

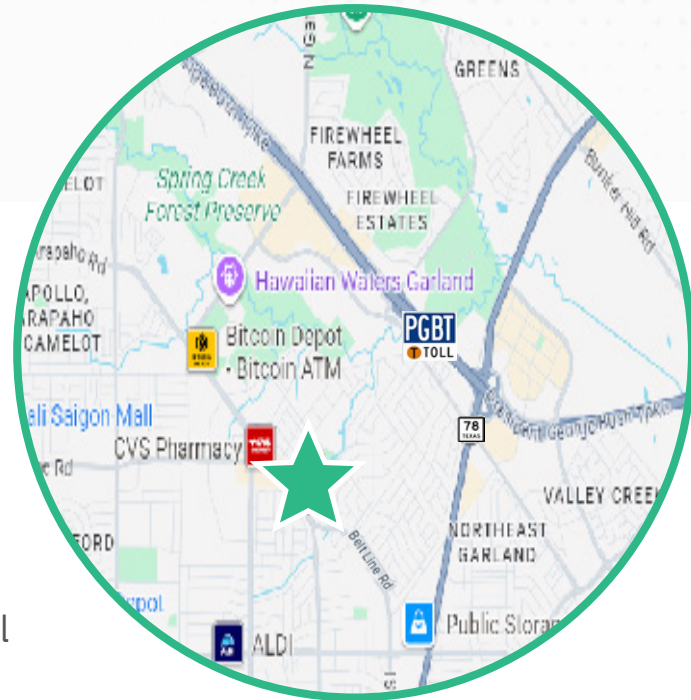
# FOR SALE

917 Belt Line Road  
Garland, Texas 75040  
2,212 SF



## PROPERTY INFORMATION

- Self-service wand, car wash built in 2001- one owner since it was built
- 6 self-serve vacuums, including a scent machine and shampoo cleaner
- Brand New -Pumps, Reverse Osmosis system, spray pump as of 2021
- Concrete slab has 15" depth at bay locations
- Set up to take Credit Card payment as well as \$1/\$5/Coins
- 9 Security cameras in place
- 2,212 SF split face block façade structure with metal roof
- Total land area is .634 AC or 27,630 SF
- Contact Broker for pricing



RACHEL BOELTER, CCIM | (972) 737-2514 | [rachel@lionsgatemedical.com](mailto:rachel@lionsgatemedical.com)





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## ADDITIONAL PHOTOS



RACHEL BOELTER, CCIM | (972) 737-2514 | [rachel@lionsgatemedical.com](mailto:rachel@lionsgatemedical.com)



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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## MARKET OVERVIEW & DEMOGRAPHICS

Exceptional owner-operated car wash investment opportunity built in 2001 in a prime location with an established income stream. There are 14 existing apartment complexes in the immediate area which is rapidly growing with 600 new apartment units nearing completion and a 200-home development underway just 1/4 mile away - boosting future traffic and customer demand.

The average household in a 10 radius of this area spent about \$8,555 yearly on Transportation & Maintenance in 2024 and averages 2 cars per household.



## POPULATION, HOUSEHOLDS & TRAFFIC COUNTS

### 2025 Population

2 Miles: 59,661  
5 Miles: 309,534  
10 Miles: 1,170,29

### 2030 Population Projection

2 Miles: 61,199  
5 Miles: 322,334  
10 Miles: 1,242,014

### 2025 Households & Avg Household Income

|           |         |           |
|-----------|---------|-----------|
| 2 Miles:  | 20,427  | \$97,637  |
| 5 Miles:  | 105,663 | \$111,305 |
| 10 Miles: | 437,430 | \$114,958 |

