

EXECUTIVE SUMMARY



Sale Price	\$575,000
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OFFERING SUMMARY

Property Type:	Bay Car Wash
Property Size:	3,496 SF
Lot Size:	0.64 Acres
No. of Bays:	7 Bays Total
Automatic Bays:	One (1)
Self-Serve Bays:	Six (6)
Price / SF:	\$164.47/SF
Renovated:	1997
Zoning:	GB (General Business)
Market:	Corpus Christi
Submarket:	Portland/Ingleside

PROPERTY OVERVIEW

This 3,496 SF, 7-bay Bay Car Wash is situated on a 0.64 acre corner lot with prominent frontage along S. Commercial, a primary commercial corridor with approximately 9,030 vehicles per day. Renovated in 1997, the property features one automatic bay, six self-serve bays, an equipment room and a covered vacuum area, offering multiple revenue streams once reactivated. While the facility is not currently operating, the core infrastructure is in place, creating an attractive repositioning opportunity for an investor or owner-operator seeking to restore operations and capitalize on strong market demand.

The site's proximity to the Aransas Pass public boat ramp, located roughly half a mile away, further enhances revenue potential by capturing boat wash traffic in addition to everyday vehicle use. There are no known easements or encroachments impacting the site. Zoned General Business (GB), the property supports its long-established car wash use and provides a solid foundation for a new owner to reintroduce operations, modernize equipment as needed and capture strong long-term cash flow in a high-visibility coastal trade area.

PROPERTY HIGHLIGHTS

- 7-bay car wash facility featuring one (1) automatic bay and six (6) self-serve bays
- Located along a primary commercial corridor with approximately 9,030 vehicles per day
- Established car wash site with long operating history and proven market presence
- Proximity to Aransas Pass public boat ramp ($\frac{1}{2}$ mile) generates additional demand from boat wash traffic
- Multiple income streams including automatic wash, self-serve bays and vacuum stations

DAVID HEITZMAN

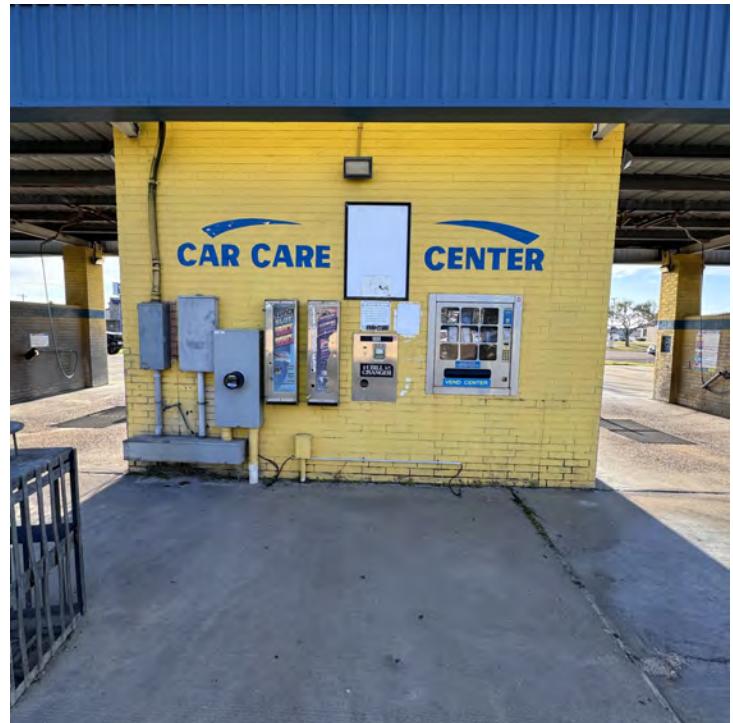
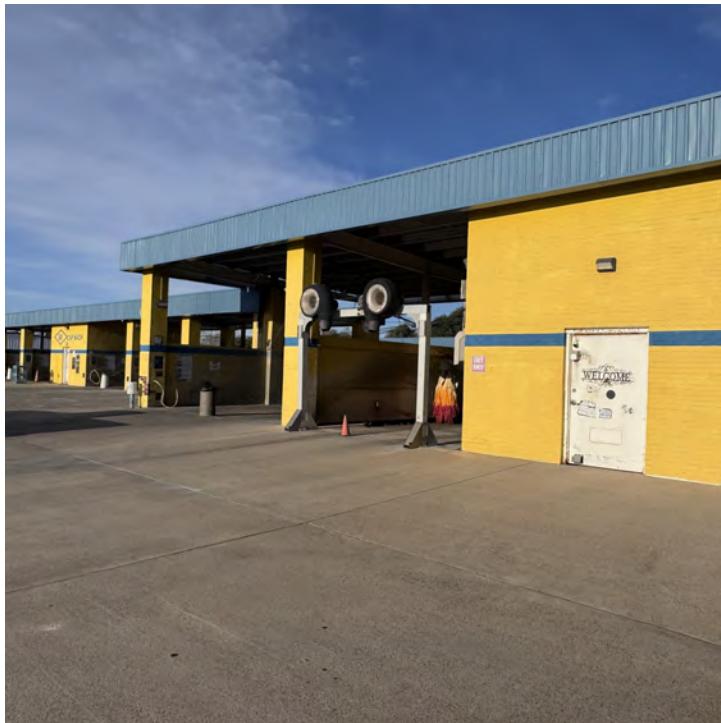
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOR SALE

