

Seminole Suds Car Wash For Sale

2507 North Harvey Road, Seminole, OK 74868



Passive-Ready | Upgraded Car Wash Investment Opportunity

 **MORIAH** + The Ambrose Group
BROKERAGE SERVICES, LLC

BROKER CONTACT (CALL FOR PRICING):

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(817) 253-8362

Executive Summary

This fully managed and equipped, income-generating car wash investment sits on ±0.83 acres investment sits on ±0.83 acres along Harvey Road in Seminole, OK, directly across from Walmart and surrounded by national retailers. Seminole Suds Car Wash offers a rare combination of visibility, operational infrastructure, and passive income potential. The facility includes (2) touchless automatic bays, (5) self-serve bays, multiple vacuum stations, and a bagged ice & filtered water vending machine, producing multiple revenue streams in a high-traffic corridor.

Recent upgrades include:

- Modern POS system and wash pay kiosk
- EverWash unlimited membership integration
- New dryers, equipment repairs, and improved lighting

Financial Highlights:

- Stabilized performance
- Multiple income streams
- Strong operating cash position
- Long-term on-site manager (10+ years) handles all day-to-day operations, ensuring operational continuity without requiring owner involvement
- Dominant market position with virtually no local competition

This property presents a compelling opportunity for both experienced car wash operators and investors seeking a stable, service-based asset. Expansion potential exists with space to add a pet wash, detailing station, or additional vending.

This offering is presented in cooperation with Moriah Real Estate Company, the licensed Oklahoma brokerage of record.

Site Details

Address

2507 North Harvey Road, Seminole, Oklahoma 74868

Land Size

0.83 Acres (36,000 Sq. Ft.)

Coordinates

35.246032210689336, -96.6539152039368

Zoning

HC, Highway Commercial District

Tax Parcel (APN)

19832 (Seminole County)

Tax Rate

101.03 Mills

Schools

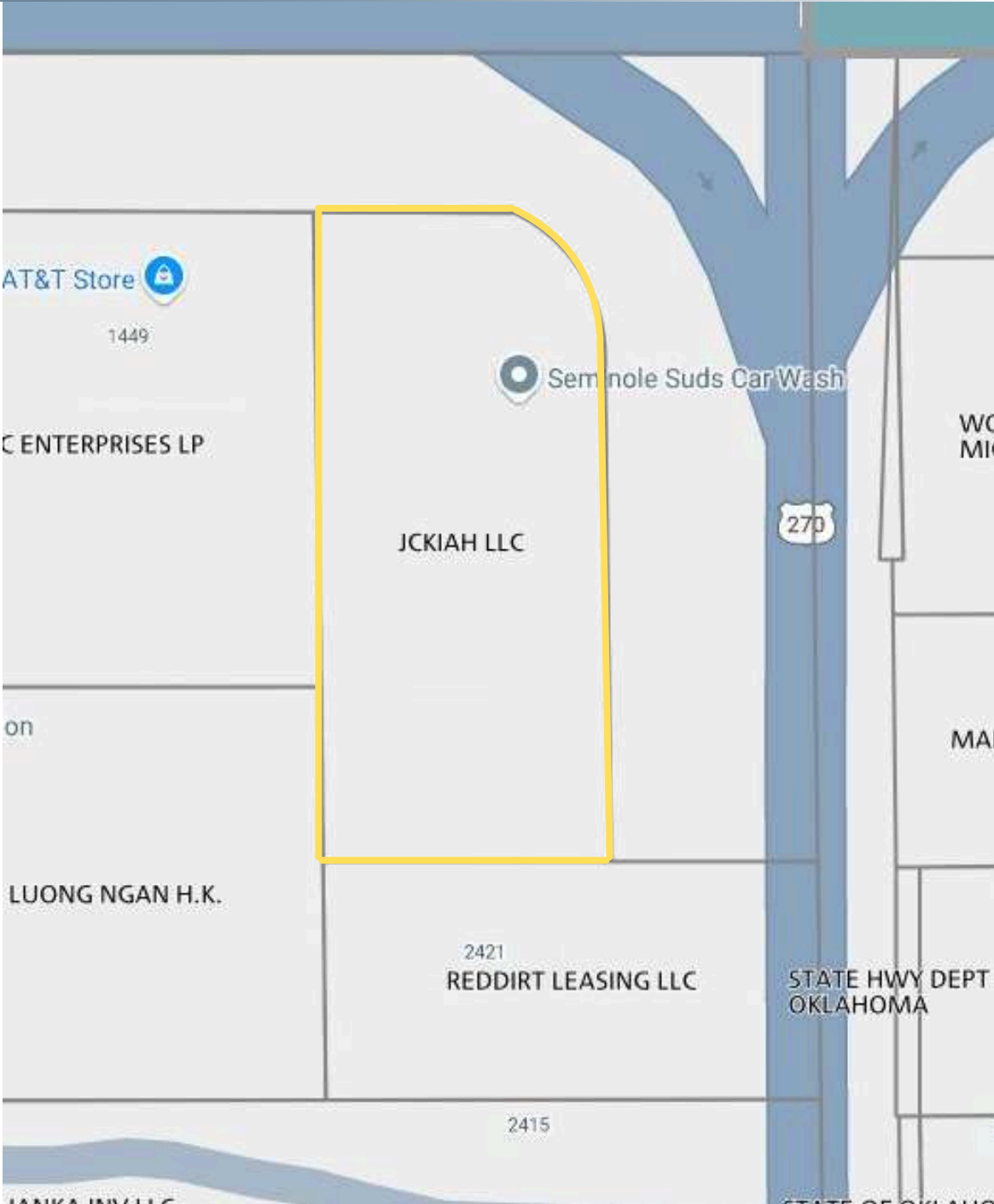
1001 Seminole

Legal

Lengthy - Available upon request

Frontage

- +300 FF: North Harvey Road (U.S. Hwy 270)
- +110 FF: East Wrangler Boulevard (SH 9)



