



OFFERING MEMORANDUM • COMMERCIAL CAR WASH FOR SALE

Turnkey Car Wash on Highway 7

101 Cedar Dr • Davis, Oklahoma 73030 • Murray County

ASKING PRICE

\$600,000

Fee Simple • Real Estate & Wash Equipment

4,648 SF Building on **1.00 Acre**

1 Automatic • 4 Self-Serve Bays • 4 Vacuums

Built **2003** • Renovated **2021**

The Offering

Yahya's Brother LLC is pleased to present the opportunity to acquire a fully operational, income-producing car wash located at the corner of Cedar Drive and Highway 7 in Davis, Oklahoma. The offering includes both the real estate and the wash equipment, allowing a new owner to step into an established operation from day one.

The 4,648 SF all-brick facility sits on a full one-acre corner lot and features one automatic wash bay, four self-serve wash bays, four covered vacuum stations, and a dedicated mechanical room. A detached storage building with its own sewer and electrical service adds functional flexibility on the south end of the site.

Critically for buyers, the equipment plant was substantially renewed around 2021 — including pumps, lines, heaters, and the automatic wash system — sharply reducing near-term capital expenditure risk compared to typical car wash offerings of this vintage.



AUTOMATIC BAY & EQUIPMENT — SYSTEMS UPDATED ~2021

OFFERING SUMMARY

Asking Price	\$600,000	Year Built / Renovated	2003 / 2021
Address	101 Cedar Dr, Davis, OK	Configuration	1 Auto • 4 Bays • 4 Vacs
Interest Offered	Fee Simple	Construction	Brick / Metal Roof
Building Size	4,648 SF	Zoning	Commercial
Land Area	1.00 Acre (175' × 249')	APN	0000-04-01S-02E-2-011-00

Why This Asset

■ **Established operation** — existing customer base with no franchise fees or brand restrictions

■ **Recent capital investment** — pumps, lines, heaters & automatic system replaced ~2021

■ **Hard corner visibility** on Highway 7, the primary east-west artery through Davis

■ **Diversified revenue** — automatic, self-serve, and vacuum income streams

■ **Low-labor model** — self-serve format operates with minimal staffing overhead

■ **Full-acre site** with room for future expansion or additional services

■ **I-35 corridor market** — Davis is a gateway to Turner Falls Park & the Arbuckle Mountains tourism area

■ **No flood exposure** — FEMA Zone X; level site, all utilities in place



COVERED VACUUM CANOPY — FOUR STATIONS UNDER ROOF

FINANCIAL INFORMATION

Detailed operating statements and financial information are available to qualified buyers upon request. Contact the listing agent to receive the full financial package.

The Facility



WASH BAYS AND COVERED VACUUM CANOPY — BRICK CONSTRUCTION WITH METAL ROOF

BUILDING

Footprint	28' × 166' (4,648 SF)
Automatic Bay	±19' × 28'
Self-Serve Bays (4)	±16' × 28' each
Vacuum Canopy	±62' × 28' (4 stations)
Mechanical Room	±19' × 28'
Stories	One

SITE

Lot	1.00 Acre, Corner
Dimensions	175' × 249'
Topography	Level
Frontage	Cedar Dr & Highway 7
Utilities	Electric, Water, Sewer, Gas
Flood	Zone X — None

EQUIPMENT & IMPROVEMENTS

The wash plant was comprehensively renewed around 2021, including pumps, delivery lines, water heaters, and the automatic wash system. Supporting equipment includes money changers and related wash-operations items, all of which convey with the sale. A detached storage building on the south end of the property — served by its own sewer and electrical connections — provides secure storage or future flex use. The property has been well maintained throughout.

