

AUTOMATIC TUNNEL CAR WASH



75 S TYMBER CREEK BLVD, ORMOND BEACH, FL

FOR SALE

75 S Tymber Creek Blvd
Ormond Beach, FL 32174

BEAU WARREN

Realty Pros Commercial

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OFFERING MEMORANDUM

900 W Granada Blvd. Ormond Beach, FL 32174

EXECUTIVE SUMMARY

THE PROPERTY

Automatic Car Wash
75 S Tymber Creek Blvd
Ormond Beach, Fl 32174

PROPERTY SPECIFICATIONS

Property Type:	Car Wash
Building Size:	2,4890 FT
Land Size:	.66 Acres
Year Built:	2008
Construction:	Concrete Block
Zoning:	B-8, Commercial
Occupancy:	Vacant

PRICE

Sale Price:	\$775,000.00
Terms:	CASH OR CONV. CRE FINANCING



Daytona Beach Metro Area shows great growth patterns on Florida's east coast. The new expanded \$400m Speedway renovation in 2016. ONE Daytona multi-use retail and hotel area, Tanger Outlet Mall. New 65,000 SF office complex. 400,000 SF food distribution. 200,000 SF pharmaceutical distribution. All within the vicinity. Soon to come a 6,500 Unit "Margaritaville" housing development. Daytona is a dynamic market with much growth potential!

PROPERTY OVERVIEW

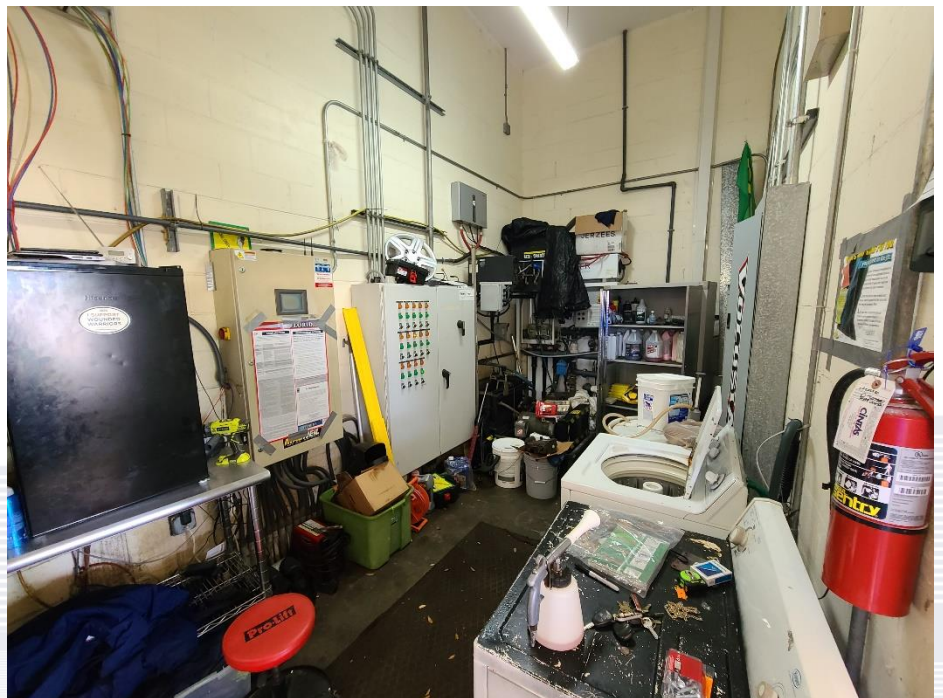
This established car wash represents a prime investment opportunity in the rapidly developing area of Volusia County, Florida. With its solid reputation and comprehensive facilities, including a tunnel express wash, a spacious canopy for detailing and vacuum services, a customer lounge, and a large equipment room, it is perfectly positioned for a new owner/operator to take over. Strategically located just west of I-95, the property benefits from its proximity to the upcoming Avalon Park Daytona development. This ambitious project, although scaled back from its initial proposal of 10,000 homes, will still be a significant addition to the area, with plans for 7,878 residential units and a vibrant commercial district. The car wash is poised to serve both the existing community and the influx of residents and businesses, making it an attractive proposition for those looking to invest in a growing market.

