

2780 Farm to Market Road 917, Mansfield, TX 76063

# ***Car Wash*** WITH ICE VENDING MACHINE ***For Sale***



Broker: LeAnn Brown (817) 313-3107

SPECIAL PURPOSE PROPERTY

# FOR SALE

**LeAnn Brown**

Managing Partner / Broker

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C: 817.313.3107

labrown@silveroakcre.com

# SELF-SERVICE WAND CAR WASH & IHA ICE VENDING MACHINE

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## OFFERING SUMMARY

|                        |                |
|------------------------|----------------|
| Sale Price:            | \$625,000      |
| Lot Size:              | 0.48 Acres     |
| Year Built:            | 1984           |
| Year Updated:          | 2026           |
| Traffic Count:         | +/- 29,863 vpd |
| Market:                | DFW            |
| NOI (2025):            | \$50,924       |
| CAP Rate 2025 Actuals: | 8.15%          |

## PROPERTY OVERVIEW

This fully operational 3-bay self-service car wash with integrated self-service ice machine offers a rare combination of steady cash flow, minimal labor requirements, and multiple revenue streams--all operating 24 hours a day. Ideal for passive or semi-absentee investors, owner operators seeking strong cash flow, portfolio investors adding service-based real estate, or 1031 exchange buyers.

## PROPERTY HIGHLIGHTS

- 3 lighted self-service wash bays (2 standard vehicle bays, 1 tall bay for RV's, big rigs, etc.)
- 2 lighted vacuum stations
- Self-service ice machine (separate income stream)
- On-site coin changer
- Bright LED parking lot lighting
- Open 24/7 - fully automated operation
- Exploding demographics - future home to Staybolt Street Entertainment District - opening 2026 and M3 Ranch Housing Subdivision (1600 homes)
- Potential upside with increased ice prices (January 2026) - **11.13% Cap Rate**

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## 2025 Proforma

Based on 2025 Actuals

|                             |                     |                     |
|-----------------------------|---------------------|---------------------|
| Land                        | 20,952              | .4810 AC            |
| Bays                        | 4                   | * 3 vehicle / 1 ice |
| Price Per Bay               | \$ 162,500.00       |                     |
| Assumed land Value          | \$ 314,280.00       | \$ 15 psf           |
| Sale Price                  | \$ 625,000.00       |                     |
| <b>Income</b>               |                     |                     |
| Car Wash Sales              | \$ 30,675.89        |                     |
| Coin Deposits               | \$ 5,571.46         |                     |
| Ice Sales                   | \$ 53,663.93        |                     |
| Water & Vacuum Sales        | \$ 3,728.25         |                     |
| <b>Top Line Sales</b>       | <b>\$ 93,639.53</b> |                     |
| <b>Expenses</b>             |                     |                     |
| Bank Charges & Fees         | \$ 70.00            |                     |
| Misc.                       | \$ 316.67           |                     |
| Utilities                   | \$ 14,229.23        |                     |
| Contractors                 | \$ 2,885.00         |                     |
| Insurance                   | \$ 2,956.85         |                     |
| Repairs and Maintenance     | \$ 6,923.26         |                     |
| Job Supplies                | \$ 3,357.60         |                     |
| Legal & Professional Svs    | \$ 450.00           |                     |
| Merchant Fees               | \$ 1,215.01         |                     |
| Network                     | \$ 773.96           |                     |
| Office Supplies & Software  | \$ 1,274.32         |                     |
| Other Business Expenses     | \$ 5.35             |                     |
| Property Tax                | \$ 3,470.55         |                     |
| Sales Tax                   | \$ 4,430.03         |                     |
| Taxes & Licenses            | \$ 358.00           |                     |
| <b>Total Expenses</b>       | <b>\$ 42,715.83</b> | 45.62%              |
| <b>Net Operating Income</b> | <b>\$ 50,923.70</b> |                     |