Exterior & Site



HIGHWAY 7 FRONTAGE



BAY LINEUP — EAST APPROACH



AUTOMATIC BAY — BRICK & METAL ROOF



SITE CIRCULATION & APRONS



CONCRETE DRIVES



CORNER EXPOSURE

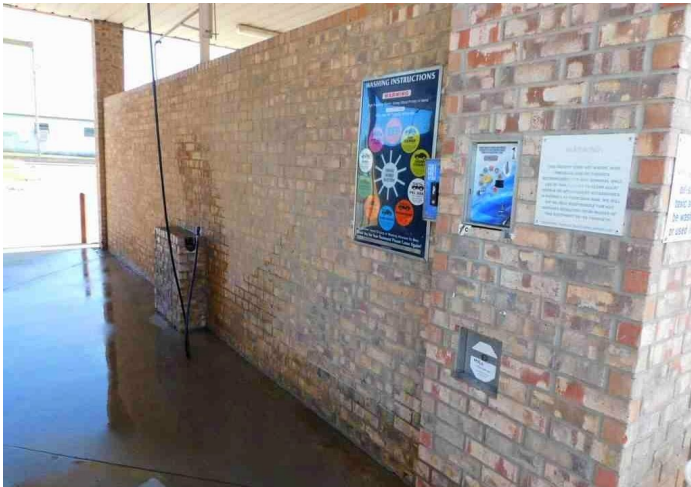
Wash Bays & Vacuum Stations



VACUUM ISLAND UNDER CANOPY



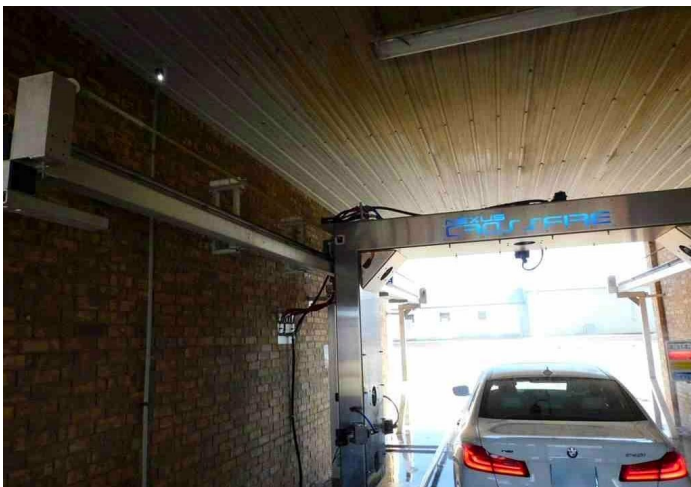
SELF-SERVE BAY



BAY WALLS & WASH CONTROLS



BAY INTERIOR & DRAINAGE



AUTOMATIC IN OPERATION



VACUUM STATION

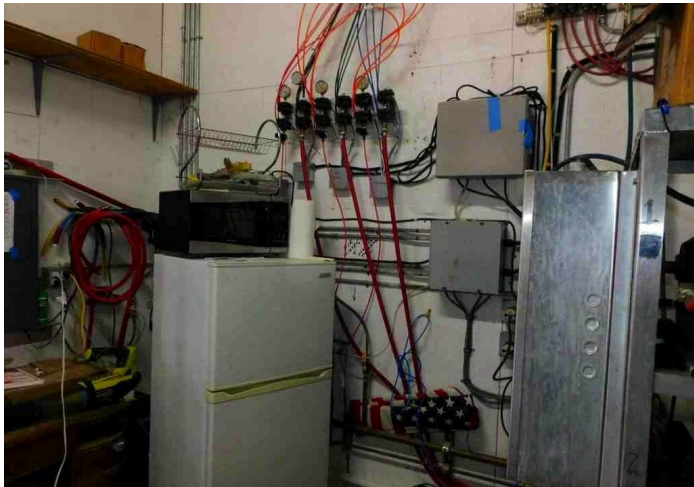
Equipment, Mechanical & Storage



WASH PLANT — UPDATED ~2021



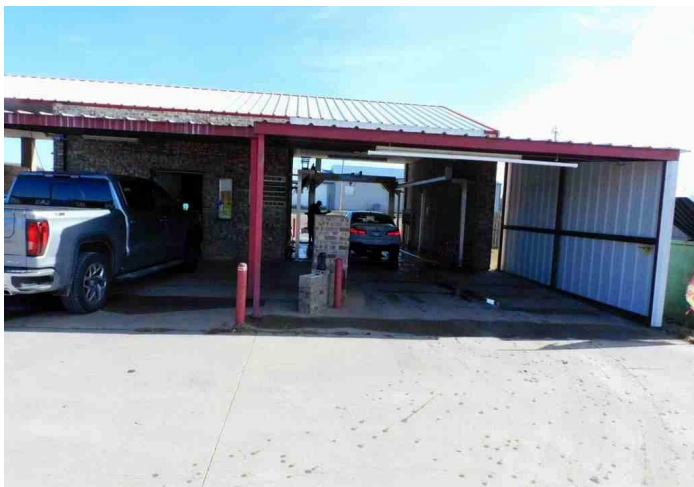
WATER TREATMENT & COMPRESSORS



CONTROLS & DISTRIBUTION



CUSTOMER STATIONS & CHANGERS



COVERED VACUUM CANOPY



DETACHED STORAGE BUILDING W/ UTILITIES

Davis, Oklahoma



SUBJECT SITE AT CEDAR DR & E MAIN ST / HIGHWAY 7 — EASTERN COMMERCIAL CORRIDOR OF DAVIS

The property anchors a hard corner on Highway 7 in the eastern portion of Davis, surrounded by auto dealerships, storage facilities, boat sales & service, and banking uses. Davis sits on the I-35 corridor between Oklahoma City and the Texas border and serves as the gateway to Turner Falls Park and the Arbuckle Mountains recreation area.

Corridor	Highway 7 / E Main St
Interstate Access	I-35 (west of town)
Neighborhood	Established commercial
Nearby Draws	Turner Falls, Arbuckles

OFFERED AT
\$600,000

Contact the listing agent to arrange a tour
101 Cedar Dr, Davis, OK 73030

Information contained herein was obtained from sources deemed reliable, including a third-party appraisal and seller-provided operating data, but is not guaranteed. Buyers should independently verify all information and conduct their own due diligence.