952 S COMMERCIAL ST | ARANSAS PASS, TX 78336

EXTERIOR PHOTOS



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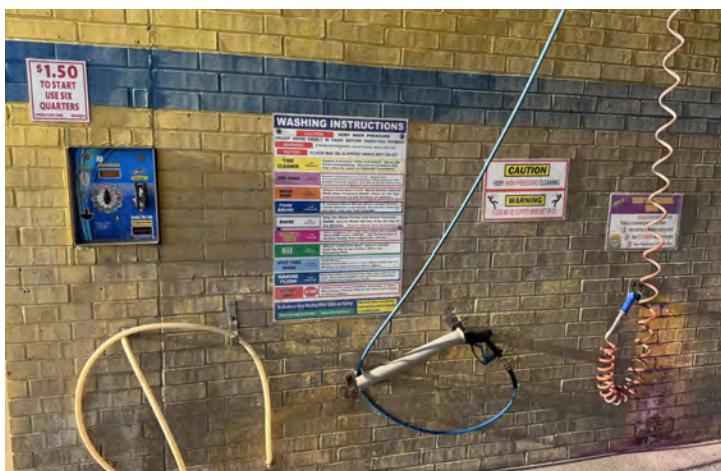
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1 AUTOMATIC BAY & 6 SELF-SERVE BAYS



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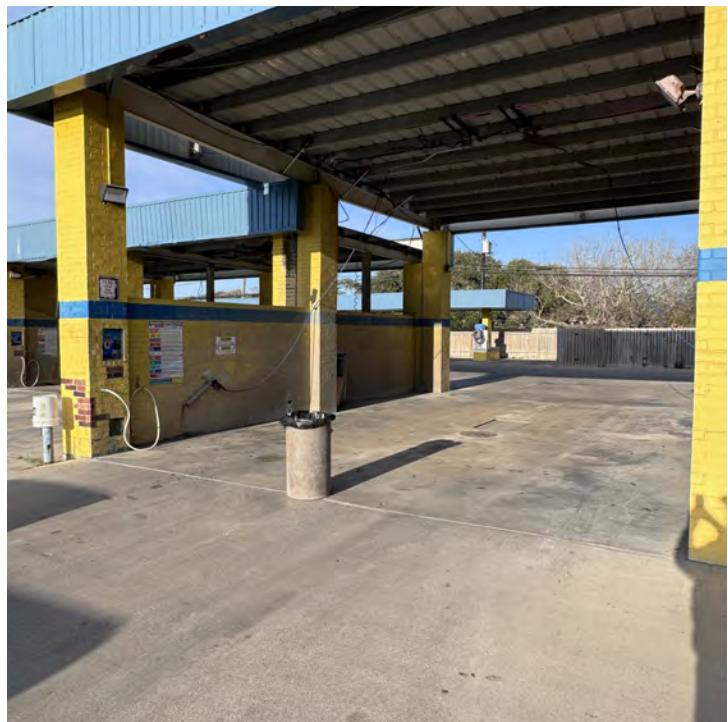
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VACUUM CANOPY