PROPERTY OVERVIEW

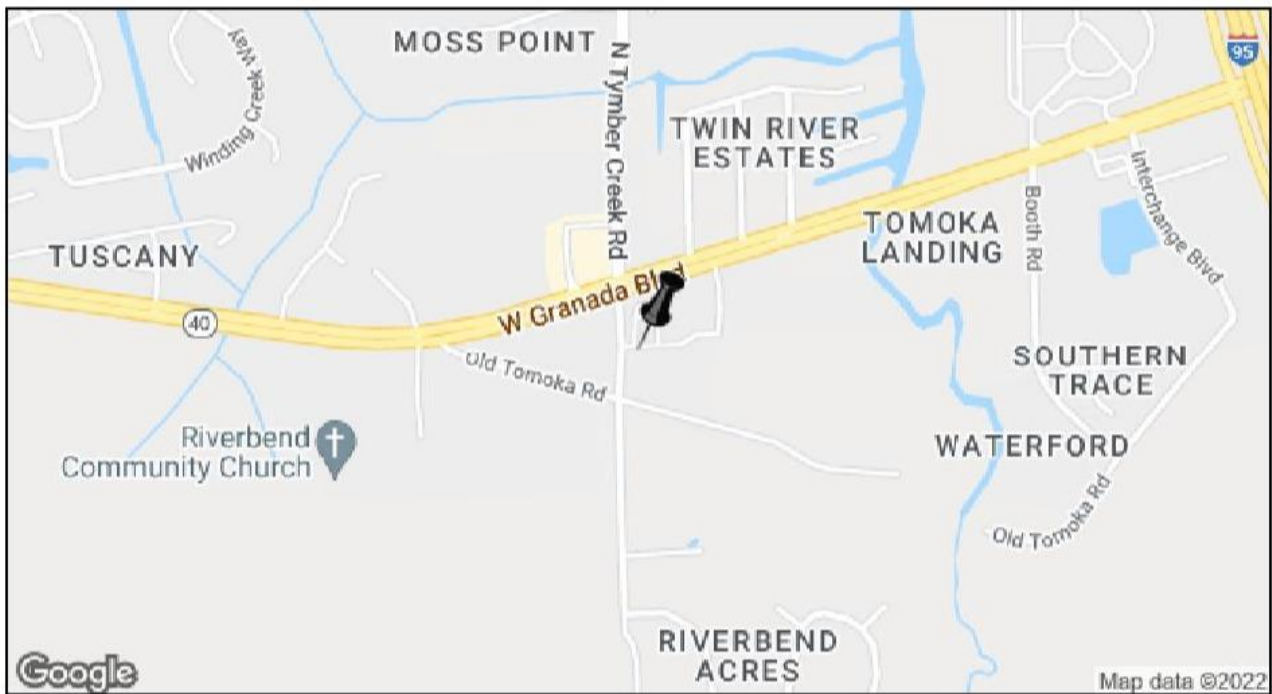
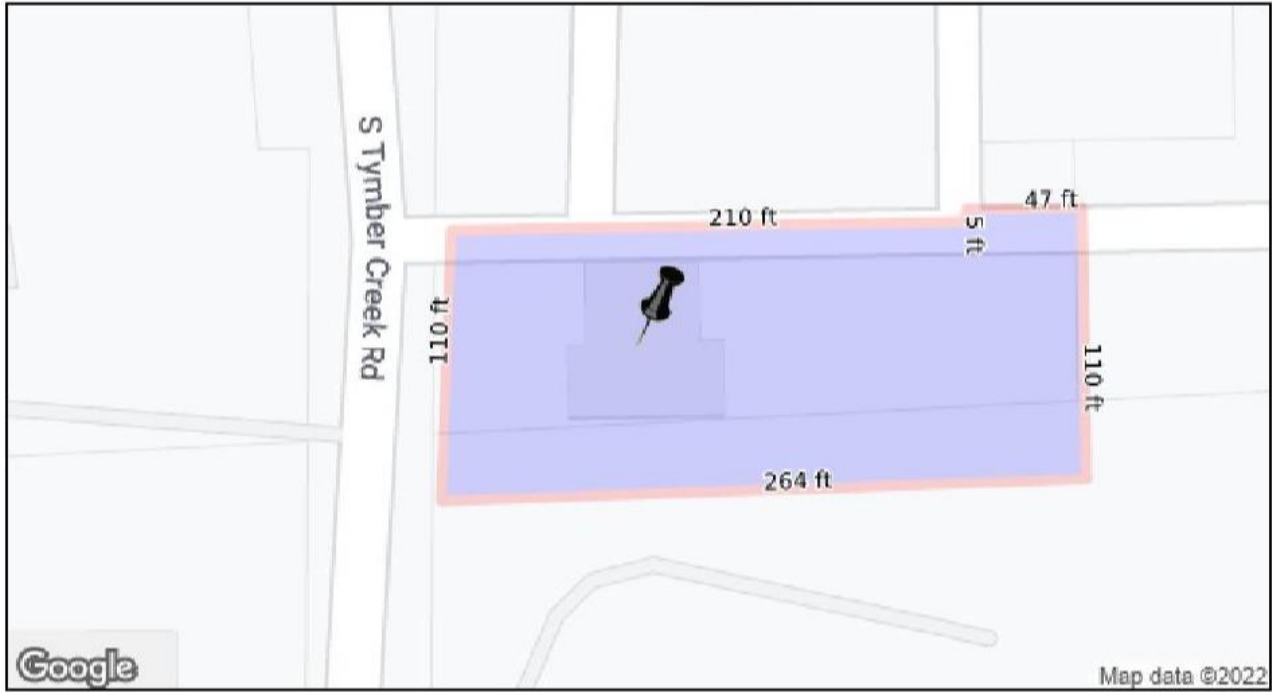
ACREAGE:	.66 Acres
BUILDING SIZE:	2,480 sqft
YEAR BUILT:	2008
CLEAR HEIGHT:	10-12 FT
SPRINKLERS:	N/A
ELECTRICAL:	Standard
LIGHTING:	Various
CONSTRUCTION:	Concrete Block/Stucco/
ZONING:	B-8, Commercial
ROOF:	Tile
FENCING:	N/A
TAX ID(S):	4125-14-00-0030