Property Breakdown

Building Size

5,536 SF (Per **CoStar**)

Car Wash Bays

(2) Touchless Automatic Bays

- **Equipment brands:**
 - Kondor® automatic wash system by PDQ — reliable, industry-standard touchless design with programmable wash settings
 - KJI overhead gantry frame — supporting wash arm mobility
- **Touchless Bay Features & Payment System**
 - POS Terminal:
 - The site features a Portal TI+ touchscreen pay station, which supports:
 - Credit/debit cards
 - Fleet cards
 - Wash codes
 - QR code scanning
 - EverWash mobile app integration for subscription billing
- **Wash Menu Options** (branded as Thunderstorm, Downburst, and Lightning):
 - Multi-tiered service packages priced at:
 - **\$29.99/mo** – Includes AquaShield protectant, triple foam, undercarriage wash, tire shine, and vortex dry



Property Breakdown

- **\$24.99/mo** – Triple foam, tire cleaner, rinse, and dry
- **\$19.99/mo** – Basic prep soak, clear coat protectant, spot-free rinse

- **Monthly Unlimited Washes:**

- Integrated with EverWash app – users can subscribe, manage plans, and redeem washes via mobile
- Supports recurring revenue stream and customer loyalty retention

- **Upsell Visibility:**

- Professional signage and clear wash package branding enhance consumer confidence and conversion rates at the kiosk

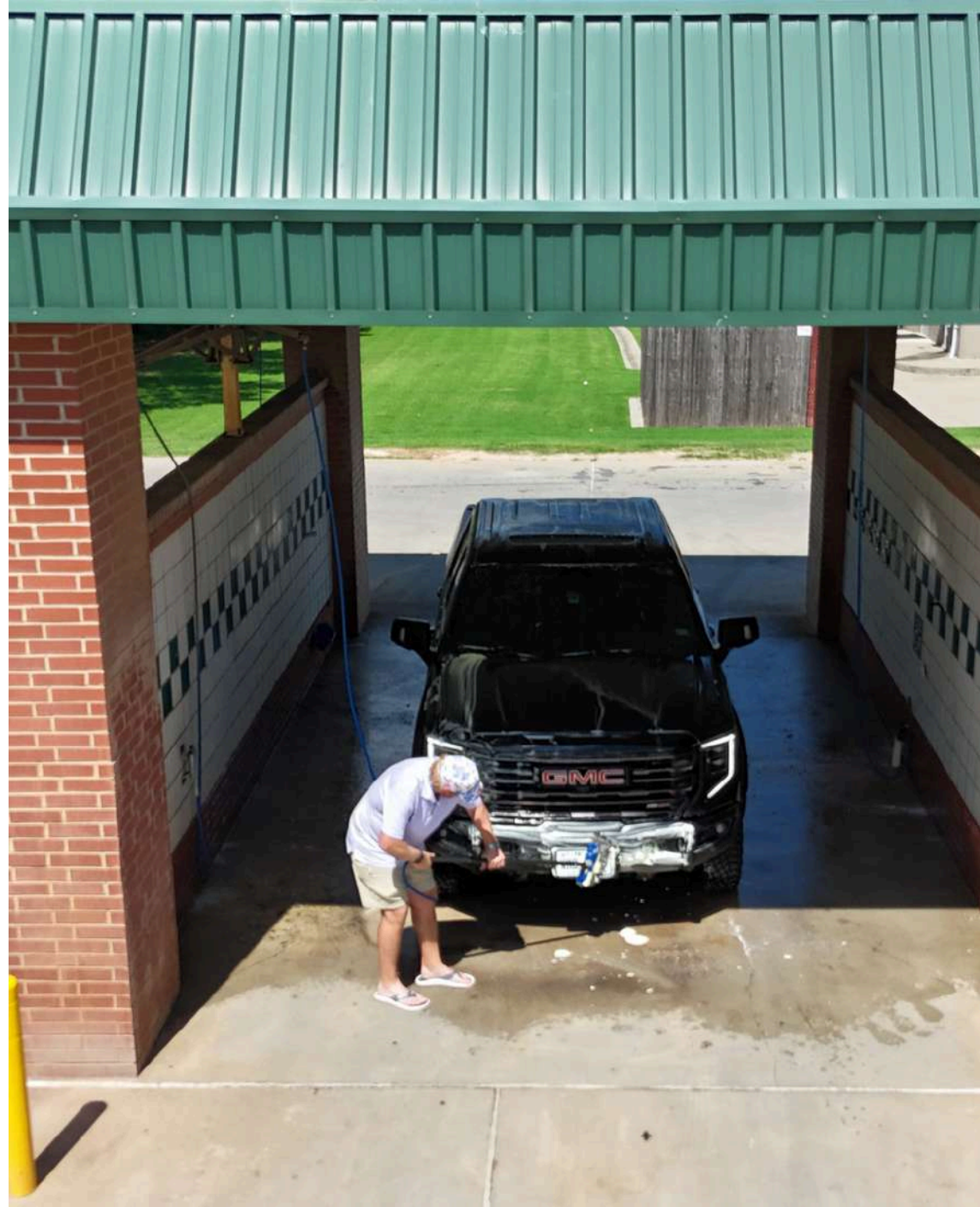
(5) Self-Serve Bays (high-clearance, oversized vehicle capable)

