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— COMMERCIAL —

FOR SALE



TWO-SELF-SERVICE CAR WASH PORTFOLIO

2307 W. DIVISION ST., ARLINGTON, TX 76012 & 1819 E. PARK ROW DR., ARLINGTON, TX 76010



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OVERVIEW



This offering presents the opportunity to acquire two established self-service car wash operations in Arlington, Texas, offered together as a portfolio. The properties include 2307 W. Division St. and 1819 E. Park Row Dr., with 13 Self-Service Wash Bays + 1 Dedicated Dog Wash Bay, 9 vacuum stations, 21 vending machines, 2 tire air compressors, cash and credit card payment capabilities, and multiple ancillary revenue streams.

The Division Street location also features a dedicated dog-wash bay with two dog-wash stations. Together, the properties offer established infrastructure and operating history in the Arlington market for an owner-operator or investor.

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HIGHLIGHTS

- Two Established Operating Self-Service Car Washes
- 13 Self-Service Bays + 1 Dedicated Dog Wash Bay
- Two Dedicated Dog Wash Stations
- 9 Vacuum Stations
- 21 Vending Machines
- Two Tire Air Compressors
- 4 Change Machines
- Cash and Credit Card Payment Capabilities
- Multiple Revenue-Generating Services
- Significant Equipment and Capital Improvements
- Established Customer Bases
- Real Estate Included
- Combined Operating History and Financial Documentation
- Offered Together as a Single Portfolio Transaction



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FACTS



Contact Broker
For Pricing



0.74 Acres
Combined Site
Area



13 Self-Service
Wash Bays
Combined



2 Dog Wash
Stations



2 High-Visibility
Locations



4,280 SF
Combined
Building Area



2 Properties
Offered as a
Portfolio



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IMPROVEMENTS

2307 W. Division St.

- **2026**
Workbench, tools and ladders
Wash-bay signage replaced
Wash-bay and vacuum decals replaced

2023

Credit card readers added to wash bays,
vacuums and electronic vendors
Manual vending machines upgraded
Multi-column electronic vendors added

- **Additional Improvements:**
Kinetico water softener systems, Dosatron
chemical mixing systems, LED lighting, freeze-
protection systems, upgraded plumbing and
changers.

1819 E. Park Row Dr.

- **2026**
Workbench, vise, tools and ladders
Wash-bay signage and control-panel decals
Two new 3-phase pump motors

2025

One new 3-phase pump motor
Weep Mizer freeze-protection system
upgraded
Six credit card readers added to wash bays



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SITE MAPS



2703 W. DIVISION ST., ARLINGTON, TX 76012 & 1819 E. PARK ROW DR., ARLINGTON, TX 76010



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DIVISION ST



- 7 Self-Service Wash Bays
- 1 Dedicated Dog Wash Bay
- 2 Dog Wash Stations
- 4 Vacuums Stations
- 11 Vending Machines
- 2 Change Machines
- Cash & Credit Card Payment Capabilities
- 0.40-Acre Site
- High-Visibility W. Division St.

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DIVISION ST

W.DIVISION ST.

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DIVISION ST



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PARK ROW DR



- 6 Self-Service Wash Bays
- 5 Vacuums / 4 Stations
- 3 Vacuums with Fragrance Option
- 10 Vending Machines (2 with CC Readers)
- 2 Change Machine
- Cash & Credit Card Payment Capabilities
- 1,780 SF Building
- 0.34-Acre Site
- High-Visibility E. Park Row Dr.

