

FOR SALE

EXPRESS TUNNEL CAR WASH
2196 N Main St, Newcastle, OK 73065



PLAINS
Commercial Real Estate

PROPERTY OVERVIEW:

- Property Type: Express Tunnel Car Wash
- Lot Size: 1.21 Acres
- Building Size: 3,488 SF
- Year Built: 2020
- Market: Newcastle
- Submarket: Oklahoma City Suburb
- Sale Includes: Business & Underlying Real Estate

CAR WASH SPECS

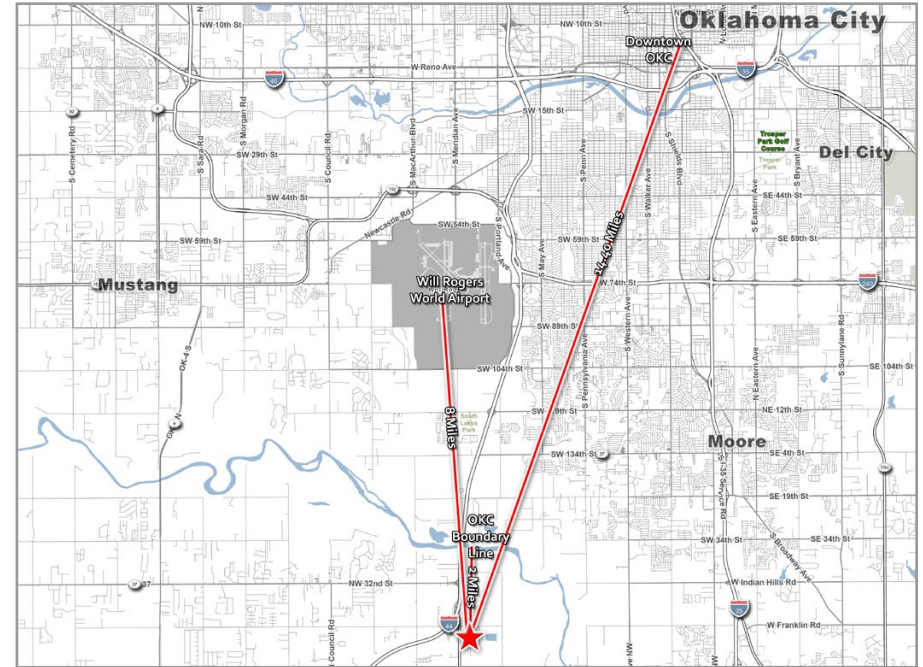
- Tunnel Length: 110 FT
- Number of Vacuums: 18
- Number of Pay Stations: 2
- Pylon Sign: Yes

EQUIPMENT

- Tunnel Equipment: Belanger
- Pay Station Equipment: ICS
- Vacuum Equipment: Sonny's Car Wash Systems

PROPERTY HIGHLIGHTS:

- High-performing car wash with strong, consistent customer base
- Located approximately 2 miles from Oklahoma City
- Located on a busy street with good supporting retail
- Only express tunnel car wash in the area — no direct competition
- Constructed in 2020 — modern build
- Proximate to major retailers including Walmart, new construction Tractor Supply, and Newcastle Casino



ASKING PRICE:

\$ 3,550,000

TRAFFIC COUNTS:

US-62: 24,000 VPD ('24)

I-44: 62,440 VPD ('24)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2024 Population	1,638	8,188	27,545
Avg. HH Income	\$99,483	\$103,943	\$120,610

100% BONUS DEPRECIATION

This property qualifies for significant tax savings through 100% Bonus Depreciation and/or accelerated depreciation via cost segregation. The Bonus Depreciation provision under Section 168(k) of the Tax Cuts and Jobs Act allows investors to immediately deduct a qualifying percentage of property costs in the year of acquisition — rather than depreciating over time. Car wash facilities are among the asset classes that qualify for accelerated depreciation treatment.

- » Qualifies for 100% Bonus Depreciation and/or Accelerated Depreciation
- » Modified Accelerated Cost Recovery System (MACRS) option available
- » Deduct greater amounts in the early years of the asset's life
- » Any depreciable property may elect MACRS with a cost segregation study

Investors should consult their accountant or tax advisor to confirm applicability.



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