- High-clearance and oversized vehicle access
- 7-position rotary selector including soap, foam brush, rinse, wax, and tire cleaner
- Accepts quarters, \$1–\$5 bills, and credit cards via in-bay readers

Vacuum Stations

(5) Vacuum Islands

- Covered stations with dual-motor vacs and combo shampoo/fragrance options
- Accepts coins and cash, with some upgraded stations supporting card payment



Property Breakdown

- **Vending Machines (interior car care)**

- Offers towels, wipes, air fresheners, glass cleaner, and tire shine
- Coin and bill acceptors with change return

Ice & Water Vending Station

- 16 lbs. Bagged Ice for \$3.00
- Fresh filtered water via self-fill station
- Operates as standalone income stream
- Accepts bills and coin, signage indicates high local usage

Site Infrastructure

- Spray-foamed utility room houses water systems, air compressors, and controls
- Equipment maintained and recently updated (details available)
- Digital timers and diagnostic panels on all bays
- Security camera mounts and light poles in place
- Dumpster and service access at rear of lot

Expansion Opportunities

- While the site is compact, there is land available for light expansion, such as:
 - Pet wash station
 - Detailing canopy or additional vac islands
 - Covered detailing area
 - Supplemental Vending



2024 Demographics

Income

1 mile 3 miles 5 miles

Avg. Household Income	\$59,604	\$46,465	\$49,200
Median Household Income	\$48,437	\$34,066	\$36,610

Population

1 mile 3 miles 5 miles

2024 Population	1,084	7,787	9,725
2020 Population	1,031	7,682	9,744
Growth 2020-2024	5.14%	1.37%	(0.19%)

Housing

1 mile 3 miles 5 miles

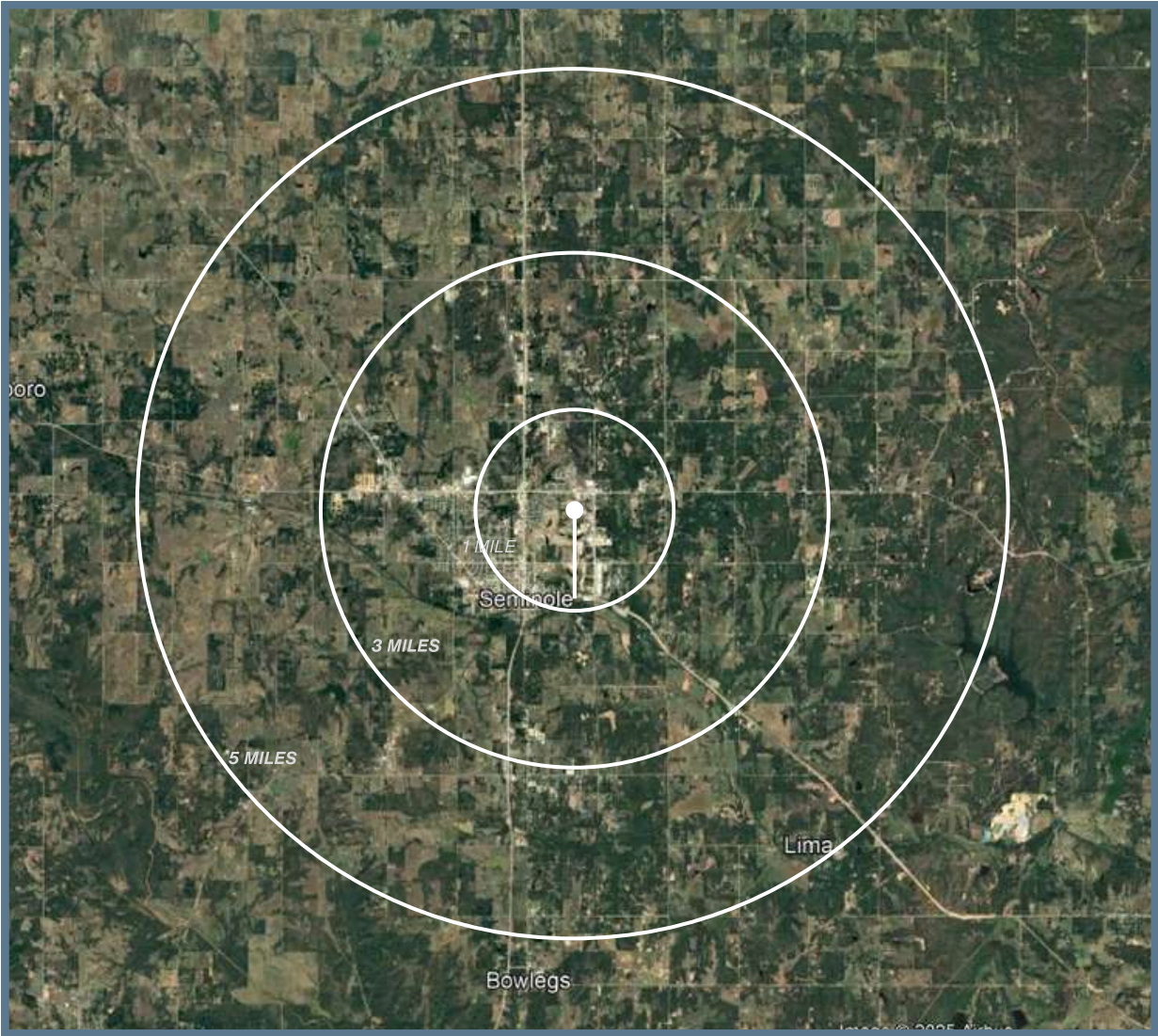
Median Home Value	\$145,801	\$81,835	\$88,019
Median Home Year Built	1975	1970	1972

