

Specialty For Sale



Spradley Properties

121 N. 31st Street, Suite C Temple, TX 76504 | 254-771-5111

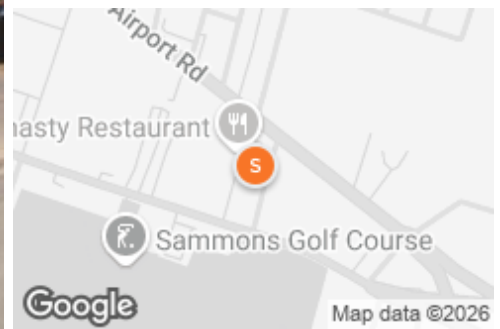
Corner Lot

2424 W Adams Ave, Temple, TX, 76504

Car Wash For Sale

Prepared on July 22, 2026

1 of 1 Listings



Listing Details | Specialty For Sale

Secondary Uses	Retail, Office	Vacant	Yes
Total Available Space	0.62 Acres	Available Date	Now
Asking Price	\$250,000	Days On Market	1407 days
Listing Price Per SF	-	Date Listed	9/14/2022
Cap Rate (Actual)	-	Last Modified	7/22/2026
Possession	Immediate	Listing ID	32267853
Show Instructions	Call broker	Parking Spaces	-

Description

Conveniently located corner lot with frontage along west Adams Avenue minutes from Interstate Hwy. 35. Previous 4 bay self service carwash with consistent clientele

Property Features

Location Details

Address	2424 W Adams Ave, Temple, TX, 76504	Parcels	113115, 113114
Zoning	C	Name	2424 W Adams Ave
County	Bell	Cross Street	49th Street

Building Details

Sub Type	Car Wash	Number of Floors	1
Building Status	Existing	Year Built	1980
Building Size	2,816 SF	Occupancy Type	Single Tenant
Land Size	0.63 Acres / 27,562 SF	Electricity	Yes
Number of Buildings	1		

Property Listings

1 Listing | 27,007.20 SF | \$250,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Previous Carwash	-	0.62 Acre	\$250,000	Now

Contact



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bobby@spradleyproperties.com