Cap Rate 8.15%

## January – June 2026

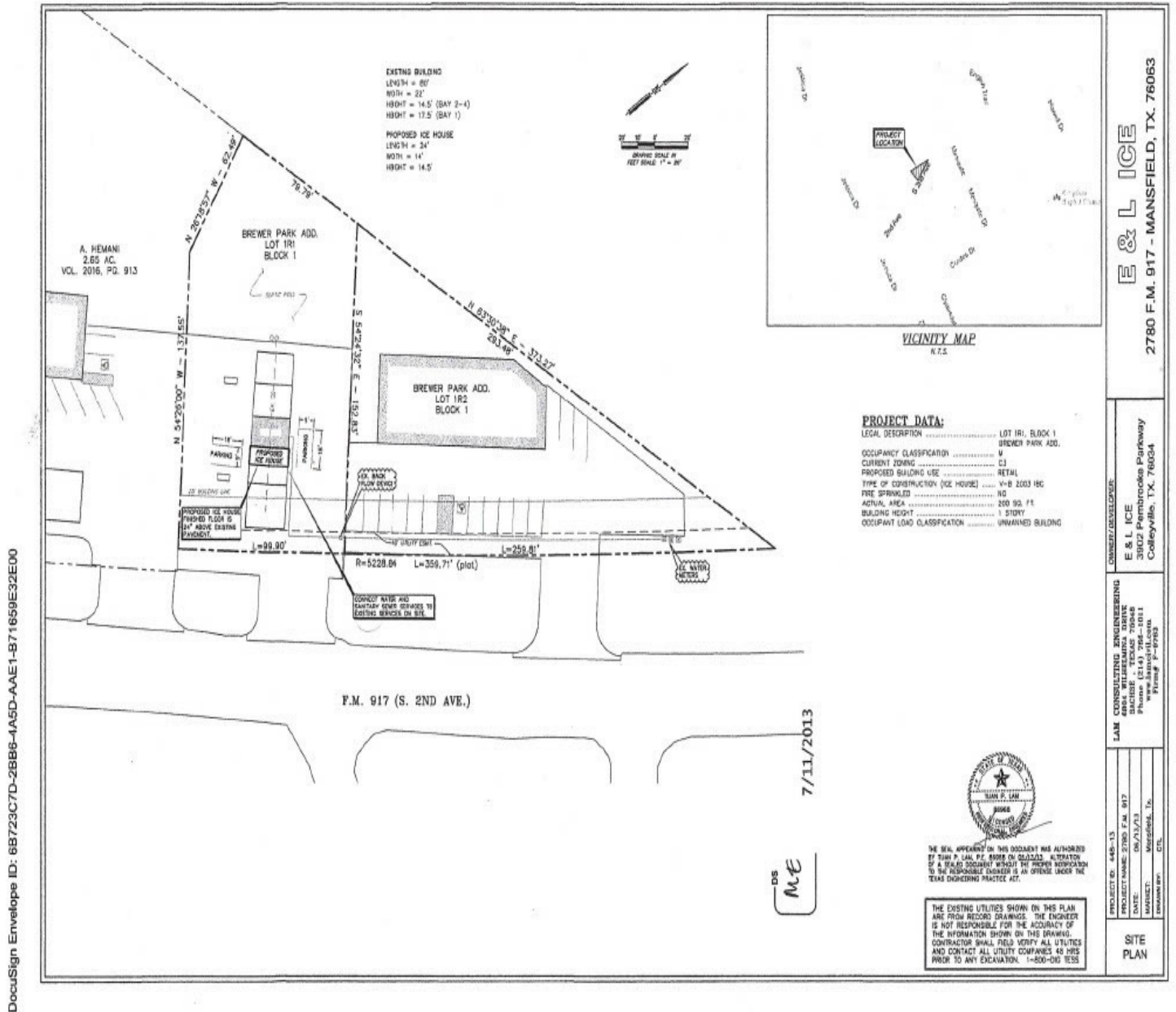
|                   | January | February | March   | April   | May     | June     | July     |
|-------------------|---------|----------|---------|---------|---------|----------|----------|
| Car Wash          | 1971.75 | 3539.25  | 4009.25 | 3275    | 3699.25 | 2606     | 2855     |
| Ice sales         | 625     | 1482.5   | 4092    | 4839    | 7089    | 7356     | 9243     |
| water sales       | 337.8   | 291.05   | 401.25  | 397.35  | 356.75  | 371      | 281      |
| vacuums           | 90      | 110      | 170     | 130     | 133     | 140      | 125      |
| total             | 3024.55 | 5422.8   | 8672.5  | 8641.35 | 11278   | 10473    | 12504    |
|                   |         |          |         |         |         |          |          |
|                   |         |          |         |         |         |          |          |
|                   |         |          |         |         |         |          |          |
| bay CC sales      | 681.5   | 1122.25  | 1230.25 | 869.5   | 1006.5  | 936.75   | 952.75   |
| bay cash sales    | 1290.25 | 2417     | 2779    | 2405.5  | 2692.75 | 1669.25  | 1902.25  |
|                   |         |          |         |         |         |          |          |
|                   |         |          |         |         |         |          |          |
| Last year's total | 2970.85 | 3608.75  | 6331.7  | 6163.33 | 9507.6  | 11033.15 | 10910.05 |
| % difference      | ▲ 1.8%  | ▲ 50.3%  | ▲ 37.0% | ▲ 40.2% | ▲ 18.6% | ▼ -5.1%  | ▲ 14.6%  |
|                   |         |          |         |         |         |          |          |
| YTD % Difference  |         | ▲ 50.3%  | ▲ 41.8% | ▲ 41.2% | ▲ 32.8% | ▲ 21.4%  | ▲ 19.8%  |