Traffic Count

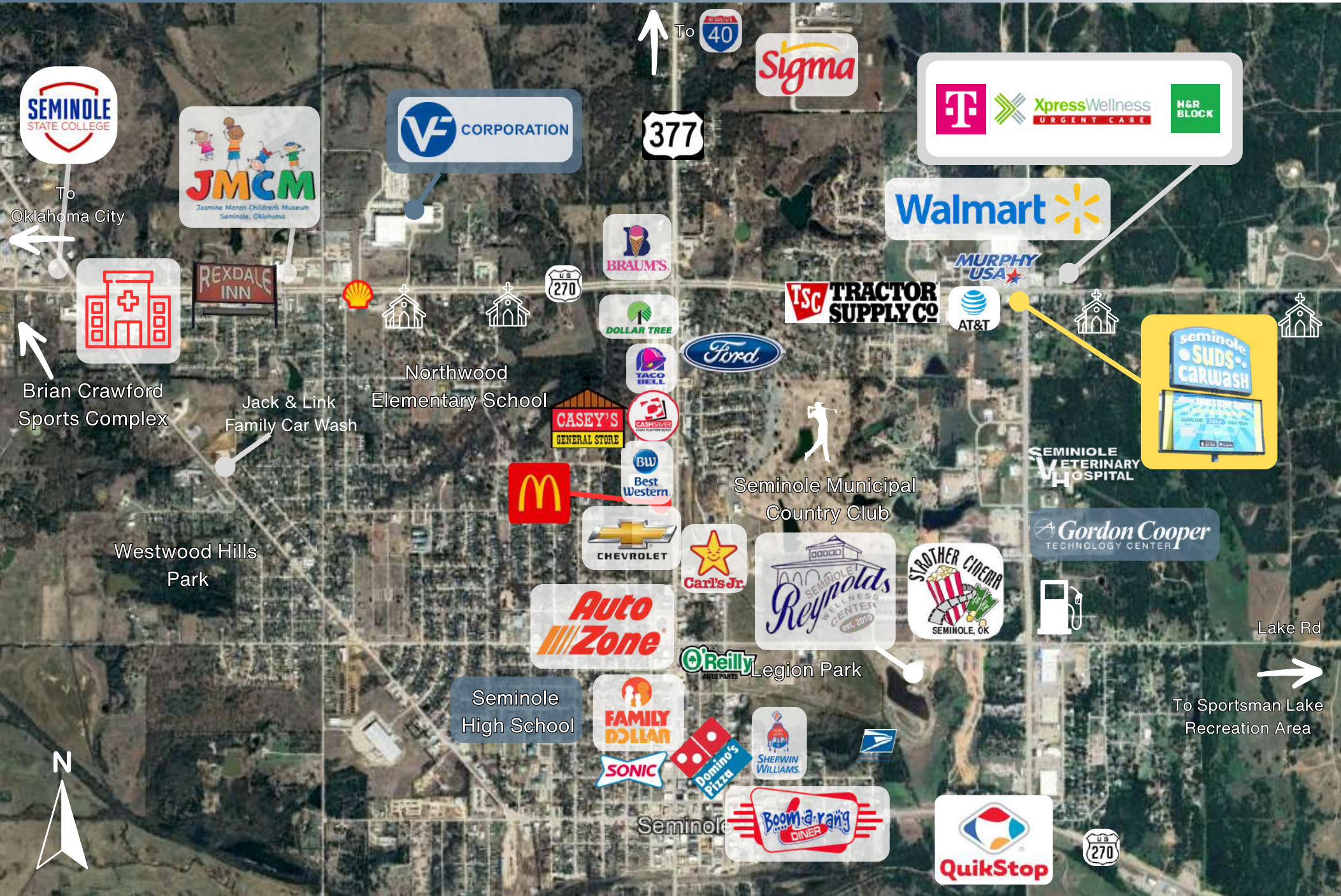
Vehicles Per Day

North Harvey Road:	6,700
East Wrangler Boulevard:	11,840

Demographics sourced from CoStar



Area Highlights



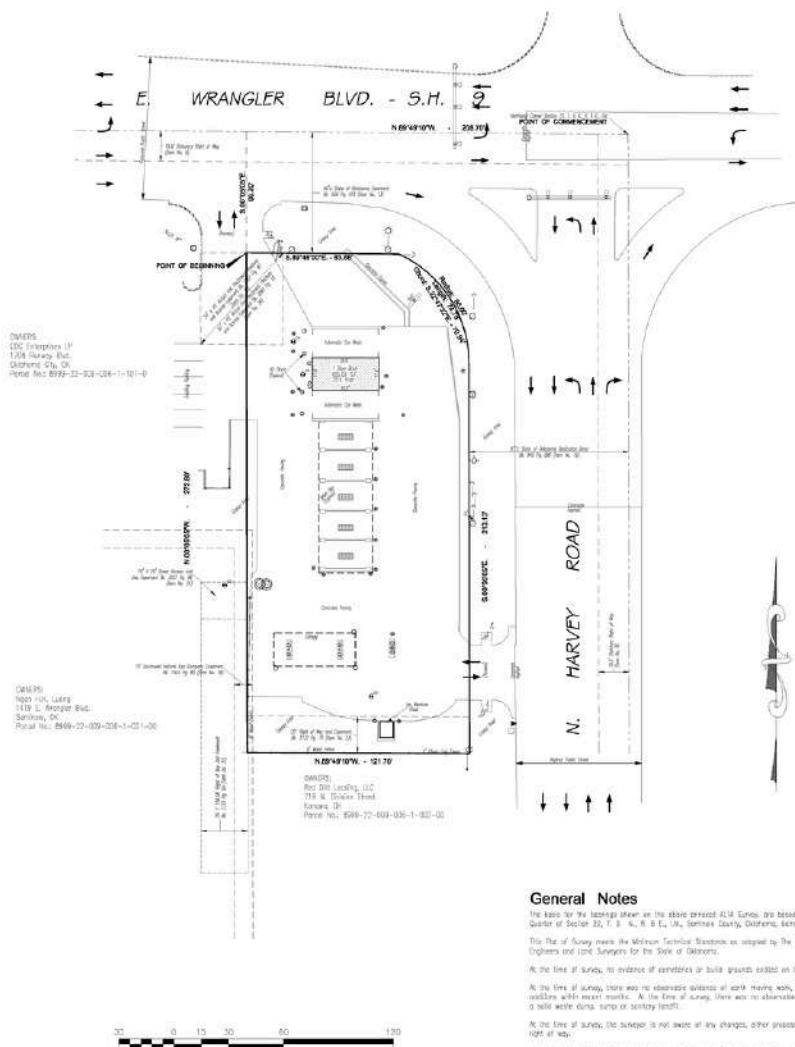
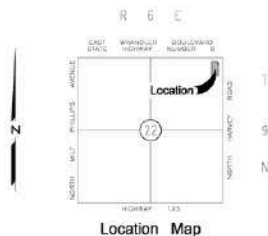
Why Seminole?



- **Vehicle-First Community**
 - Seminole has a high rate of pickup and SUV ownership, making it ideal for self-serve bays that accommodate larger vehicles.
- **DIY-Oriented Customer Base**
 - Local culture includes ranchers, tradespeople, and blue-collar workers who prefer hands-on vehicle maintenance — supporting strong demand for self-service options.
- **High Visibility Location**
 - Corner site at N Harvey Rd (OK-99) and SH-9, with over 11,800 vehicles per day passing within a half-mile radius.
- **Underserved by Automation**
 - Minimal competition from express or tunnel wash chains in the immediate market — customer loyalty is strong due to limited alternatives.
- **Anchored by Major Traffic Drivers**
 - Directly across from Walmart Supercenter, and in proximity to Seminole State College, AllianceHealth Hospital, and multiple national-brand auto parts stores.
- **Stable Submarket with Growth Indicators**
 - 1-mile population growth of 5.14% (2020–2024) and a median household income of \$48,437 suggest resilient consumer demand in a value-oriented community.
