
- On-site office for staff and attendants
- Located in the heart of town between downtown and major retailers
- Two (2) grit traps w/ cleanout equipment, which will convey
- Steady sales volume with sales increasing year-over-year



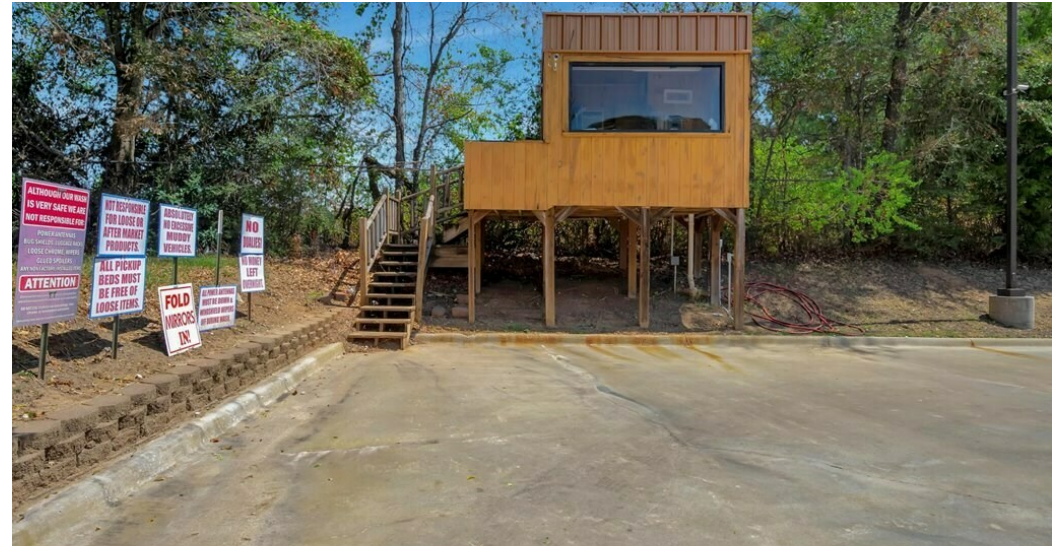
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FINANCIALS

2022	Income	Expenes	Monthly Income	2023	Income	Expenses	Monthly Income
January	\$22,700.75	\$12,168.69	\$10,532.06	January	\$15,716.00	\$5,738.39	\$9,977.61
February	\$20,649.75	\$9,000.85	\$11,648.90	February	\$18,925.00	\$7,738.83	\$11,186.17
March	\$27,365.00	\$10,478.99	\$16,886.01	March	\$32,965.00	\$13,486.78	\$19,478.22
April	\$28,162.00	\$16,567.70	\$11,594.30	April	\$21,218.00	\$9,695.90	\$11,522.10
May	\$33,605.75	\$10,340.08	\$23,265.67	May	\$27,540.00	\$12,724.51	\$14,815.49
June	\$30,690.25	\$14,678.68	\$16,011.57	June	\$24,267.30	\$8,450.18	\$15,817.12
July	\$22,172.74	\$13,756.24	\$8,416.50	July	\$24,098.00	\$11,874.43	\$12,223.57
August	\$17,722.00	\$11,971.43	\$5,750.57	August	\$27,991.00	\$8,561.45	\$19,429.55
September	\$31,099.00	\$11,395.90	\$19,703.10	September	\$17,043.00	\$10,256.88	\$6,786.12
October	\$15,971.00	\$8,432.82	\$7,538.18	October	\$22,443.00	\$11,344.32	\$11,098.68
November	\$10,325.00	\$5,110.85	\$5,214.15	November	\$17,688.00	\$9,702.39	\$7,985.61
December	\$12,273.30	\$4,421.89	\$7,851.41	December	\$22,028.00	\$9,400.52	\$12,627.48
Insurance		\$10,645.00		Insurance		\$10,645.00	
Taxes		\$7,469.25		Taxes		\$6,644.17	
Total	\$272,736.54	\$128,324.12	\$144,412.42	Totals	\$271,922.30	\$118,974.58	\$152,947.72
			NOI				NOI
			\$126,298.17				\$135,658.55



