

COMPASS

CAR WASH & SELF STORAGE

1300 S WASHINGTON ST, PILOT POINT, TX 76258

Presented By:

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TORELLI
PROPERTIES GROUP

Pilot Point, TX

COMMERCIAL OPPORTUNITY

Car Wash & Storage on 0.55 Acres | Offered At: **\$565,000**

Positioned in the growing community of Pilot Point, this 0.55-acre commercial property presents a compelling opportunity for investors, owner-operators, or developers seeking a value-add asset with multiple income possibilities.

Currently improved as a car wash facility with additional on-site storage units, the property offers flexibility for redevelopment, repositioning, or continued commercial use.

ADDRESS	1300 S Washington St, Pilot Point, TX 76258
SITE SIZE	0.55 acres
YEAR BUILT	1986
LAST RENOVATED	1994
IMPROVEMENTS	6-bay car wash structure (currently not in operation)
ADDITIONAL INCOME COMPONENT:	10 10'x30' on-site storage units

Potential income of **\$150** per unit, per month when fully leased



KEY FEATURES

INCOME DIVERSIFICATION

The inclusion of 10 storage units provides an immediate revenue stream opportunity while planning future improvements or redevelopment.

HIGH-VISIBILITY LOCATION

Located within Pilot Point's active commercial corridor, the site benefits from strong exposure and convenient access for customers with the site being on US-377 Business.

REDEVELOPMENT POTENTIAL

The existing 6-bay structure offers a foundation for revitalizing the car wash concept or reimagining the site entirely. With over half an acre, there is flexibility to expand services or explore alternative commercial uses (subject to local approvals).

BLANK SLATE FOR STRATEGIC BUYERS

No prior financials are available, giving buyers the opportunity to implement their own operational model and maximize returns based on their business plan.