PROPERTY HIGHLIGHTS

- Automatic Tunnel Wash
- Full Detail Serve Area
- Vacuum System
- Office/Waiting Room
- 2008 CB Construction
- High Growth Area
- 24,500 AADT
- Easy Access
- Signalized Intersection
- Only Carwash W of I-95
- Loyal Clientele
- Upside Potential



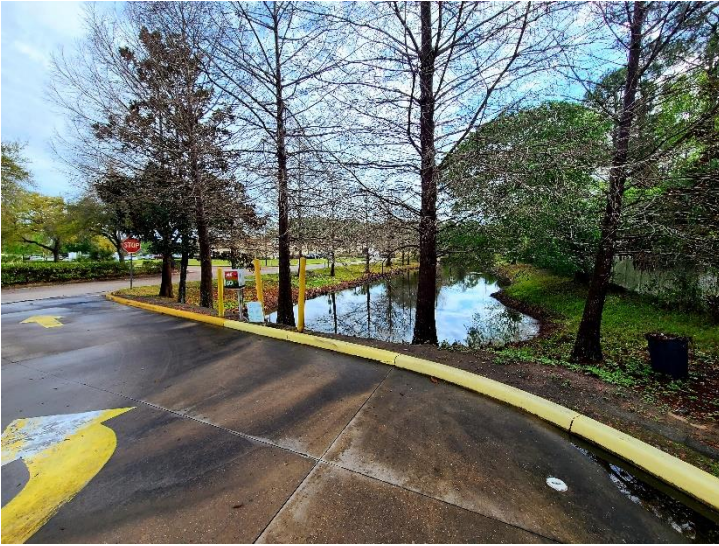
SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS



ZONING – ORMOND BEACH, FL

B-8, COMMERCIAL ZONING DISTRICT

The purpose of the B-8, Commercial Zoning District is to provide for the establishment of general commercial activities, other than automotive or heavy commercial uses, on properties that abut arterial roads.

