

Express Car Wash ★ SALE

LanCarteCRE.com

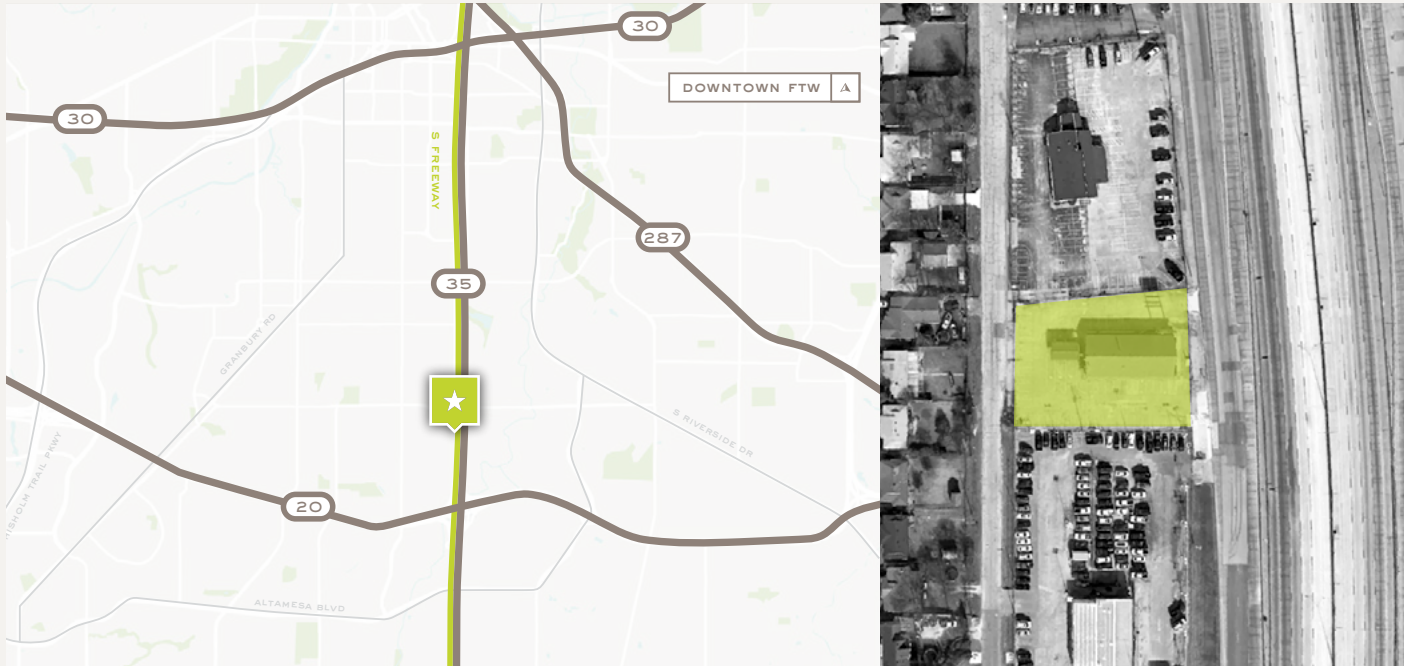
4444 S FREEWAY FORT WORTH, TX 76115



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PROPERTY FEATURES

- 0.065 AC
- 3,948 SF
- 100' Tunnel
- 16 Vacuums
- 2 Pay Stations
- New Stainless Steel Equipment
- DRB POS System

DEMOGRAPHICS

	5 Mile	10 Mile
Population:	292,622	852,194
Employment:	136,013	326,731
E. Seminary Dr. & South Fwy:		
		46,521 VPD
I-35 W		
		120,168 VPD

LOCATION OVERVIEW

This Car Wash is located in South Fort Worth off of Hwy I-35 W. This location provides easy access to Hwy I-35E, Hwy I-20, Hwy I-30, and Hwy 287. The property is also in close proximity to nearby Universities such as Texas Christian University and Texas Wesleyan. This express car wash is surrounded by well-known food establishments, hotels, and retailers such as La Gran Plaza, Denny's, El Rancho, Wingstop, Jack in the Box, Shell, Ojos Locos Cantina, Chuck E. Cheese, Firestone, Fiesta Mart, Whataburger, Walgreens, Motel 6, and many more.