**\*NOTE:** In May even with twice as much rain in 2025, numbers up over 17%, which is up 32% over this time last year; numbers in June took a slight dip with one bay being down for a week from truck damage.

***July 2026 – Best Month Ever!***

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**SILVER OAK**  
COMMERCIAL REALTY

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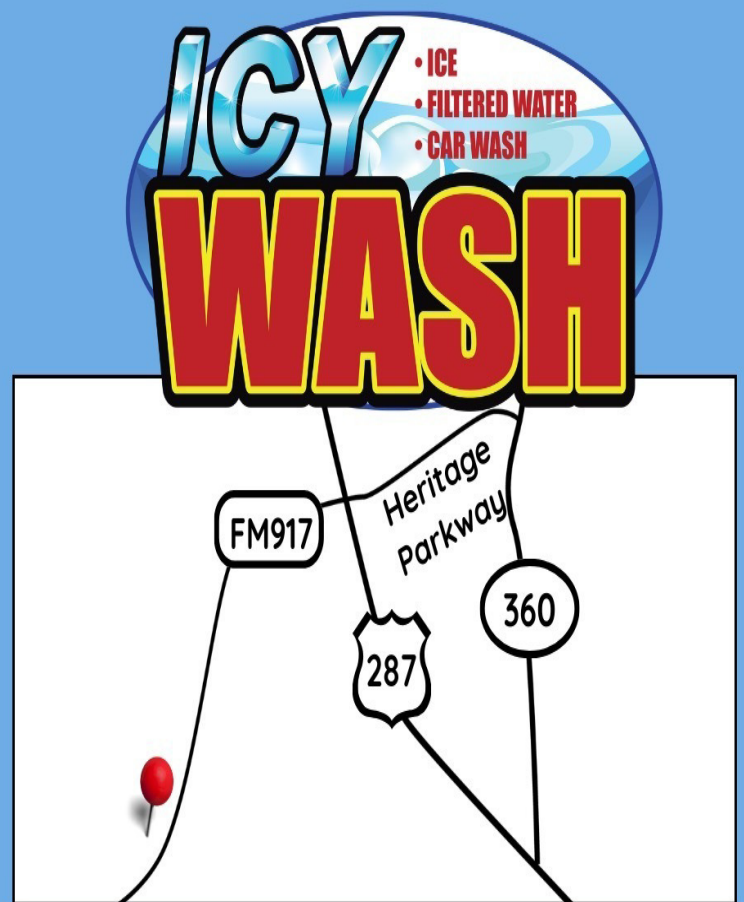
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# ***MORE THAN A CAR WASH***

## ***A HIGH-TRAFFIC, MULTI-INCOME ASSET IN DFW***

- Established 3-Bay Self-Serve Car Wash - Efficient footprint with strong local demand
- High-Traffic Count Location -  $\pm 29,863$  Vehicles Per Day in a rapidly growing DFW corridor
- Multiple Revenue Streams -  
On-site Ice House America® ice vending + filtered water sales
- Ice & Water Vending Income -  
Year-round demand with minimal labor
- Modern Payment Options -  
Crypto Pay card readers for cashless convenience
- Bill Changer On-Site