VOLUSIA COUNTY PROPERTY APPRAISER CARD

75 S Tymber Creek Rd, Ormond Beach, FL 32174-6735, Volusia County Active Listing
 APN: 4125-14-00-0030 CLIP: 8288535229



Beds N/A	Baths N/A	MLS List Price \$900,000	MLS List Date 03/11/2022
Bldg Sq Ft 660	Lot Sq Ft 28,750	Yr Built 2008	Type AUTO REPAIR

OWNER INFORMATION			
Owner Name	Auto Wash Group Corp	Tax Billing City & State	Ormond Beach, FL
Owner Occupied	No	Tax Billing Zip	32174
Tax Billing Address	1640 W Granada Blvd	Tax Billing Zip+4	1838

LOCATION INFORMATION			
Subdivision	Tymber Creek Plaza	Carrier Route	R002
School District	1201920	Neighborhood Code	7276-7276
Census Tract	832.05	Township Range Sect	14S-31E-25

TAX INFORMATION			
Full Parcel ID	25-14-31-14-00-0030	% Improved	47%
Short Parcel ID	4125-14-00-0030	Tax Area	201
Lot #	3		
Legal Description	LOT 3 TYMBER CREEK PLAZA MB 52 PGS 47-48 INC PER OR 5749 PGS 3093-3094 INC PER OR 5749 PGS 3095-3096 INC		

ASSESSMENT & TAX			
Assessment Year	2021	2020	2019
Total Assessed Value	\$349,711	\$347,282	\$338,936
YOY Assessed Change (\$)	\$2,429	\$8,346	
YOY Assessed Change (%)	0.7%	2.46%	
Total Just Value	\$349,711	\$347,282	\$338,936
Land Value	\$186,875	\$186,875	\$186,875
Improved Value	\$162,836	\$160,407	\$152,061
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$6,017		
2020	\$6,113	\$97	1.61%
2021	\$6,154	\$41	0.67%

CHARACTERISTICS			
Land Use - County	Full Service Car Wash	Year Built	2008
Land Use - State	Auto Service	Stories	1
Land Use - Universal	Auto Repair	Heated Sq Ft	660
Lot Acres	0.66	Gross Bldg Sq Ft	Tax: 660 MLS: 1,178
Lot Sq Ft	28,750	Bath Fixtures	3
Lot Frontage	110	Exterior	Concrete Blk Stucco
Lot Depth	263	Cooling Type	Yes
Building Type	Office Low Rise	Construction	Masonry
# of Buildings	1	Quality	Average

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Canopy	S	960	2008	\$25,813
Canopy	S	1,302	2008	\$35,010
Paving Concret	S	6,803	2008	\$12,033
Retaining Wall	S	170	2008	\$1,766
Fence Vinyl	S	250	2008	\$1,090
Building Description		Building Size		
Office One Story		218		
Service Shop		442		

VOLUSIA COUNTY PROPERTY APPRAISER CARD

SELL SCORE	
Value As Of	2022-03-13 05:42:46

ESTIMATED VALUE	
Value As Of	03/05/2022

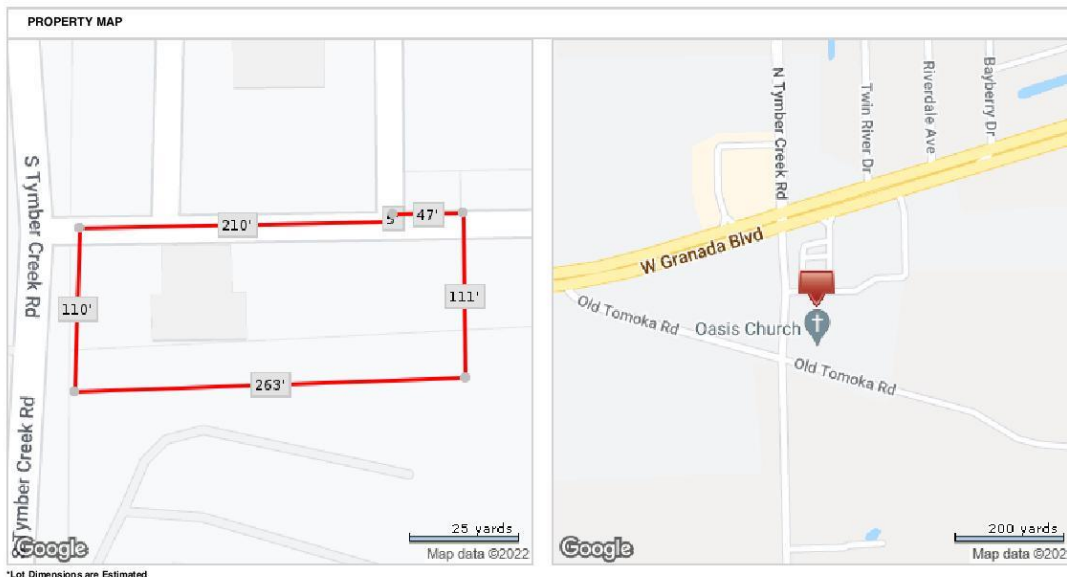
LISTING INFORMATION			
MLS Listing #	1094222	MLS Current List Price	\$900,000
MLS Status	Active	MLS Orig. List Price	\$900,000
MLS Area	43 - ORMOND S OF GRANADA, W OF 95	MLS Status Change Date	03/10/2022
MLS D.O.M	4	List. Agent	10421-Beau Warren
MLS List Date	03/11/2022	List. Broker	REALTY PROS ASSURED