### 2004 Annual Average Daily Traffic (AADT)

Belt Line Rd /N Glenbrook Dr SE 26,386



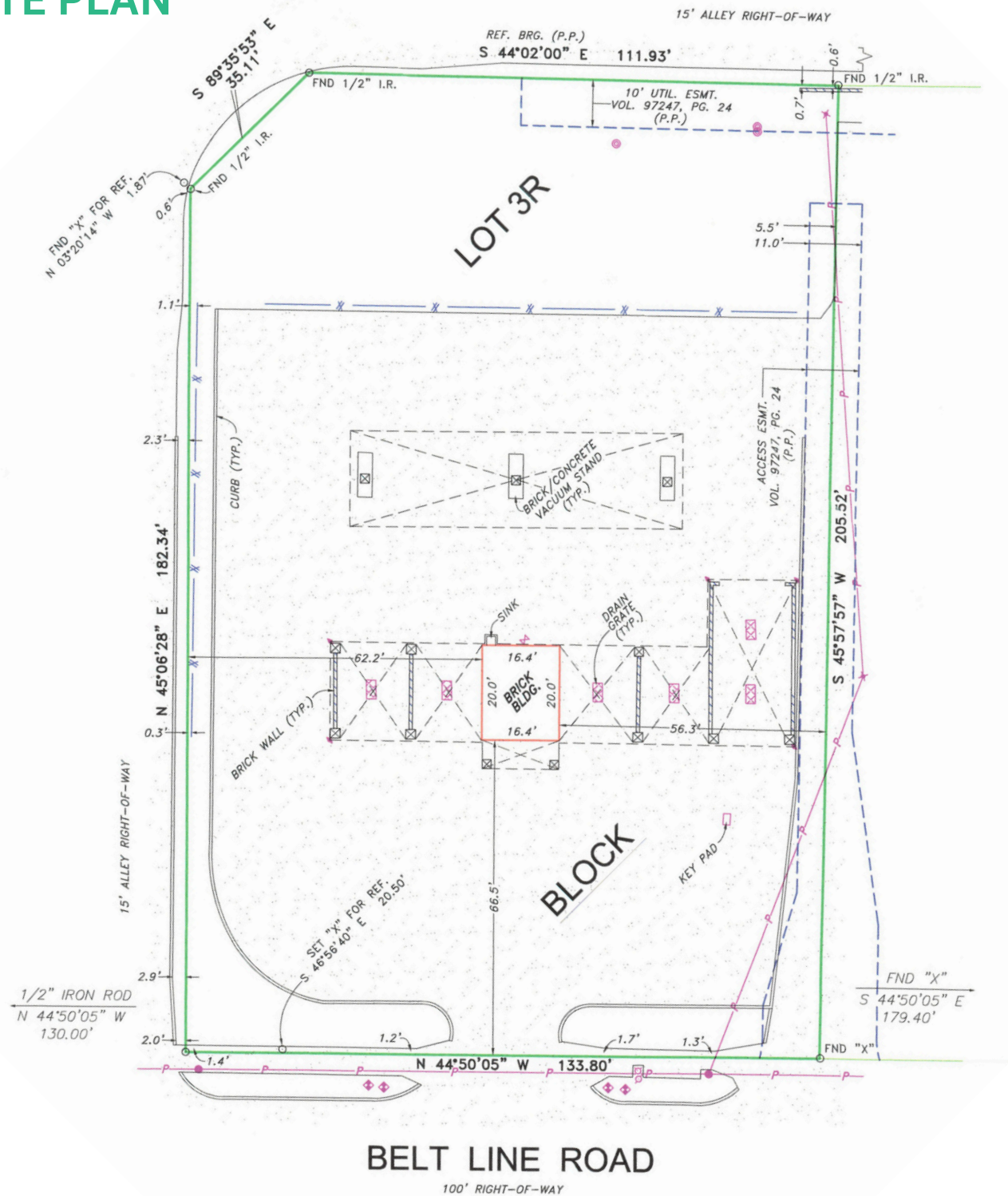
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# SITE PLAN



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## Lion's Gate Medical

2-10-2025



### Information About Brokerage Services

*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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

#### Lion's Gate Commercial Medical LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

9010229

License No.

sanober@lionsgatemedical.com

Email

(972)737-2503

Phone

#### Sanober Sofia Syed

Designated Broker of Firm

576984

License No.

sanober@lionsgatemedical.com

Email

(972)707-1171

Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

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](http://www.trec.texas.gov)

IABS 1-1

**OWNER:** \_\_\_\_\_

**Date:** \_\_\_\_\_

#### EXCLUSIVE LISTING AGREEMENT

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Sanober Syed

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12900 Preston