- **Built for Reliability**
 - The wash is designed to match local needs: durable, simple-to-use bays and consistent repeat business — ideal for passive ownership or low-touch management.



ALTA SURVEY
A part of the Northeast Quarter of Section 22, T. 9 N., R. 6 E., I.M.
Seminole, Seminole County, Oklahoma



Tel: First American Life Insurance Company
Chiangmai City Abstract & Title Company
JOMI, LLC

This is to certify that this report and the survey on which it is based were made in accordance with the ISO 14001 Standard Storage Label Requirements for ACP/SPS Lend. The Survey, jointly conducted and designed by ACP and SPS, includes items 1, 2, 4, 5(a), 5(b), 6(a), 6(b)(1), 7(a), 8, 9, 10, 11, 14, 16, and 19. (Graphically design a circle to the subject text, or properly any other element of a signature identifying the surveyed property and address in House Documents placed to the surveyor as part of the Schedule "A" of Title A thereof. The field work was completed on 23 August 2003.)

Note Signed 5-29-82

John S. Page
Licensed Professional Land Surveyor No. 1008
Collector of Authorization Number 2775
Expires 01-30-2023
1212 South 44 Street, Suite 100
Wichita, Kansas 67210

[illegible]

The above legal description is the same as filed in First American Title Insurance Company commitment for the insurance, life commitment number 2304110 dated May 09, 2022.