MLS Listing #	560349
MLS Status	Expired
MLS List Date	06/22/2014
MLS List Price	\$999,000
MLS Orig List Price	\$1,129,000

LAST MARKET SALE & SALES HISTORY			
Sale Date	01/09/2006	Owner Name	Auto Wash Group Corp
Recording Date	01/20/2006	Seller	Tymer Creek Plaza LLC
Sale Price	\$325,000	Document Number	5749-3093
Price Per Square Feet	\$492.42	Deed Type	Special Warranty Deed

Sale/Settlement Date	01/09/2006
Recording Date	01/20/2006
Sale Price	\$325,000
Buyer Name	Auto Wash Group Corp
Seller Name	Tymer Creek Plaza LLC
Document Number	5749-3093
Document Type	Special Warranty Deed

MORTGAGE HISTORY	
Mortgage Date	12/21/2021
Mortgage Amount	\$402,666
Mortgage Code	Private Party Lender



DEMOGRAPHICS

75 S Tymber Creek Rd, Ormond Beach, FL 32174-6735, Volusia County
APN: 4125-14-00-0030 CLIP: 8288535229

POPULATION

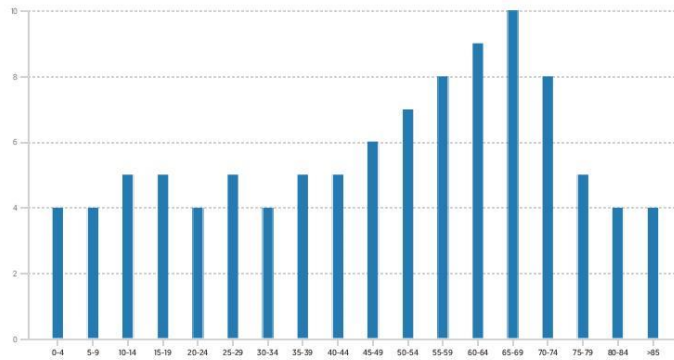
SUMMARY

Estimated Population	50,869
Population Growth (since 2010)	3.4%
Population Density (ppl / mile)	394
Median Age	53.4

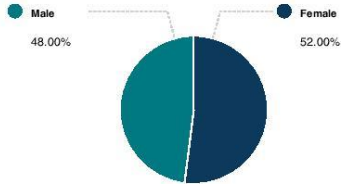
HOUSEHOLD

Number of Households	22,123
Household Size (ppl)	2
Households w/ Children	8,013

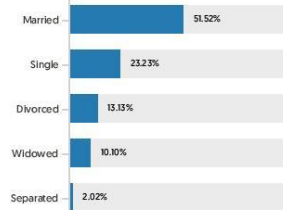
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

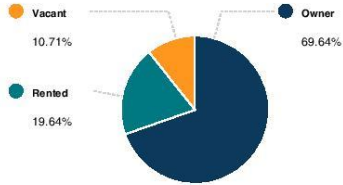
Median Home Sale Price	\$203,300
Median Year Built	1987

STABILITY

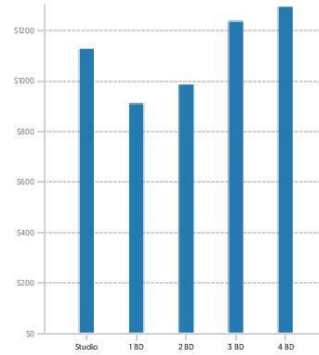
Annual Residential Turnover	12.27%
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DEMOGRAPHICS

