



1855 Richey St, Pasadena, TX 77502

Unpriced

Redevelopment Opportunity in Pasadena, TX-Owner Finance

Car Wash For Sale with Redevelopment Potential in Pasadena, TX-Owner Financing Available



Rick Gutierrez
TX 464315
832.435.4033

Listing Added: Yesterday

Listing Updated: Today



Details

Property Type	Special Purpose	Subtype	Car Wash
Square Footage	6,481	Year Built	2002
Year Renovated	2022	Buildings	1
Stories	1	Lot Size (acres)	1.5
Broker Co-Op	Yes	APN	0060010010001

Marketing Description

Prime Investment Opportunity:

Operating Car Wash with Redevelopment Potential in Pasadena, TX

Generate cash flow today with a future-ready asset on +/- 1.50 acres. Perfect for redevelopment into high-demand uses such as retail, RV park, self-storage, multifamily, and more. **Owner Financing Available.**

INVESTMENT HIGHLIGHTS

- **Immediate Cash Flow:**
Start generating income immediately by operating the existing car wash. Equipped with reliable infrastructure and operational equipment, this property is ready to deliver consistent cash flow.
- **High Redevelopment Potential:**
A valuable land investment in a fast-growing area, with zoning flexibility for a variety of future developments. Ideal for retail, RV parks, self-storage, or multifamily projects, allowing investors to capitalize on strong local demand.
- **Opportunity Zone Benefits:**
Located in a federally designated Opportunity Zone, providing substantial tax incentives for investors looking to defer or reduce capital gains.
- **Flexible Financing Options:**
The owner is open to financing, offering terms that make this opportunity accessible and customizable to fit investor needs.

Investment Highlights

Prime Investment Opportunity:

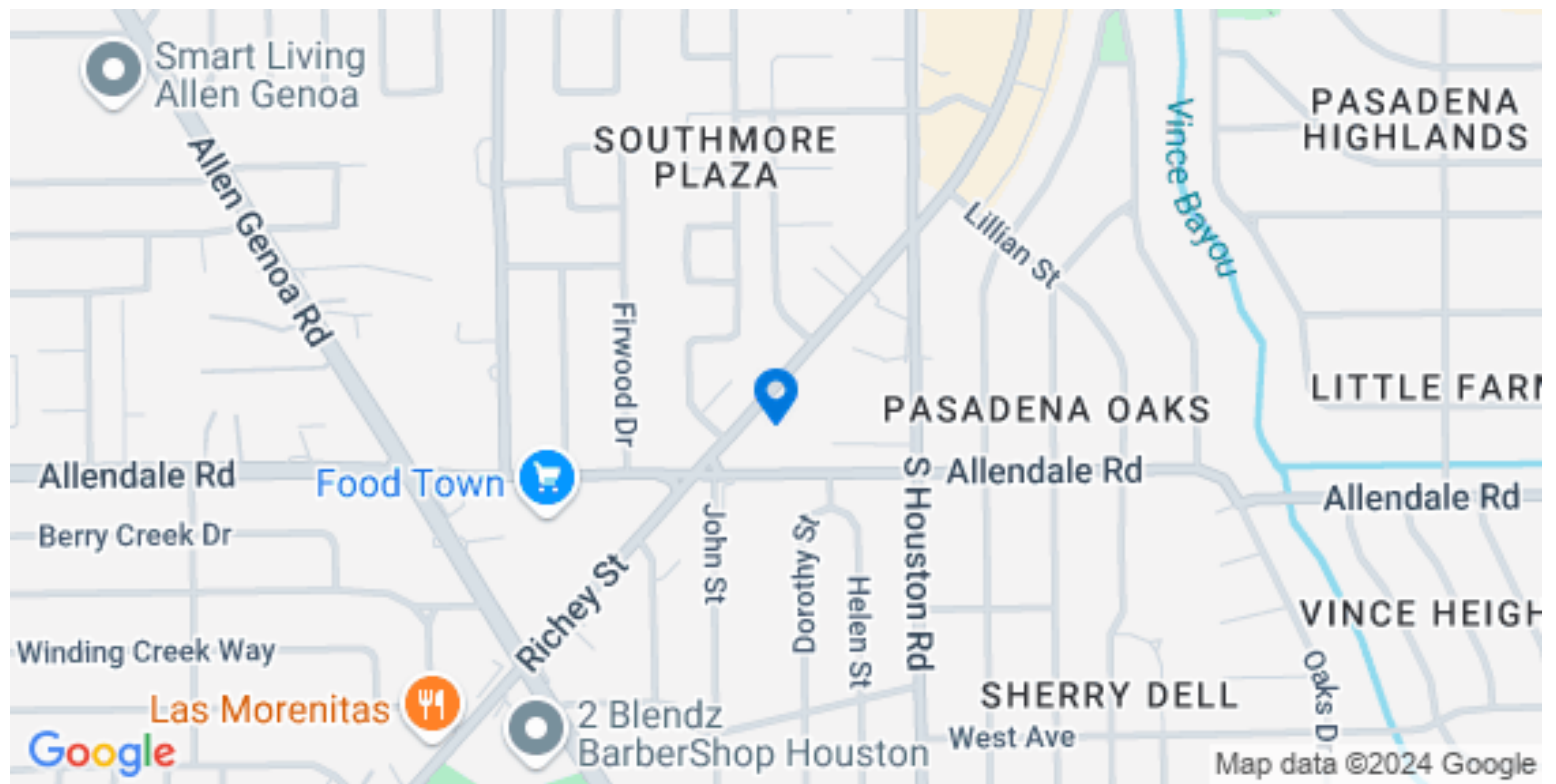
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Location (1 Location)



Property Photos (14 photos)