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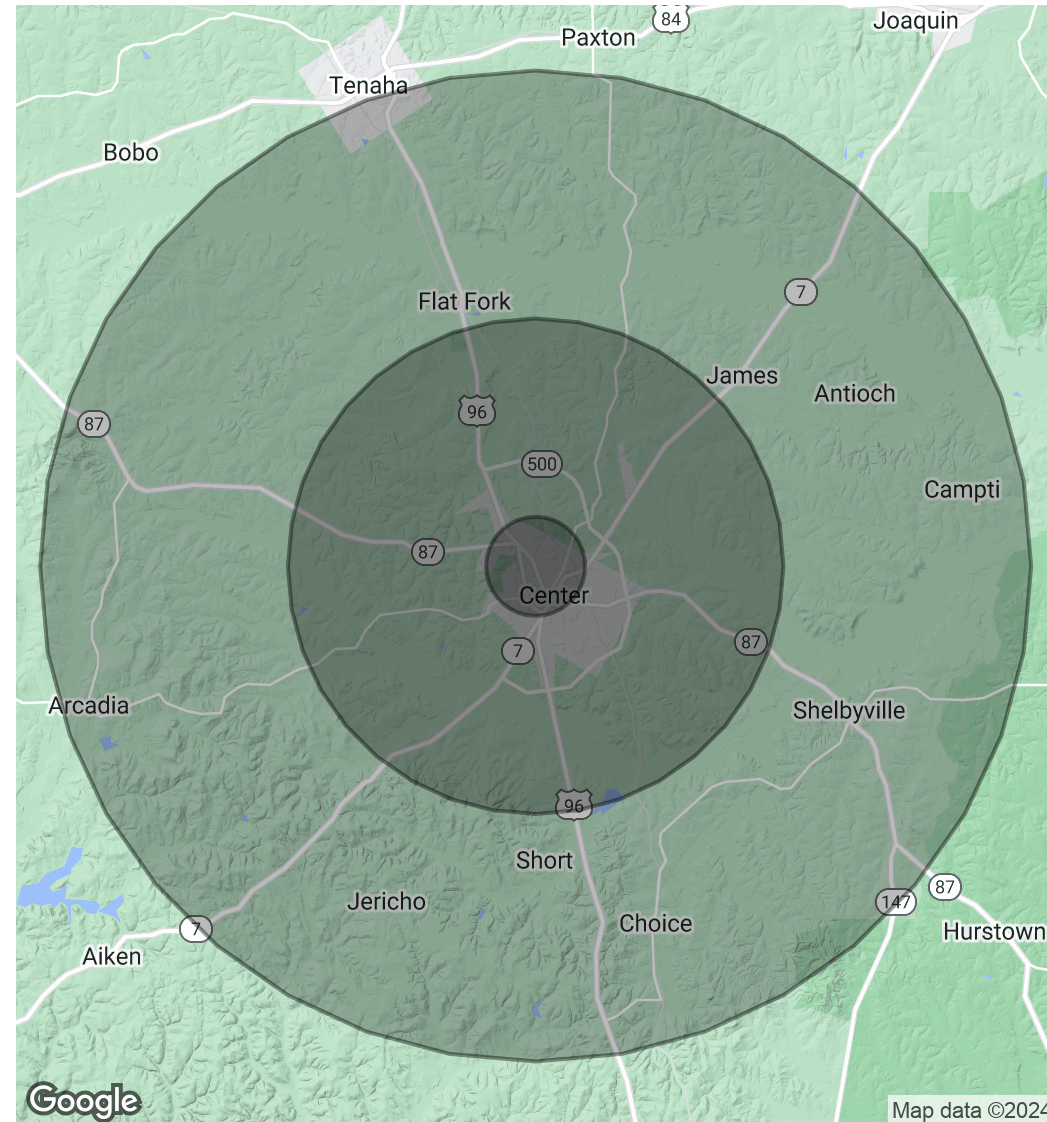
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,227	7,615	14,276
Average Age	26.9	34.9	36.3
Average Age (Male)	21.0	28.0	32.8
Average Age (Female)	29.7	39.3	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	501	3,168	6,255
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$45,062	\$48,070	\$47,968
Average House Value	\$56,872	\$74,350	\$86,213

2020 American Community Survey (ACS)



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