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

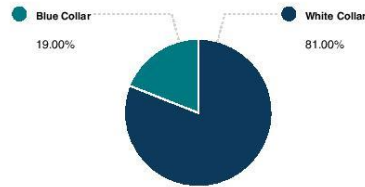


QUALITY OF LIFE

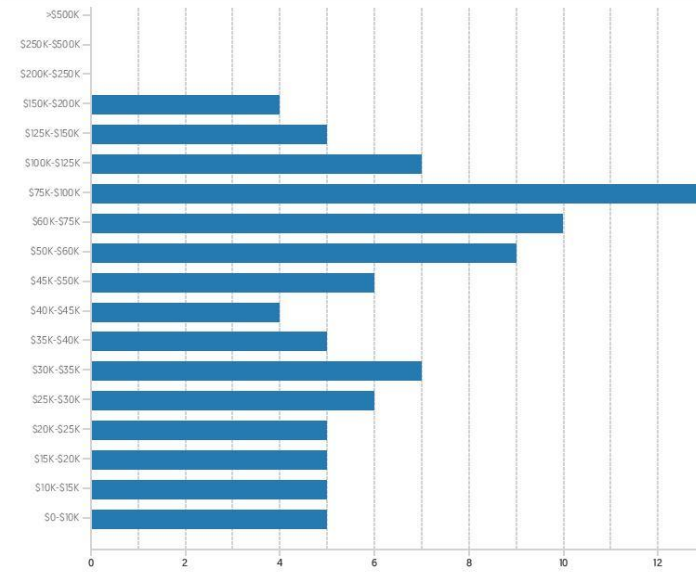
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	86
Construction	1,440
Manufacturing	1,200
Transportation and Communications	936
Wholesale Trade	486
Retail Trade	3,172
Finance, Insurance and Real Estate	1,732
Services	8,240
Public Administration	936

WORKFORCE



HOUSEHOLD INCOME

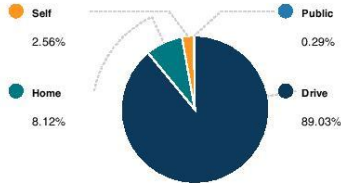


Average Household Income **\$52,527**

Average Per Capita Income **\$33,815**

DEMOGRAPHICS

COMMUTE METHOD



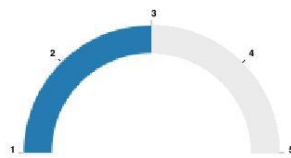
Median Travel Time **23 min**

WEATHER

January High Temp (avg °F)	68.4
January Low Temp (avg °F)	47.3
July High Temp (avg °F)	90.2
July Low Temp (avg °F)	73
Annual Precipitation (inches)	49.62

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	382
Some High School	2,497
High School Graduate	11,321
Some College	9,830
Associate Degree	4,446
Bachelor's Degree	11,851
Graduate Degree	4,294

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby, information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Riverbend Academy	0.41	K-12th	174		
Calvary Christian Academy	0.69	K-12th	360		