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RETAILER MAP



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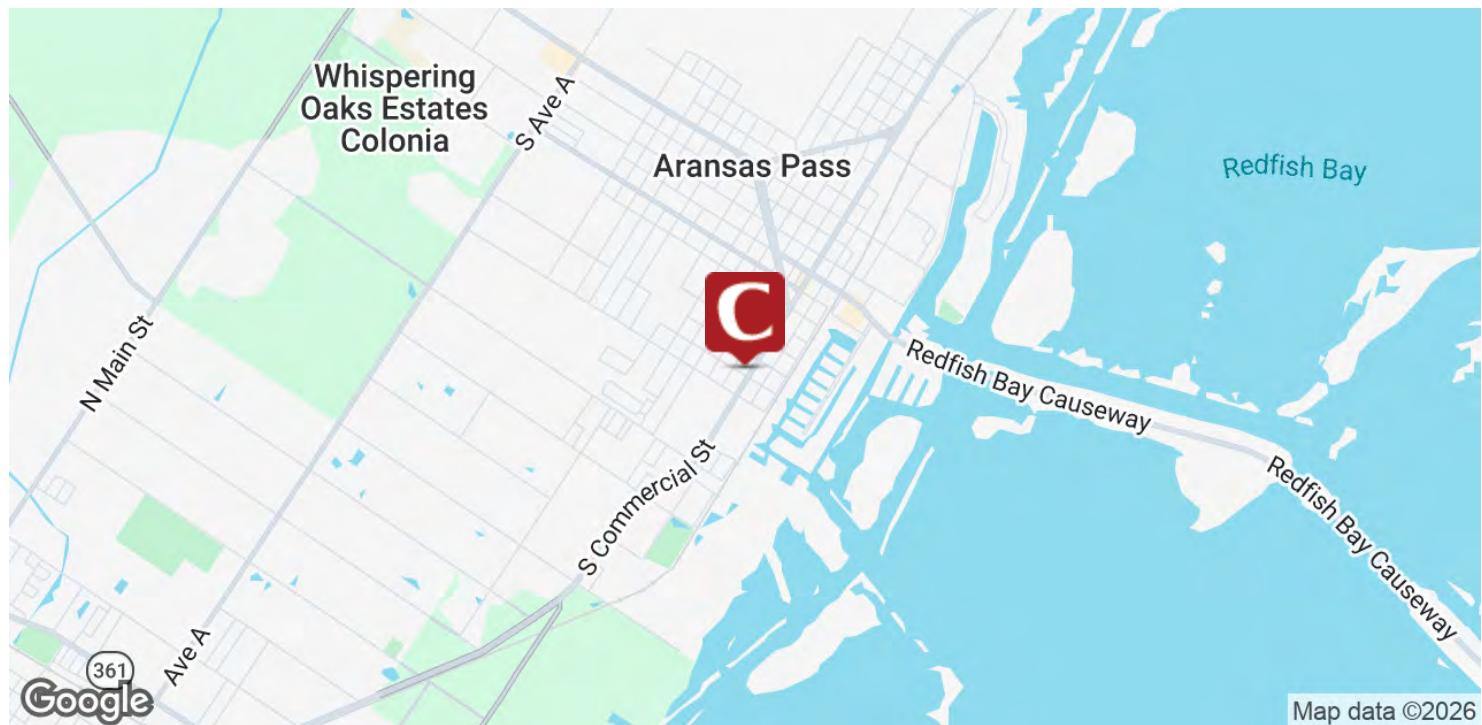
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LOCATION MAP



