



## Car Wash for Sale

518 Nickens Rd, Garland , TX 75043

**Area Traffic  
Retailers**

**Located near the Intersection of Broadway  
and Nickens Rd/**

*Concept* | COMMERCIAL REALTY

**Jimmy Pham 469.583.0104**

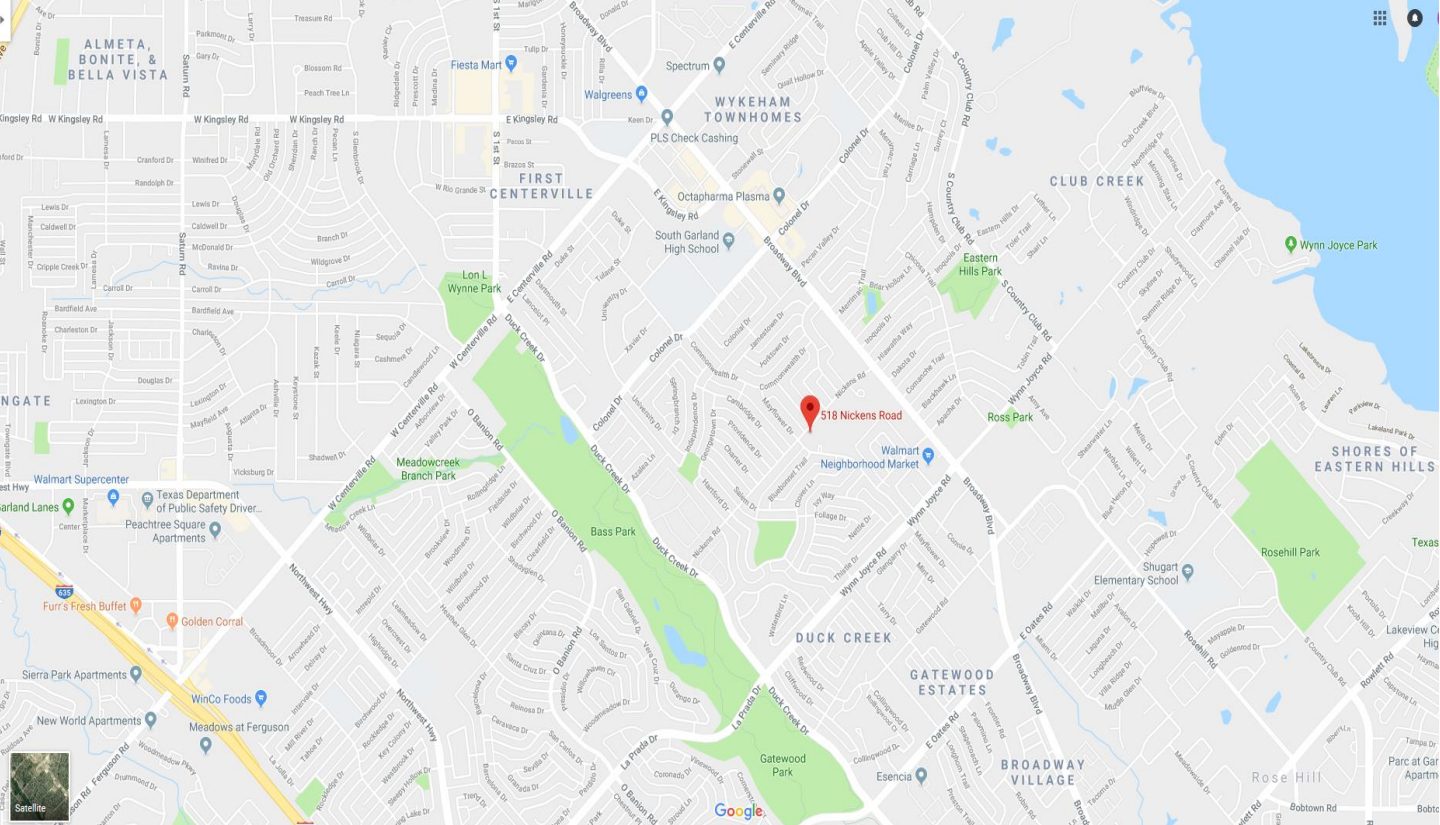
Exciting opportunity to be your own boss! Great opportunity for an investor to come in and rehab/revamp this once glorious Car Wash and make it profitable once again, or a land re-development. Current owner has let this once prosperous business slide. Location is within the heart of a neighborhood itching for a Re-Modeled car wash. Also, per city zoning there may be opportunity to re-zone into another use/development. Great site with tons of options and upside.

*Walgreens*



## PROPERTY FEATURES

- ✓ 1,296 SF Car Wash or 13,778 sqft Land
- ✓ 10-15 minutes from I-635 and I-30
- ✓ In the heart of an established neighborhood
- ✓ Next Nearest Self Service car wash is miles away



## DEMOGRAPHICS



1 Mile | 3 Mile | 10 Mile



15,118	129,593	295,276
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2017 Population



\$78,460	\$67,793	\$67,450
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2017 Average HH Income

### Property Overview

## PROPERTY HIGHLIGHTS

Car Wash Size: 1,296 sqft

Dense population

The Self-serve Car Wash is located near the corner of Nickens and Broadway Ave, amongst a **population of 15,118, 129,593 and 295,276 consumers** within a 1, 3, 5 mile radius respectively. This Car Wash is at the heart of South Garland, with stone shot of Brandenburg Middle School, Handley Elementary School and South Garland Highschool.

The uniqueness of this Car Wash Location alone helps set this site apart. Located in the heart of a bustling neighborhood, a mix of different retailers nearby, not to mention the huge traffic counts along Broadway the ease of access to the site is evident.

**The Car Wash space is similarly unique.** Built in the 1970's this Car Wash space cannot be duplicated in today's more modern Car Wash both Full and Self Service. Also if you want to take the angle to raze the Car Wash and Re-Develop the land there is opportunity there as well.

Please inquire with the Broker for the Sales Price.



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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 coincidental 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.

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Designated Broker of Firm	License No.	Email	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)  
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