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PARK ROW DR

E. PARK ROW DR.

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PARK ROW DR



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PARK ROW DR



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FEATURES



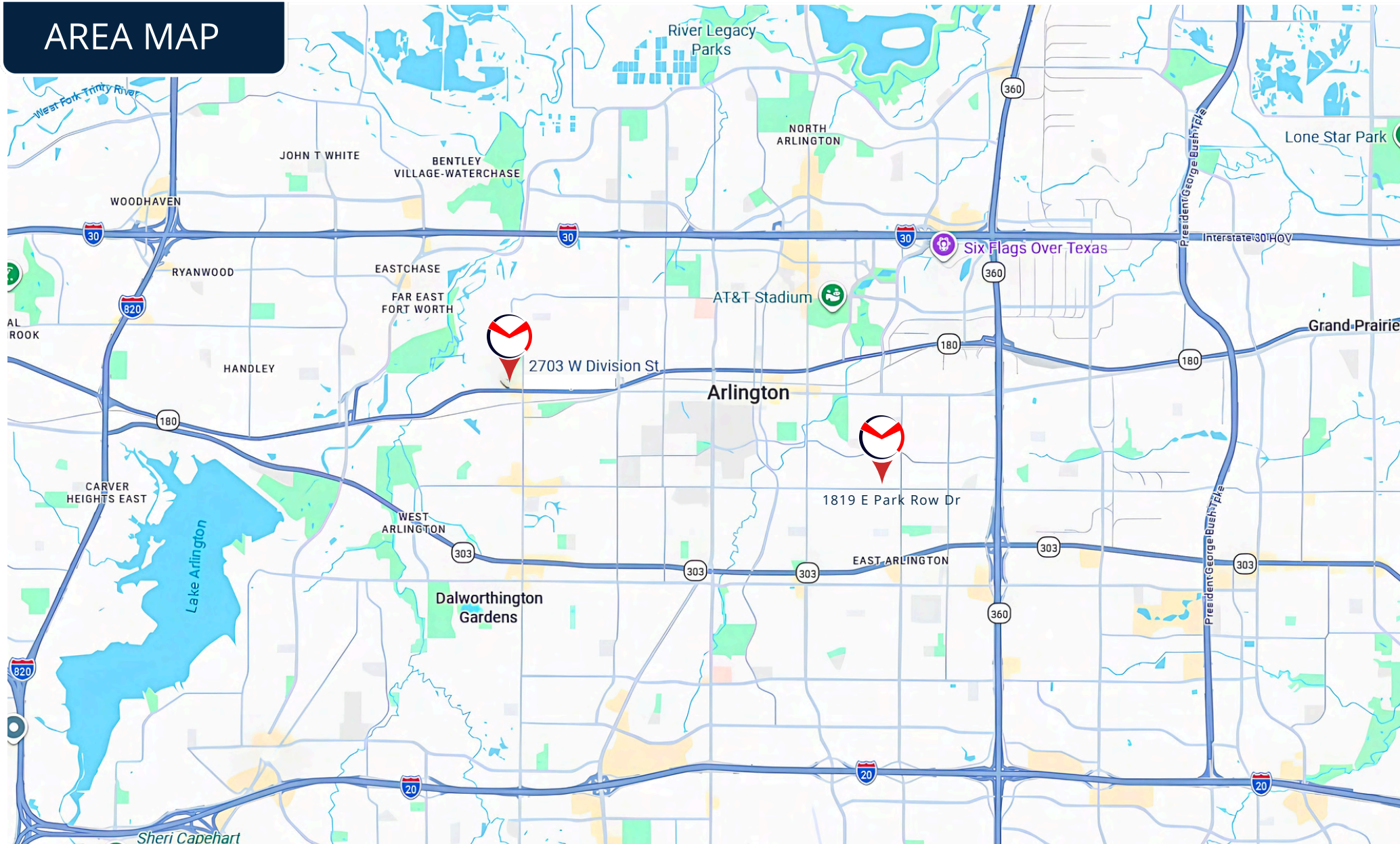
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AREA MAP



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DISCLAIMER

CONFIDENTIALITY & DISCLAIMER

This offering memorandum has been prepared by MoonCast Commercial solely for the confidential evaluation of the acquisition opportunity presented herein. The information contained in this memorandum is intended only for qualified prospective purchasers and their authorized advisors and may not be reproduced, distributed, or disclosed to any third party without prior written consent from the Owner or MoonCast Commercial.

The information has been obtained from sources believed to be reliable; however, neither the Owner nor MoonCast Commercial makes any representation or warranty as to its accuracy or completeness.

Prospective purchasers are encouraged to independently verify all property, financial, operational, zoning, and other information through their own due diligence and professional advisors.

This memorandum is provided for informational purposes only and does not constitute an offer or binding agreement to sell. The Owner reserves the right to modify the offering, reject any offer, or withdraw the property from the market at any time. No sale shall be binding until a definitive purchase and sale agreement has been fully executed by the parties.

MoonCast Commercial represents the Owner in connection with this offering.





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IABS



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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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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