32,547,000 Square Feet or 0.748 Acres, more or less

Pursuant to Item 6 (a) (3), the surrogate was not provided with a current Zoning Report.

By specific zoning only, the subject tract is located in Flood Zone "X" (areas determined to be outside 500-year floodplain) as shown on Flood Insurance Rate Map Panel Number 40133C0232, with an effective date of April 7, 2021, which is the current map for this area.

The underground utilities shown have been located from Side survey information. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either as service or abandoned. The surveyor does NOT further warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has NOT physically located the underground utilities.

Point of entry of the viruses were NOT determined at the time of survey. **VIRUSES LOCATED BY VISUAL OBSERVATION ONLY.**
Before any construction is started, call: Call-1346 Helpline. Fax: 03-425-890-5522.

First American Title Insurance Company, Certificate No. 2204110, having an effective date of May 09, 2022, affects the subject property and was relied upon for recorded information regarding rights-of-way, easements and encroachments in the preparation of this Survey.

Items 1 through 8 are all survey related items and are not shown.

4. Violating Right of Way over the State of Oklahoma, along its western line. AFFECTS AS SHOWN.
5. Right of Way Deed in favor of Alan-John Corporation recorded in Book 1793, page 86. EASEMENT AGREEMENT CONFIRMING THE DESCRIBED TRACT.
6. Right of Way Deed in favor of Supply Oil Company recorded in Book 405, page 432. EASEMENT AGREEMENT CONFIRMING THE DESCRIBED TRACT.
7. Easement in favor of School District No. 17 recorded in Book 488, page 135. EASEMENT CONFIRMED IN TRUST.
8. Easement for Right of Way in favor of the State of Oklahoma recorded in Book 1005, page 423. AFFECTS AS SHOWN.
9. Easement for Right of Way 2" recorded in Book 953, page 383. AFFECTS THE DESCRIBED TRACT NOTHING TO PLATT.
10. Said Dedication to the State of Oklahoma for highway recorded in Book 840, page 388. AFFECTS AS SHOWN.
11. Right of Way Deed in favor of Southwest Natural Gas Company recorded in Book 1005, page 363. DOES NOT AFFECT THE DESCRIBED TRACT.
12. Right of Way Deed in favor of Southwest Natural Gas Company recorded in Book 1005, page 368. DOES NOT AFFECT THE DESCRIBED TRACT.
13. Right of Way Deed in favor of Southwest Natural Gas Company recorded in Book 1005, page 381. AFFECTS AS SHOWN.
14. Right of Way Deed in favor of Southwest Natural Gas Company recorded in Book 1005, page 371. DOES NOT AFFECT THE DESCRIBED TRACT.
15. Right of Way and Easement Agreement in favor of 54th street, recorded in Book 1005, page 383. EASEMENT LOCATION IS NOT SHOWN EXCEPT TO BEAT BEGINNING AT THE SOUTHEAST CORNER OF THE PROPERTY, AND PROPERTY LOCATION LISTED IN PLATT.
16. Lower Line Dedication recorded in Book 1005, page 356. DOES NOT AFFECT THE DESCRIBED TRACT.
17. Right of Way and Easement in favor of Semco Sales, L.L.C. recorded in Book 2750, page 38. AFFECTS AS SHOWN.
18. Right of Way Easement in favor of 54th Street SH-54 recorded in Book 2732, page 70. AFFECTS AS SHOWN.
19. Easement Agreement and Easement in favor of Semco Sales L.L.C. recorded in Book 3027, page 67. EASEMENT LOCATION NOT SHOWN. AFFECTS AS SHOWN.
20. Water and Municipal Sewerage and Storm Sewerage recorded in Book 822, page 81. AFFECTS AS SHOWN.
21. Water and Municipal Sewerage and Storm Sewerage recorded in Book 822, page 81. AFFECTS AS SHOWN.
22. Water and Municipal Sewerage and Storm Sewerage recorded in Book 882, page 10. AFFECTS AS SHOWN.
- Surrey and Pitt Co.
- James E. Yarnes**

This Plan of Survey meets the Minimum Technical Standards as required by the Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

At the time of study, no evidence of xeroderma in bulls was recorded on the subject herd.

At the time of survey, there was no observable evidence of earth moving work, building construction or building materials within excavated mounds. At the time of survey, there was no observable evidence of fire, the being used as a solid waste dump, dump or sanitary landfill.

^a At the time of capture, the subject is not aware of any charges, either presented or contained in the public record.

right of way.

At the time of survey, there was no observable evidence of recent diesel or gasoline combustion.

The described tract has street access to North Hursey Road and Reinger Boulevard/State Highway 6, both publicly dedicated streets.