Spradley Properties

2424 W Adams Ave



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Parcel
Aerial



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

2424 W Adams Ave

2424 W Adams Ave
Temple, TX 76504



Bobby Spradley
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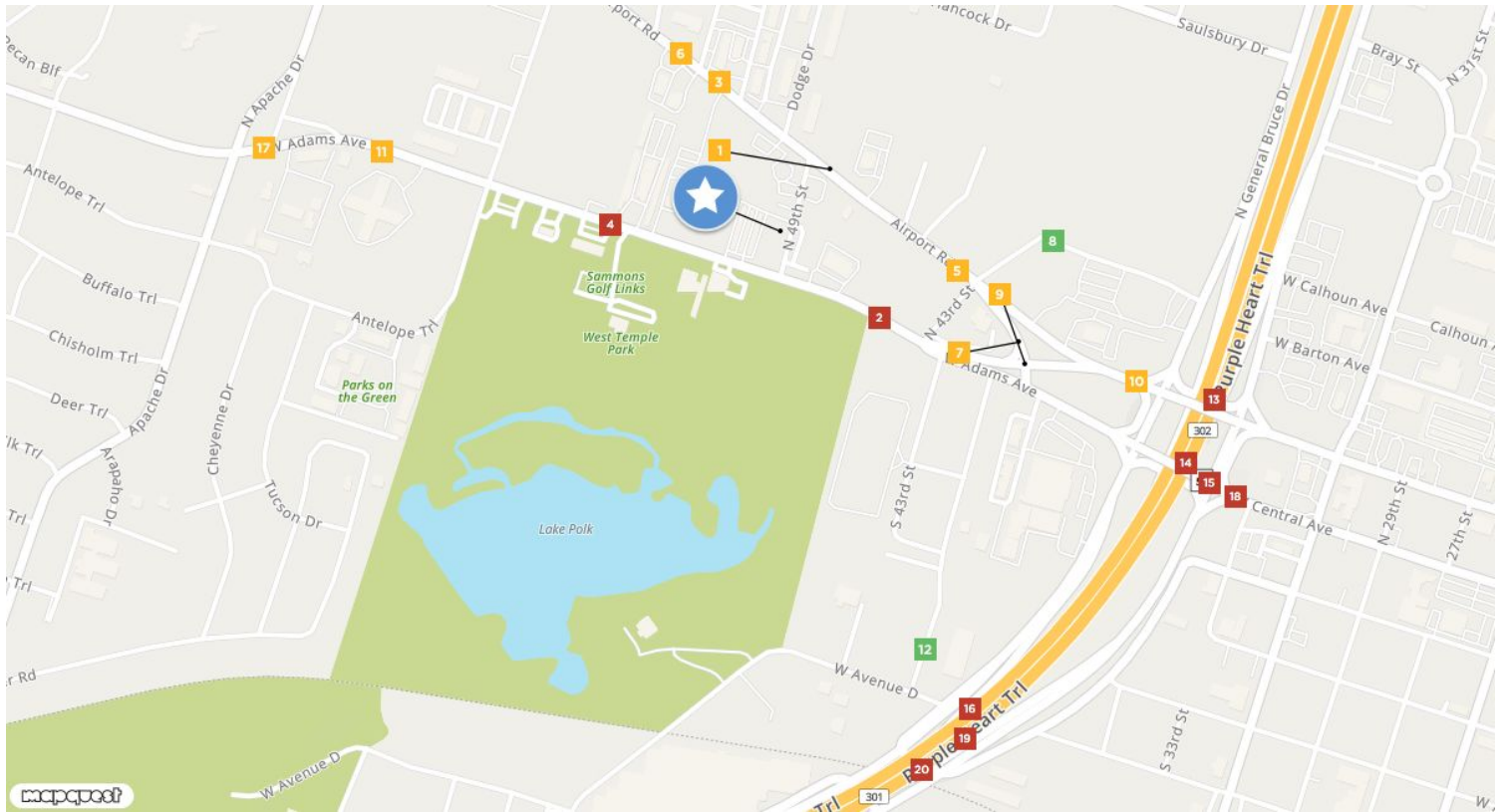
2424 W Adams Ave



Sprockley Properties

121 N. 31st Street, Suite C Temple, TX 76504 | 254-771-5111

Traffic Counts



Airport Rd 1 49th St Year: 2011 5,963	West Adams Avenue 2 N 43rd St Year: 2022 11,348 Year: 2021 14,328 Year: 2020 14,047	Airport Rd 3 Cottingham Dr Year: 2011 9,555	West Adams Avenue 4 Village Way Year: 2022 10,883 Year: 2021 11,401 Year: 2020 11,177	Airport Road 5 N 43rd St Year: 2022 6,955 Year: 2021 8,255 Year: 2020 8,093
Airport Road 6 Draper Dr Year: 2022 6,372 Year: 2021 7,475 Year: 2020 7,328	Airport Road 7 Airport Road Year: 2024 9,190	Church St 8 N General Bruce Dr Year: 2010 150	Airport Road 9 West Adams Avenue Year: 2024 9,190	Airport Road 10 Airport Road Year: 2024 9,190 Year: 2011 10,443
W Adams Ave 11 Chadel St Year: 2011 6,604 Year: 2002 17,200	S 41st St 12 W Ave D Year: 2010 1,890	Purple Heart Trail 13 Purple Heart Trail Year: 2024 84,400	Purple Heart Trail 14 Purple Heart Trail Year: 2024 92,267	West Central Avenue 15 West Central Avenue Year: 2024 27,322
Purple Heart Trail 16 Purple Heart Trail Year: 2024 92,267	W Adams Ave 17 Apache Way Year: 2011 8,674	West Central Avenue 18 West Central Avenue Year: 2024 27,322	Purple Heart Trail 19 Purple Heart Trail Year: 2024 92,267	Purple Heart Trail 20 Purple Heart Trail Year: 2024 92,267



