## Seminole Suds Car Wash For Sale

2507 North Harvey Road, Seminole, OK 74868



Passive-Ready | Upgraded Car Wash Investment Opportunity



<u>MORIAH</u> + The **Ambrose** Group

## **BROKER CONTACT (CALL FOR PRICING):**

### **Brock Lytton**

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### **Brandon Brooks**

brandon@theambrosegroup.com (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
- Offered at ~10% cap rate
- 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

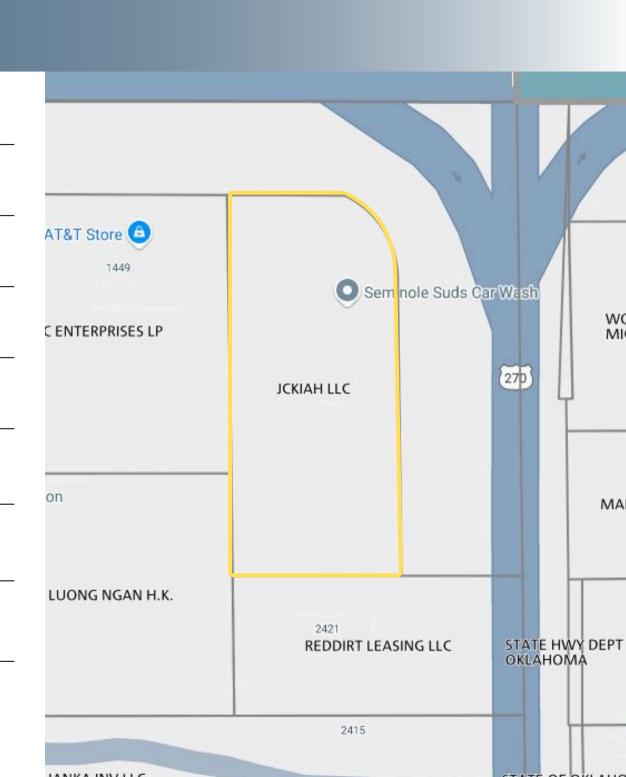
## Legal

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

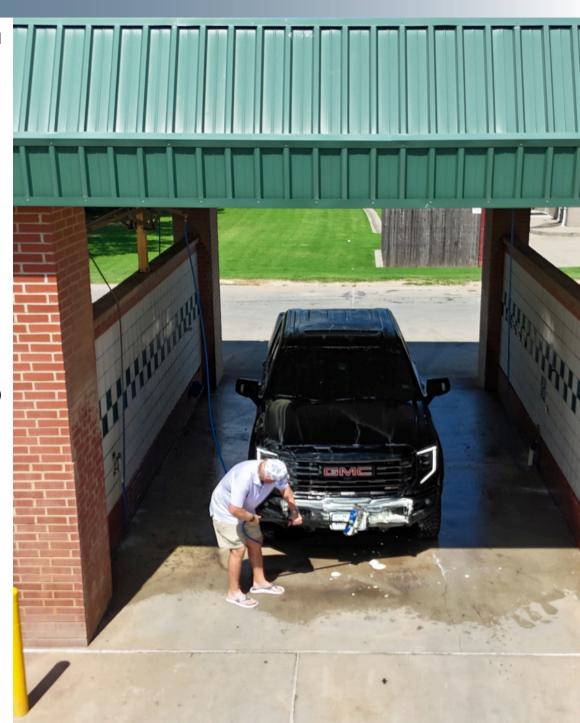
## (5) Self-Serve Bays (high-clearance, oversized vehicle capable)