James S. Yager

Editor, President and Group

Journal of Interpersonal Violence 27(8) August 2012 1507-1522
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10.1177/0886260512468205
jiv.sagepub.com

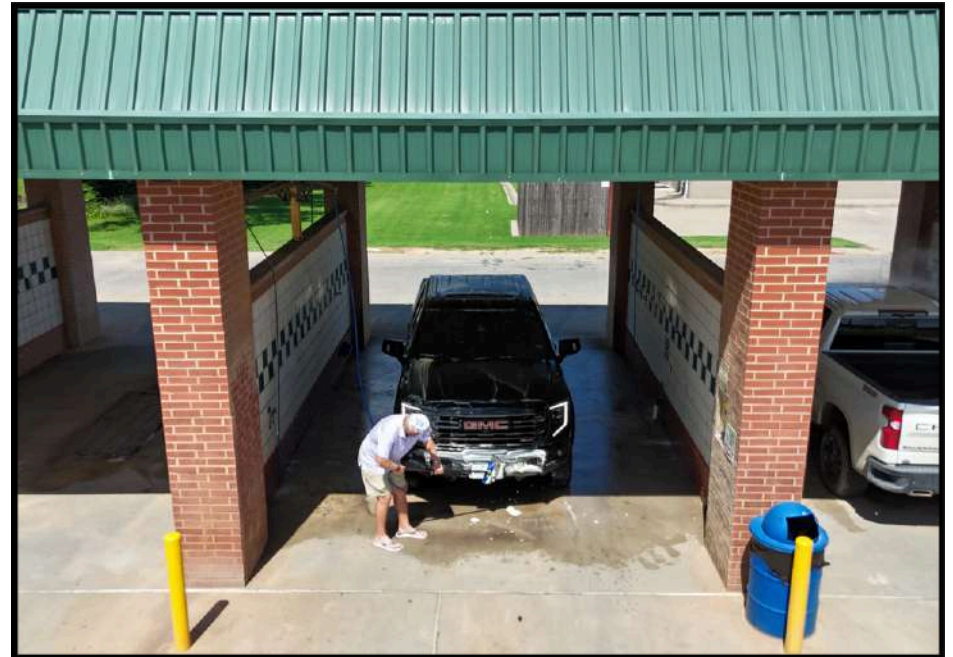
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Date of Survey: 15 August 2018

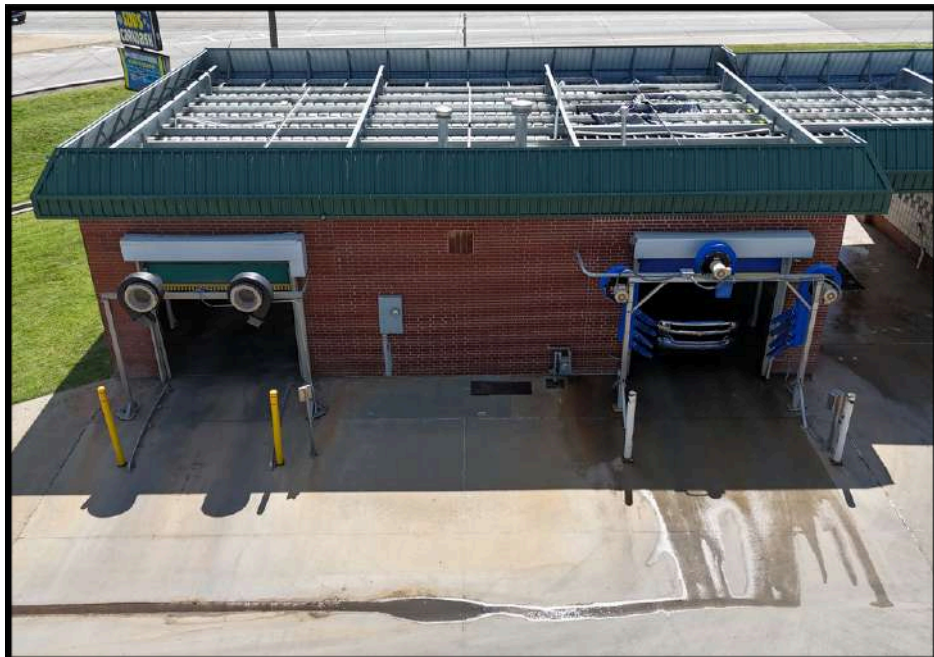
Role of Religion

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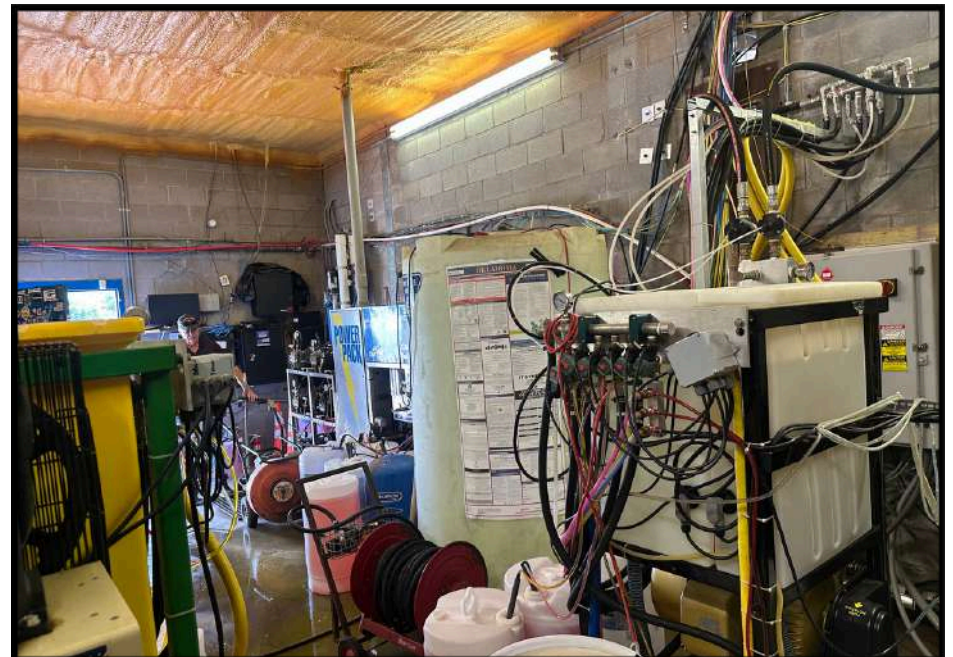
Property Photos



