

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$613,909
Building Size:	4,024 SF
Lot Size:	33,855 SF
Price / SF:	\$152.56
Cap Rate:	11.0%
NOI:	\$67,530
Year Built:	2005
Market:	Oklahoma City Metro
Submarket:	Choctaw

PROPERTY OVERVIEW

This property features a versatile layout comprising a Water Wizard Automatic Bay, 5 Self-Serve Bays, 6 Vacuum Stations, and Vending Machines. Don't miss this chance to secure a profitable asset in a thriving location, strategically designed to meet the unique needs of a carwash operator/investor.

PROPERTY HIGHLIGHTS

- 1 Water Wizard Automatic Bay
- 5 Self-Serve Bays
- 6 Vacuum Stations
- 6 Vending Machines

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ADDITIONAL PHOTOS



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LOCATION MAP



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A map of Oklahoma with concentric circles centered on Choctaw, OK. The circles represent distances of 10, 20, and 30 miles. Labeled locations include Jones, Spencer, Nicoma Park, Harrah, Midwest City, Del City, Woods, and McLoud. Major highways shown are US-62, I-40, and I-335. The Tinker Air Force Base is also labeled. The map includes a Google logo and a copyright notice for 2026.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	716	10,245	28,980
Average Age	42	41	41
Average Age (Male)	42	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	270	3,890	10,912
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$94,265	\$112,875	\$107,319
Average House Value	\$401,040	\$286,729	\$288,330

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