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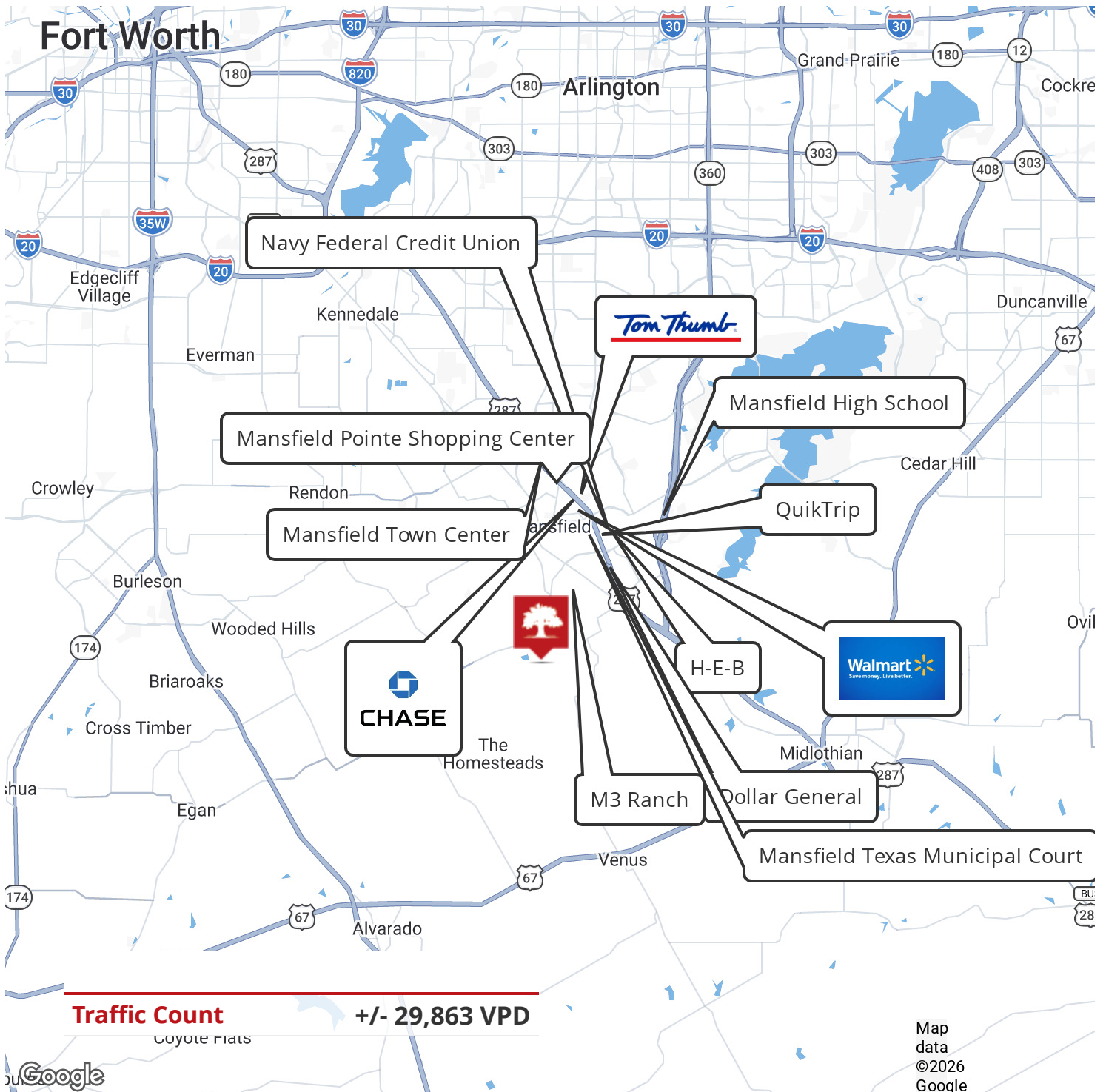
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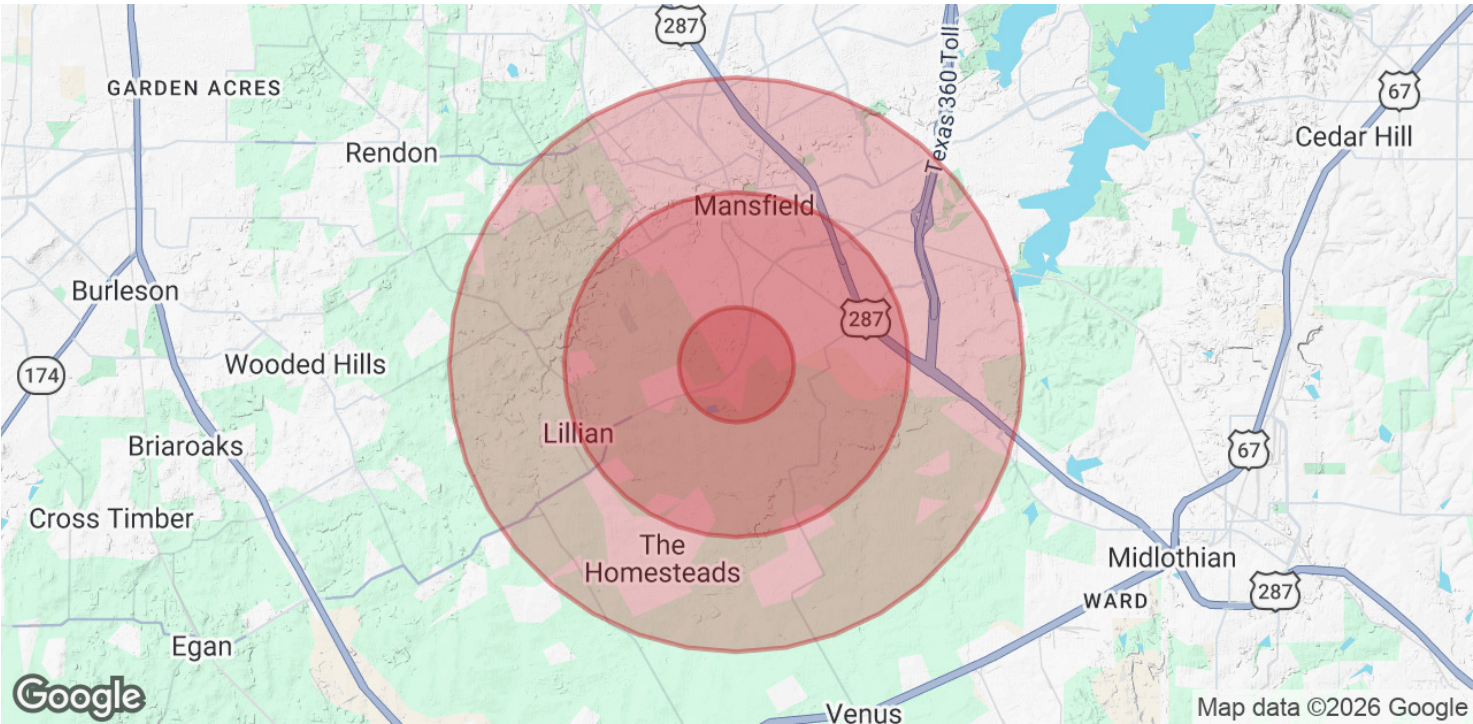
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# SELF-SERVICE WAND CAR WASH & IHA ICE VENDING MACHINE

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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,012  | 17,030  | 63,318  |
| Average Age          | 39     | 36      | 38      |
| Average Age (Male)   | 39     | 36      | 37      |
| Average Age (Female) | 38     | 37      | 39      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 329       | 5,508     | 20,992    |
| # of Persons per HH | 3.1       | 3.1       | 3         |
| Average HH Income   | \$109,541 | \$107,244 | \$127,456 |
| Average House Value | \$357,692 | \$357,901 | \$375,582 |

2020 American Community Survey (ACS)

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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:
  - 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.

## 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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License No.

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Buyer/Tenant/Seller/Landlord Initials

Date