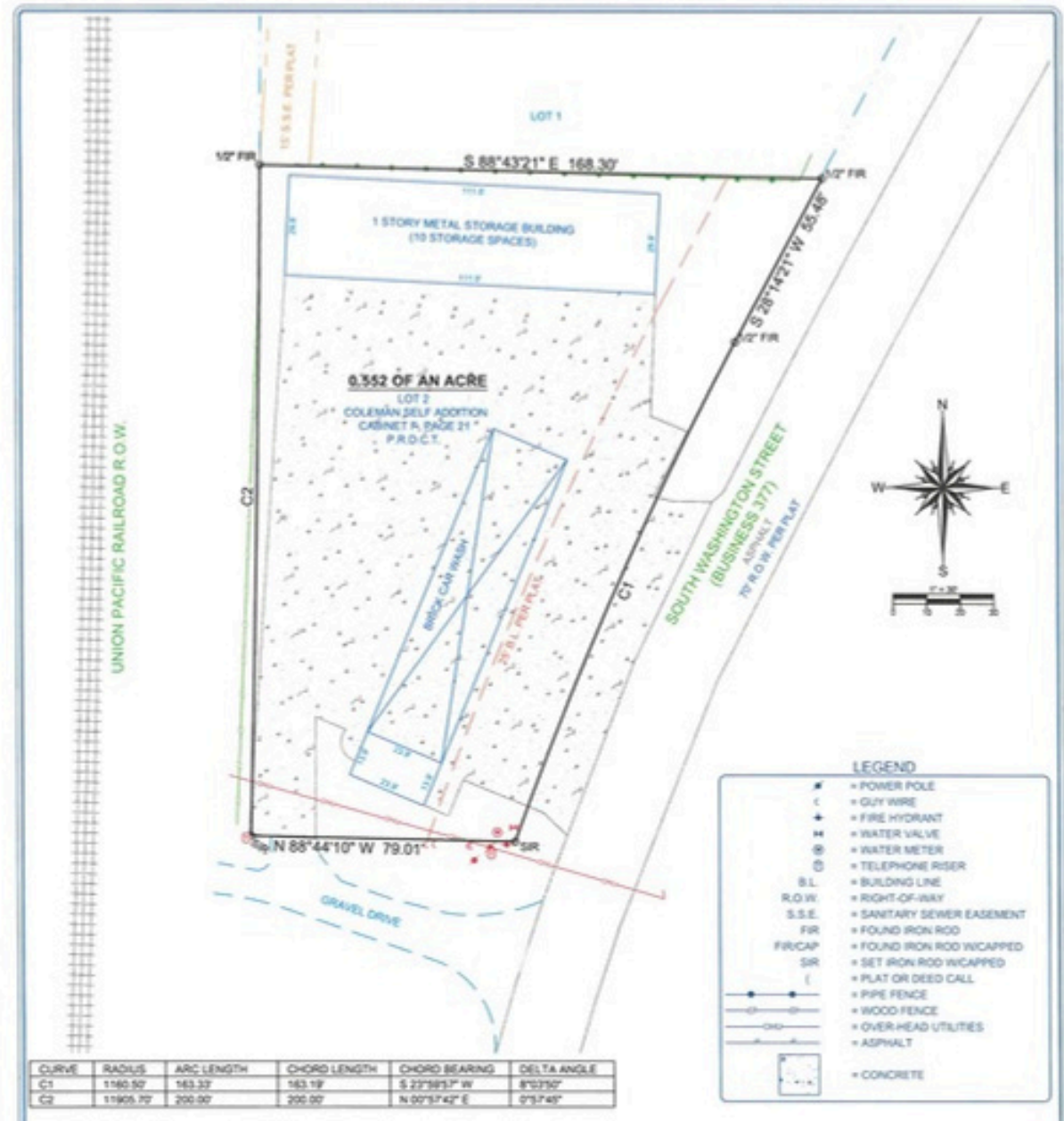
INVESTMENT PERSPECTIVE

This is a classic value-add scenario — an established footprint, strong land component, and supplemental storage income, all within a growing North Texas market. Whether your strategy is renovation, repositioning, or redevelopment, the site offers optionality and upside.

Pilot Point continues to attract residential growth and commercial activity, creating demand for local service-based businesses and storage solutions.

Metric	2 Miles	5 Miles	10 Miles
2020 Population	4,499	6,981	31,348
2024 Population	6,337	9,207	50,851
2029 Population Projection	7,320	10,535	59,537

10.2% population growth with continued gains projected to support future demand.



EXPANSION & REVITALIZATION OPPORTUNITY

This property offers a compelling opportunity to acquire a well-located asset with clear upside potential. Conceptual plans illustrate the ability to remove the existing car wash and construct three additional storage buildings, significantly increasing rentable square footage and long-term income potential.

Alternatively, with modest capital improvements, the car wash could be repositioned into an attractive, high-visibility self-serve operation. Whether through storage expansion or revitalization of the existing improvements, the property provides multiple paths to activate the site and create value.

Disclaimer: All renderings and plans are conceptual only and for illustrative purposes. They are not final designs or approvals and are subject to further study, permitting, and regulatory review.

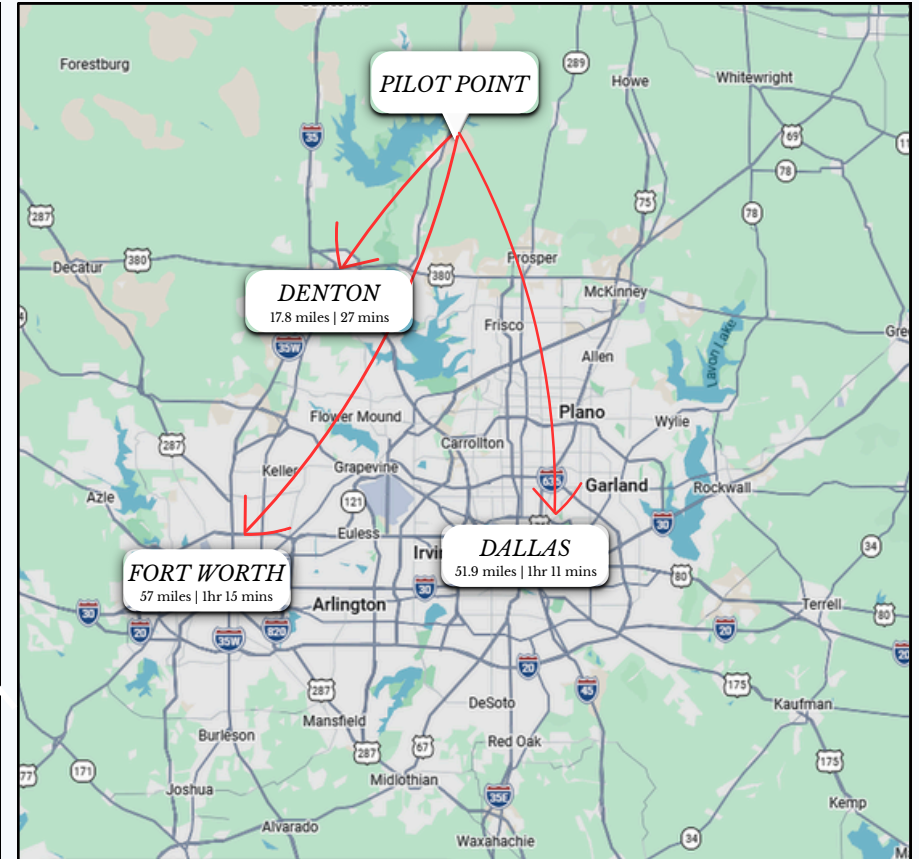


DIGITAL RENDERING



DIGITAL RENDERING

LOCATION OVERVIEW



Presented By:
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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2