- 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

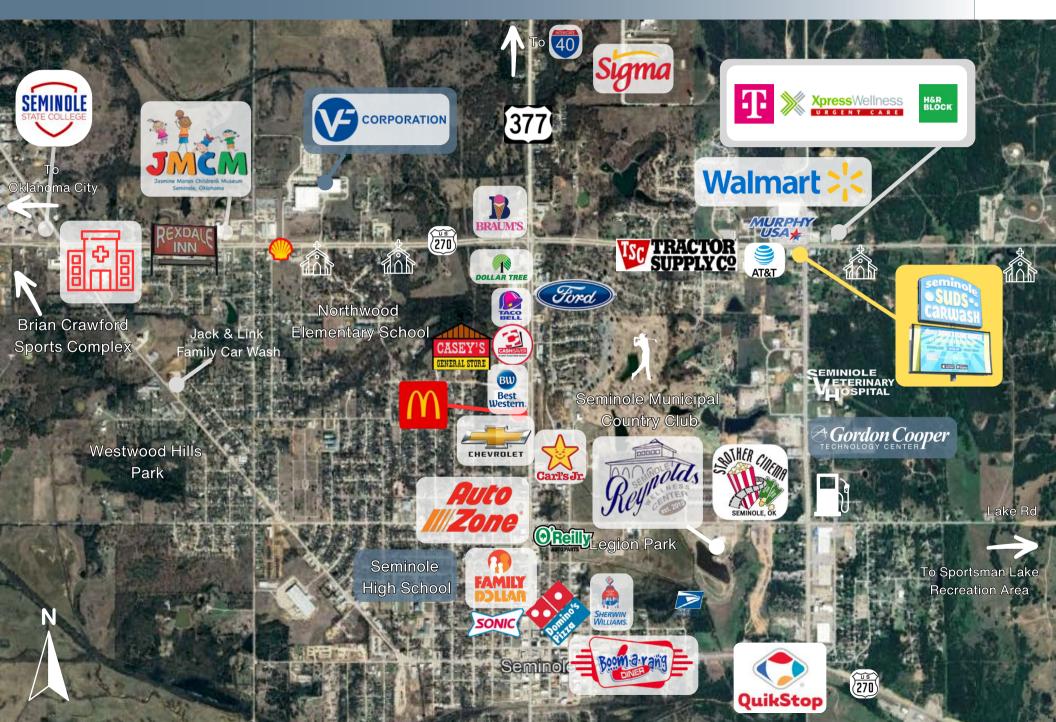
Population	1 mile	3 miles	5 miles
2024 Population	1,084	7,787	9,725
2020 Population	1,031	7,682	9,744
Growth 2020-2024	5.14%	1.37%	(0.19%)

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		



# **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

o 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.







## Survey

O - Security Camera Pole

#### ALTA SURVEY A part of the Northeast Quarter of Section 22, T. 9 N., R. 6 E., I.M. Seminole, Seminole County, Oklahoma R 6 E EAST WRANGLER BOULEVARD STATE HIGHWAY NUMBER 9 2 WRANGLER BLVD. - S.H. POINT OF COMMENCEMENT Location Map 171 ++710 m J. Stee of Distance Designer Deer 1000 47 mm ROAD time. Legend 17333 20 1 20 Steen Assess and the Spanner St. ACO Ay 50 Span St. 20 HARVEY J → - Traffic Direction Arrow O - Water Mater ⊗<sup>WY</sup> - Mater Valve N' Solhwel Riture De Corpoly Teamer St. 1021 Pg. 69 (Ser St. 19) æ<sup>PL</sup> − Underground Gas Pipeline Marker O - Boltand OWNERS: Ngon H.K. Luong 1419 E. Wrongler Blvd. Seminale, OX Parcel No.: 8998-22-009-006-1-021-00 · • e<sup>de</sup> - Sonitary Sewer Cleanout → Cas Meter A - Electric Meter ca — Troffic Signal Pull Box N.89\*49'10"W. - 121.70 → - Fire Hydront Q W W - Troffic Signal 1 1 1 1 Kanswa, OK Parcel No.: 8999-22-009-006-1-002-00 - Air Conditioner ₩ - Area Light Ø - Power Pole O - Vacuum General Notes O - Sanitary Sewer Manhole The basis for the bearings shewn on the above annexed ALTA Survey, are based upon the East Line of the Northeest Quarter of Section 22, 1, 9 N., R. 6 E., I.M., Seminole County, Okinamo, being a N.00'05'05'W. bearing. El - Support Pole This Plat of Survey meets the Winimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Lond Surveyors for the State of Okiahama. A - Reinforced Concrete Pipe o - Telephone Pedestal At the time of survey, no evidence of cometeries or burial grounds existed on the subject tract. - Div Anchor At the time of survey, there was no observable evidence of earth moving work, building construction or building additions within recent months. At the time of survey, there was no observable evidence of the site being used as a said waste down, surpe or sentiley shafful. - Mall Box

#### Surveyor's Certificate

First American Title Insurance Company Oklahoma City Abstract & Title Company JOKish, LLC



#### Legal Description

The above legal description is the same as fisted in First American Title Insurance Company commitment for title insurance, title commitment number 2004110 dated May 09, 2022.

#### Land Area

or 0.748 Acres, more or less.