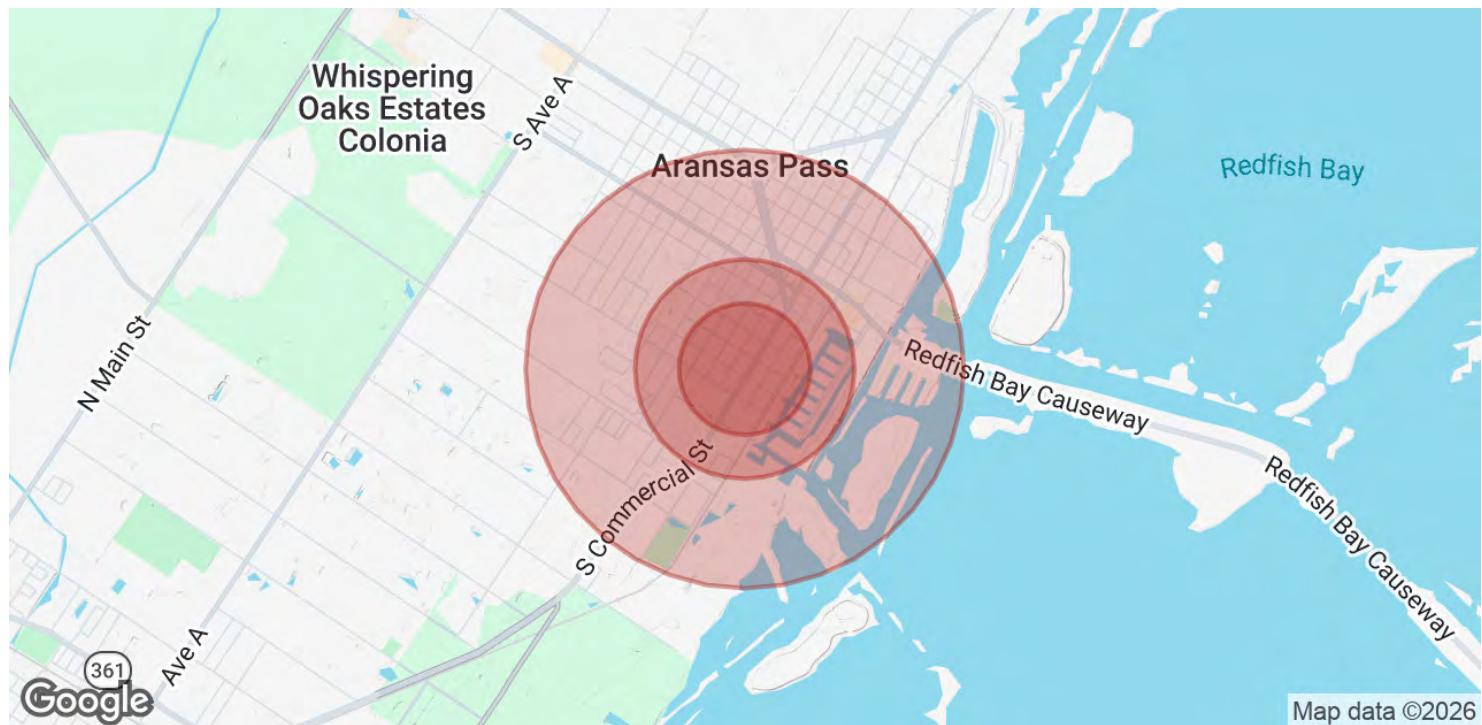
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	674	1,512	3,670
Average Age	47	46	45
Average Age (Male)	47	46	45
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	295	651	1,532
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$78,063	\$80,105	\$80,714
Average House Value	\$309,990	\$308,269	\$295,276

Demographics data derived from AlphaMap

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Information About Brokerage Services

11-2-2015

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

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
David Heitzman	806588	dheitzman@craveyreal estate.com	361.541.4417
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

TAR 2501

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