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

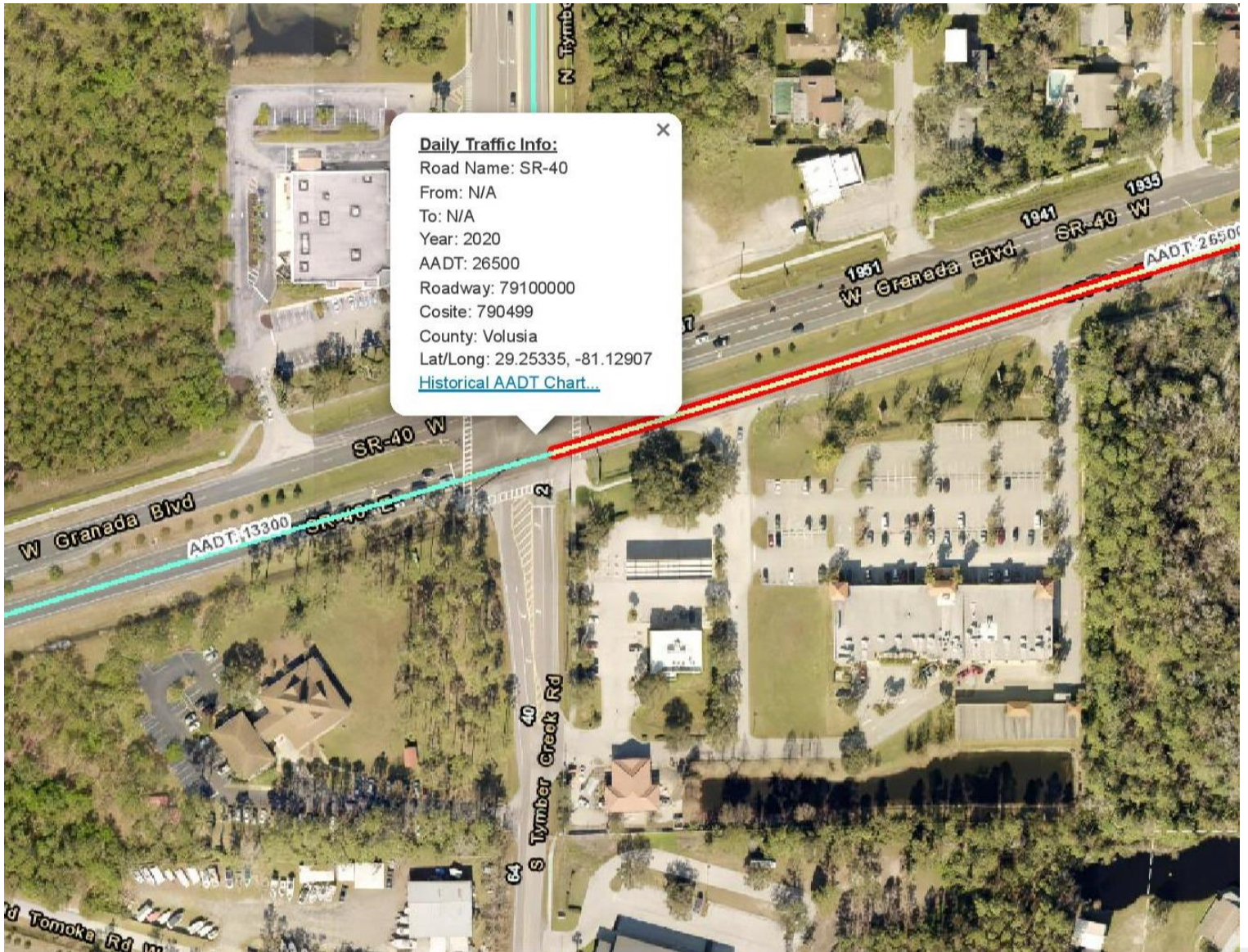
EATING - DRINKING

	Address	Phone #	Distance	Description
Fancy Sushi	1930 W Granada Blvd Ste 1	(386) 615-9688	0.15	Fast Food Restaurants And Stands
Mezcal Cantina Mexican Grill	1930 W Granada Blvd Ste 6	(904) 373-0492	0.15	Mexican Restaurant
Salsas Of Granada Corp	1930 W Granada Blvd Ste 7	(386) 846-4224	0.15	Mexican Restaurant
Cracker Barrel Old Country Store, Inc.	125 Interchange Blvd	(386) 673-5400	0.66	Restaurant, Family: Chain
Tyvelp	105 Interchange Blvd	(386) 672-3798	0.66	Fast-Food Restaurant, Chain
La Crepe Restaurant	4 High Bluff Way	(386) 672-4202	0.9	Eating Places
Northlake Foods, Inc.	1566 W Granada Blvd	(256) 582-0730	0.94	Restaurant, Family: Chain
Chili's, Inc.	190 Williamson Blvd	(386) 672-7760	0.94	Restaurant, Family: Chain
Apple-Rio Management Company, Inc.	150 Williamson Blvd	(386) 672-0733	0.95	Restaurant, Family: Chain
Takeya Japanese Steak House Inc	220 Williamson Blvd	(386) 615-7600	0.96	Japanese Restaurant

SHOPPING

	Address	Phone #	Distance	Description
7-Eleven, Inc.	1950 W Granada Blvd	(386) 672-2859	0.13	Convenience Stores, Chain


TRAFFIC COUNT



CONTACT INFORMATION

For more information, please contact:

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Commercial Real Estate Advisor
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 386.589.5754

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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.