#### Zoning Information

#### Flood Zone Information

#### Utility Notes

he undergound silvier sham have been located from falls survey information. The surveyor makes NO quantities that the undergound silviers in the strength of t

Paint of entry of the utilities were NOT determined at the time of survey. UTILITIES LOCATED BY VISUAL DISSERVATION ONLY, Before any construction is storted, call: Oal-Oble Before any construction is storted, call: Oal-Oble Before You Dig 405-840-5012.

#### Schedule B Items

At the time of survey, the surveyor is not aware of any changes, either proposed or completed in the public street right of wor. At the time of survey, there was no observable evidence of recent street or sidewalk construction.

The described tract has direct access to North Horvey Road and Wrengler Bouleverd/State Highway  $\theta_i$  both publicly dedicated streets.

First American Title Insurance Company Commitment No. 2004110, having an effective date of May 99, 2022, offerts the subject property and was relied upon for recorded information regarding rights—of—way, essements and encumbrances in the proportion of this Survey.

9. Statutory Right of Way in favor of the State of Civinhama, along all section lines. AFFECTS AS SHOWN.

10. Right of Way Cross in flower of Kerr-McGe Corporation recorded in Book 1197, page 86. BLANKET EASIMENT COVERING THE DESCRIBED TRACT.

11. Right of Way Grant in favor of Cypsy Oil Company recorded in Book 465, page 452. BLANKET EASEMENT COVERING THE DESCRIBED TRACT.

12. Essement in lever of School District No. 17 recorded in Book 466, page 137. THIS EASEMENT EXPIRED IN 1937.

13. Easement for Right of Way in fovor of the State of Oklohoma recorded in Book 566, page 423. AFFECTS AS SHOWN.

14. Conservancy District No. 2 recorded in Book 843, page 303. AFFECTS THE DESCRIBED TRACT NOTHING TO PLOT.

15. Deed Dedication to the State of Dikonoma for Highway recorded in Book 940, page 586. AFFECTS AS SHOWN.

16. Right of Way Cront in lover of Southwest Natural Cas Company recorded in Book 1003, page 65. DDES NOT AFFECT THE programm tower.

17. Right of Way Crost in tovor of Southwest Natural Cas Company recorded in Book 1003, page 66. DDES NOT AFFECT THE DESCRIPPO TRACT.

18. Right of Way Grant in favor of Southwest Natural Gas Company recorded in Hook 1003, page 69. AFFECTS AS SHOWN. Right of Way Gront in lawer of Southwest Natural Cos Company recorded in Book 1003, page 71. DOES NOT AFFECT THE DESCRIPTO TRACT.

Right of Way and Edsement Agreement in flavor of Toins Inc., recorded in Book 1519, page 922. EASEMENT LOCATION IS NOT DETINED EXCEPT TO STATE BEDINNING AT THE SOUTHEAST CORNER OF THE PROPERTY. NO PROPERTY DESCRIPTION LISTED. LAMP DEFINE.

21. Sewer Line Dedication recorded in Book 1990, page 254. DDES NOT AFFECT THE DESCRIBED TRACT.

22. Right of Way and Easement in fevor of Seminale Suda, L.L.C. recorded in Book 2732, page 59. AFFECTS AS SHOWN.

23. Right of Way Easement in lawsr of Toing Holding Co-Ltd. recorded in Book 2732, page 70. AFFECTS AS SHOWN,

24. Sever Access and use Easement in layor of Saminole Suds L.L.C. recorded in Book 3037, page 97 (EOCUMENT SHOWS PAGE 96). AFFECTS AS SHOWN.

25. Mutual and Reciprocal Roodway and Access Essement recorded in Book 3037, page 97. AFFECTS AS SHOWN.

James S. Yager

Date of Survey: 23 August 2022

# **Property Photos**





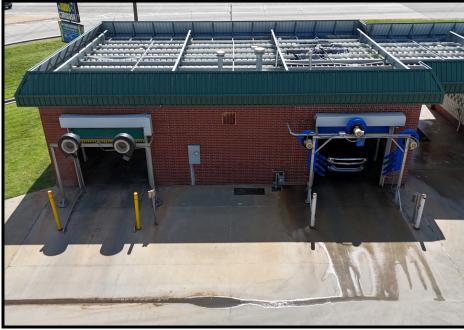




# **Property Photos**









# **Property Photos**









## Listing Team -MORIAH





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 cobrokerage 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 offers 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.



#### 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:
  - o 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.

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Buver/Tenant/Seller/Landlord Initials

Information available at www.trec.texas.gov