

# AutoBrite Car Wash



**ASKING PRICE: \$1,500,000**

## 01 / Opportunity Overview

**Commercial Plus, LLC**, working in conjunction with Independent Texas-licensed broker Georgina Adkins, is pleased to present **AutoBrite Car Wash**, a fee-simple two-bay mini express wash along a high-traffic retail corridor in **San Antonio, Texas**. Supported by strong surrounding retail and daily traffic. **The offering includes both real estate and the operating business**, delivering a turnkey investment with long term value.

## 03 / Investment Highlights

### Dense Retail Corridor

Surrounded by strong national and regional retailers that drive consistent consumer traffic

### High-Traffic Location

Positioned along a major corridor with ~30,000 VPD and convenient access to I-410

### Strong Demographics

Serving a population of approximately ~159k residents within a 5-mile radius

## 02 / Site Characteristics

County	Bexar County
Acreage	0.55 +/- AC
Zoning	C-3NA (General Commercial)
Frontage	110 +/- FT
APN	608351
Traffic Count	30,000 +/- VPD

## 04 / Demographic Profile

	1-Mile	3-Mile	5-Mile
Population	8K	52K	159K
Households	3K	17K	55K
Vehicles/HH	1.97	1.71	1.75
Avg. HH Income	\$70K	\$71K	\$73K



## CONTACTS

TEXAS LAW REQUIRES ALL LICENSE HOLDERS TO PROVIDE THE "INFORMATION ABOUT BROKERAGE SERVICES" FORM TO PROSPECTIVE CLIENTS

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