Property Photos



Property Photos



Listing Team



Contact our team today for pricing, financials, or to schedule a private tour of this exceptional investment opportunity!



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Disclaimer: *This property is listed in cooperation with Moriah Real Estate Company, a licensed real estate brokerage firm in the State of Oklahoma. The Ambrose Group, based in Texas, is serving as a co-broker in accordance with a written co-brokerage agreement. All marketing materials and communications are made in compliance with Oklahoma real estate laws and in cooperation with Moriah Real Estate Company, the Oklahoma broker of record.*

This Offering Memorandum contains confidential information and is intended solely for the person to whom it is delivered. It may not be reproduced, distributed, or used for any purpose other than evaluating the potential acquisition of the property. All information contained herein is believed to be reliable, but no warranty or representation is made as to the accuracy or completeness of any information, projections, or estimates. Prospective purchasers should conduct their own independent investigation and analysis of the property, including physical inspections, financial review, and verification of zoning and legal matters.

Property IABS

OKLAHOMA REAL ESTATE COMMISSION

WHAT YOU NEED TO KNOW ABOUT BROKER SERVICES

A real estate broker may work with one or both Parties to a real estate transaction. The Oklahoma Broker Relationships Law (Title 59, Oklahoma Statutes, § 858-351 – 858-363) allows a real estate firm to provide brokerage services to both Parties to the transaction. This could occur when a firm has contracted with a seller to sell their property and a prospective buyer contacts that same firm to see the property. If the prospective buyer wants to make an offer on the property, the firm must now provide a written notice to both the buyer and seller that the firm is now providing brokerage services to both Parties to the transaction.

Oklahoma real estate brokers have mandatory duties and responsibilities to all Parties in a real estate transaction. These duties and responsibilities shall be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option or exchange real estate. These duties and responsibilities are to:

- Treat all Parties with honesty and exercise reasonable skill and care.
- Receive all written offers and counteroffers, reduce offers or counteroffers to a written form upon request of any party to a transaction and present timely all written offers and counteroffers (unless specifically waived in writing by a party).
- Timely account for all money and property received by the broker.
- Disclose information pertaining to the property as required by the Residential Property Condition Disclosure Act.
- Comply with all requirements of The Oklahoma Real Estate License Code and all applicable statutes and rules.
- Keep confidential information received from a party or prospective party confidential unless written consent is granted by the party, the disclosure is required by law, or the information is public or becomes public as the results of actions from a source other than the broker. Confidential information includes:
 - That a party is willing to pay more or accept less than what is being offered
 - That a party or prospective party is willing to agree to financing terms different from those offered
 - The motivating factors of the party or prospective party purchasing, selling, leasing, optioning or exchanging the property
 - Any information specifically designated as confidential by the party unless such information is public.
- Disclose information pertaining to compensation and fees assessed on each transaction to the represented party, which shall be communicated in writing before the effective date of the contract for sale or lease
- Disclose the time frame for which the compensation agreement is valid, not to exceed one (1) year. If no time frame is specified, the compensation agreement shall default to sixty (60) days

A broker has additional duties and responsibilities only to a party for whom the broker is providing brokerage services. These duties and responsibilities shall also be described and disclosed in writing prior to signing a contract to sell, purchase, lease, option and exchange real estate. These duties are to:

- Inform the party in writing when an offer is made that the party will be expected to pay certain costs, brokerage services costs and approximate amount of the costs.
- Keep the party informed regarding the transaction.

If a broker intends to provide fewer brokerage services than those required to complete a transaction, the broker shall provide written disclosure to the party for whom the broker is providing services. The disclosure shall include a description of those steps in the transaction that the broker will not provide and state that the broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

Disclosure of these duties and responsibilities is required in writing. The duties and responsibilities disclosed by the broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

Services provided to a tenant do not automatically create a broker relationship. When a broker provides brokerage services to a landlord under a property management agreement, the services provided to the tenant by the broker shall not be construed as creating a broker relationship between the broker and the tenant unless otherwise agreed to in writing; however, the broker owes to the tenant the duties of honesty and exercising reasonable skill and care.



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.

11-2-2015



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 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.

David Michael Ambrose	382964	david@theambrosegroup.com	713.688.7733
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
			713.688.7733
Designated Broker of Firm	License No.	Email	Phone
David Michael Ambrose	382964	david@theambrosegroup.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brandon Miles Brooks	639787	brandon@theambrosegroup.com	817.253.8362
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