



**CALDWELL OFFICE**

115 West Buck Street | Caldwell, TX 77836

**CONTACT**

(O) 979.777.4471

**EMAIL**

info@armstrongpropertiestx.com

# Offering Memorandum

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## Exclusive Investment Opportunity

Turnkey Truck Accessories Business + Hard Corner Real Estate

### Executive Summary

Armstrong Properties is pleased to present a unique opportunity to acquire both an established, family-owned auto truck accessories business and its accompanying hard-corner commercial real estate. This combined offering provides investors with a cash-flowing business and valuable real estate on a highly visible lot — ideal for owner-operators or entrepreneurs looking for a dual-income investment.

### Property & Business Highlights

Business	Established, family-operated auto detailing company
Lot Size	0.5819 Acres ( $\pm$ 25,348 SF)
Buildings	3 Metal Shops
Zoning	Hwy Commercial (buyer to verify)
Parking	On-site, paved parking lot with ample room
Location	Hard Corner Lot with High Visibility
Traffic Count	33,566 AADT Hwy 21/36

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## Business Overview

### About the Business

Burleson County's premier stop for truck accessories. This turnkey company has built a strong local reputation over several years. Known for their high-quality service and consistent customer loyalty, it is currently operated by a dedicated family team. The sale includes all equipment, inventory, and goodwill.

Services Offered: Full-service auto aftermarket automotive accessories. The company provides products such as lift kits, grill guards, bumper replacements, tool boxes, goosenecks, bedliners, tires, wheels, floor mats, seat covers, performance parts and exterior upgrades, helping vehicle owners and dealers personalize and enhance their cars, trucks and SUVs with customized solutions. Additional fleet services and light mechanical work.

- Customer Base: Local retail clients, recurring fleet accounts, word-of-mouth referrals
- Growth Potential: Opportunity to expand service offerings, add auto detailing or partner with nearby auto-related businesses/fleet or full mechanic services.

### Financials

\*Available upon execution of NDA.\*

## Real Estate Overview

The property includes three well-maintained metal shop structures ideal for service bays, vehicle storage, or workspace. The layout supports easy ingress/egress, with designated parking and maneuvering room for vehicles.

- Building 1: 40'x80', restroom, flexible use for overflow or expansion (wired for 50 amp, 30amp welders)
  - Building 2: 52'x30.5', includes office/reception space (550 sqft), detailing bays (930 sqft), canopy (1100 sqft), 1 Restroom
  - Building 3: 18'x21', (2) 8x10 roll up doors, walk thru door
  - Utilities: City Water, sewer, single phase electricity (buyer to verify specifics)
  - Condition: Move-in ready
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**Investment Highlights**

- Dual-Value Asset: Acquire both income-producing real estate and a proven operating business
- Prime Location: Strategically situated on a hard corner with strong street visibility
- Turnkey Operation: Immediate income opportunity from a running business with loyal clientele
- Expansion Ready: Land and building layout allow future development or service expansion

**Location & Market**



- Located in a high-traffic corridor
- Near major roadways, automotive businesses, and retail centers
- Direct Hwy Frontage off State Hwy 36 + Entrance off Buck Street
- Fast-growing area with strong commercial demand

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**Offering Terms**

- Asking Price (Combined): \$1,100,000
- Available Separately: No
- Due Diligence Package: Available upon request with signed NDA