SALES PRICE

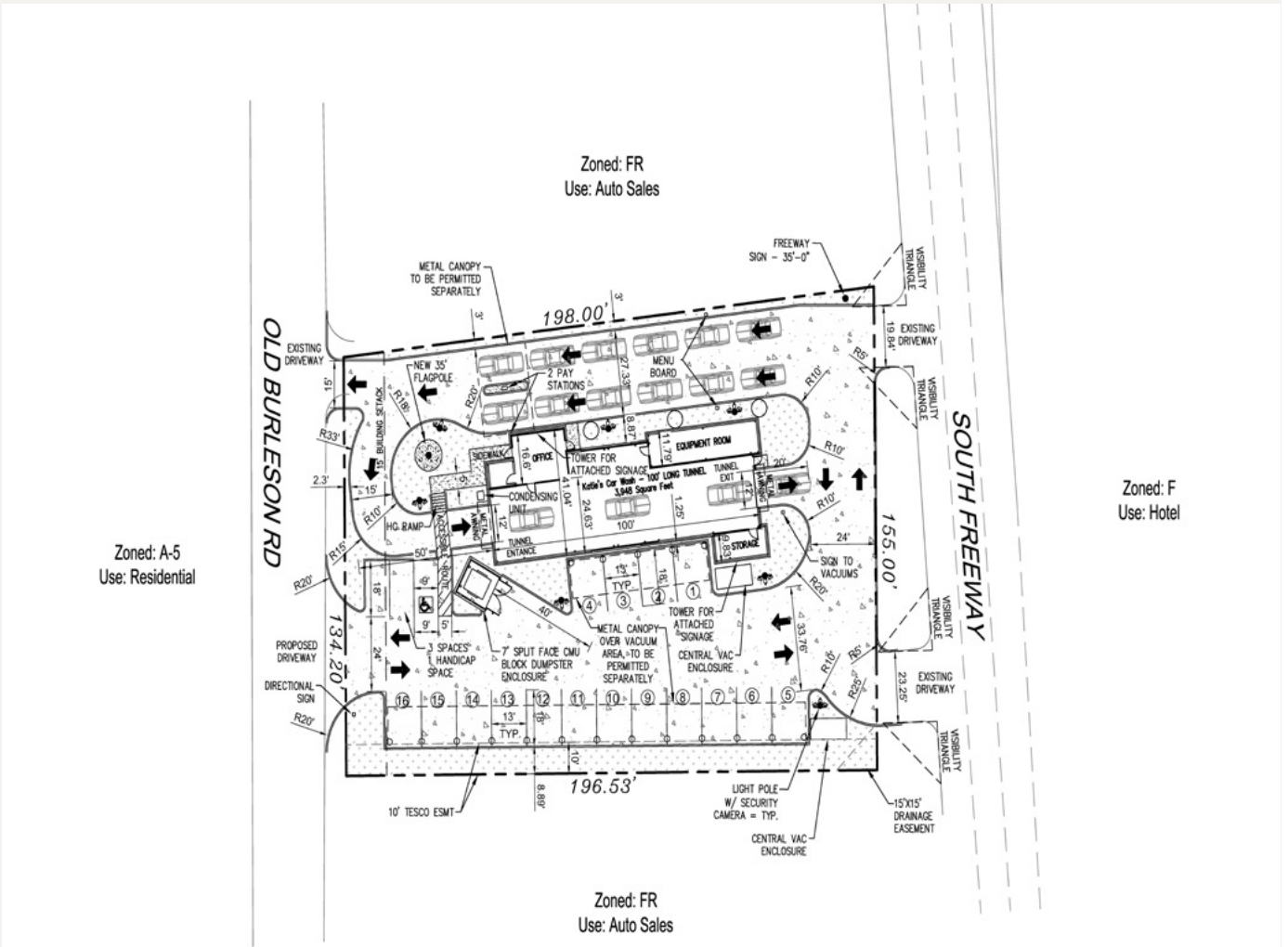
\$5,950,000

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SITE PLAN



Zoned: A-5
Use: Residential

Zoned: F
Use: Hotel

Zoned: FR
Use: Auto Sales

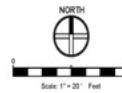
OWNER:
PETRIE PROPERTIES
CONTACT: ROBERT PETRIE
6111 LAKE WORTH BLVD
LAKE WORTH, TX 76135
817-401-1617

ARCHITECT:
AG DESIGN GROUP
CONTACT: ARMANDO GARCIA
P.O. BOX 383023
DUNCANVILLE, TX 75138
214-766-5905

SURVEYOR:
TUCKER SURVEYORS
CONTACT: DONNIE L. TUCKER
P.O. BOX 1855
BURLESON, TX 76097
817-295-2999

ENGINEER:
THOMAS HOOVER ENGINEERING, LLC
CONTACT: THOMAS HOOVER
P.O. BOX 1808
KELLER, TX 76244
817-613-1350

01 SITE PLAN
SCALE 1" = 20'-0"



Developer/Owner: Robert Petrie
Address: 6111 Lake Worth Blvd.
City/State: Lake Worth, Texas 76135
Telephone Number: 817-401-1617
E-mail Address: robert@petrieautosales.com

Director of Development Services Date
KATIE'S CAR WASH
Zoning Case Number: ZC-23-006

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AERIAL RETAIL MAP



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EXTERIOR





LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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