Bobby Sprockley
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MOODY'S

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2424 W Adams Ave, Temple, TX 76504

CITY, STATE

Temple, TX

POPULATION

58,201

AVG. HH SIZE

2.53

MEDIAN HH INCOME

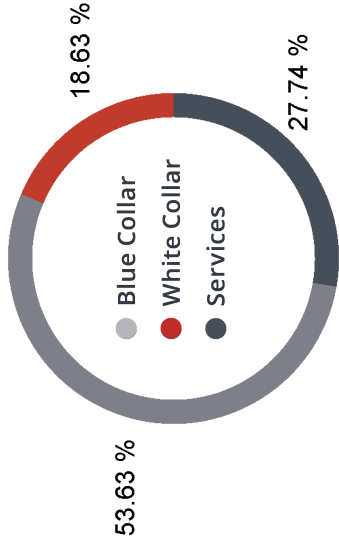
\$46,571

HOME OWNERSHIP

Renters: 10,759

Owners: 12,123

EMPLOYMENT



39.90 %
Employed

1.68 %
Unemployed

EDUCATION

High School Grad: 26.96 %

Some College: 25.29 %

Associates: 7.03 %

Bachelors: 20.79 %

GENDER & AGE

49.03 %
50.97 %



RACE & ETHNICITY

White: 51.62 %

Asian: 0.69 %

Native American: 0.04 %

Pacific Islanders: 0.00 %

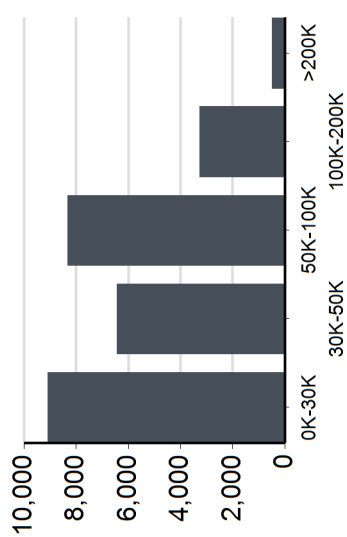
African-American: 11.56 %

Hispanic: 24.51 %

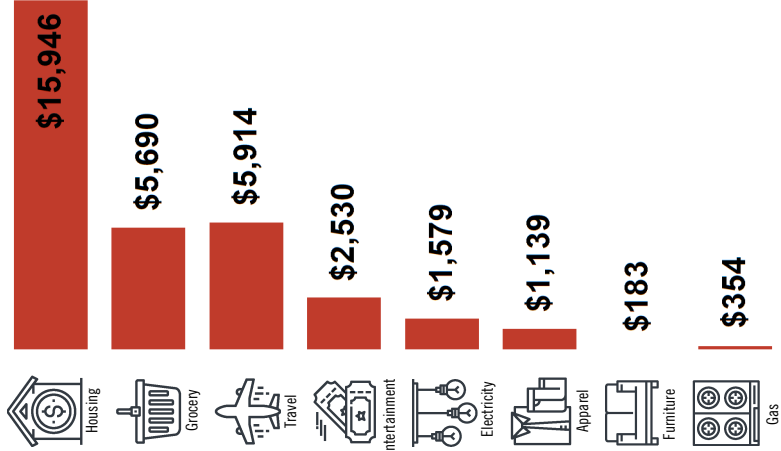
Two or More Races: 11.57 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING





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.

2-10-2025



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.

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. **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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert (Bobby) Spradley	0464664	bobby@spradleyproperties.com	(254)771-5111
Designated Broker of Firm	License No.	Email	Phone
N/A			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert (Bobby) Spradley	0464664	bobby@spradleyproperties.com	(254)771-5111
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1
TXR 2501