

FOR SALE

# SPLASH & DASH CARWASH

4600 Western Center Blvd | Haltom City, TX 76137



# VISION

COMMERCIAL REAL ESTATE

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PRICE | **\$600,000** | PROPERTY AREA | **2,760 SF on 0.51 Acres**



## PROPERTY HIGHLIGHTS

- Prime, high-traffic visibility
- Fully equipped, turnkey-ready operation
- Maximize revenue with 8 bays, 4 vacuums
- Well maintained for optimal performance

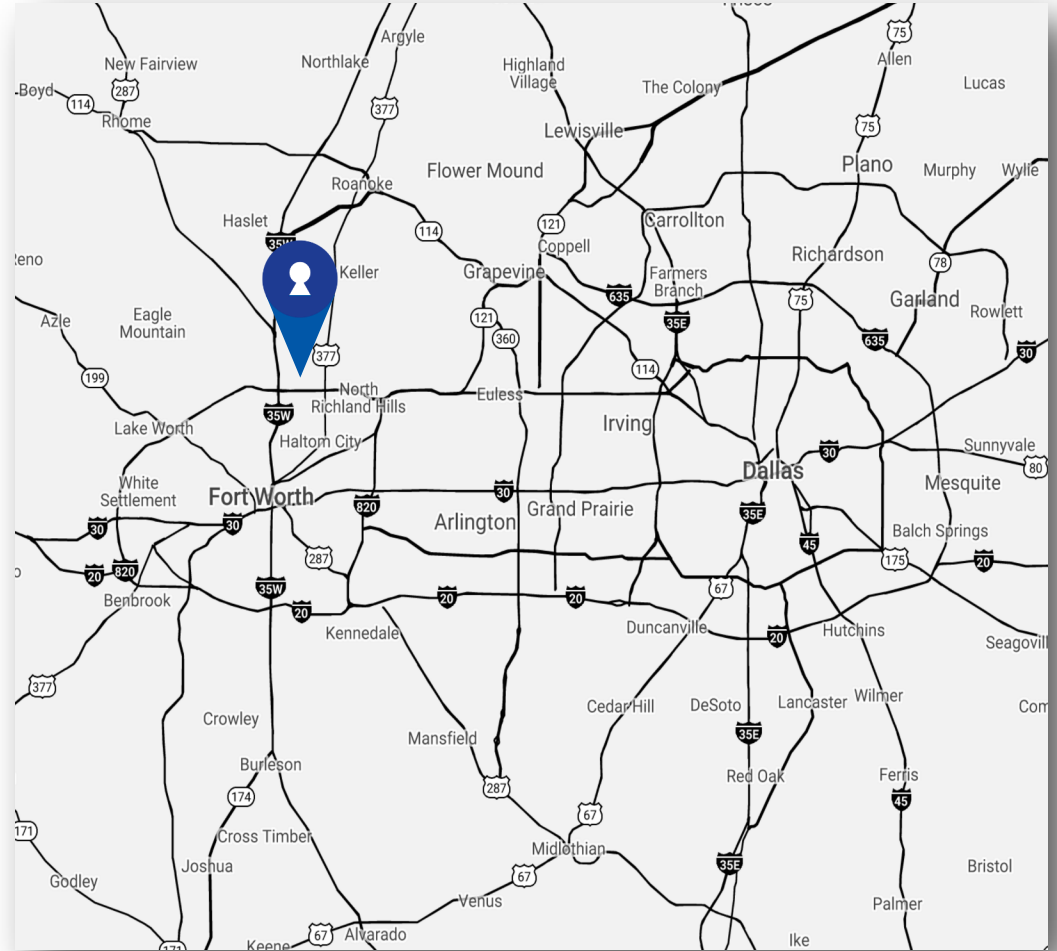
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	18,827	64,414	127,968	306,004
DAYTIME POPULATION	12,639	46,209	111,881	277,194
AVG HH INCOME	\$90,207	\$94,269	\$97,261	\$104,197
POPULATION GROWTH 2023-2028	-0.36%	0.27%	0.20%	0.19%

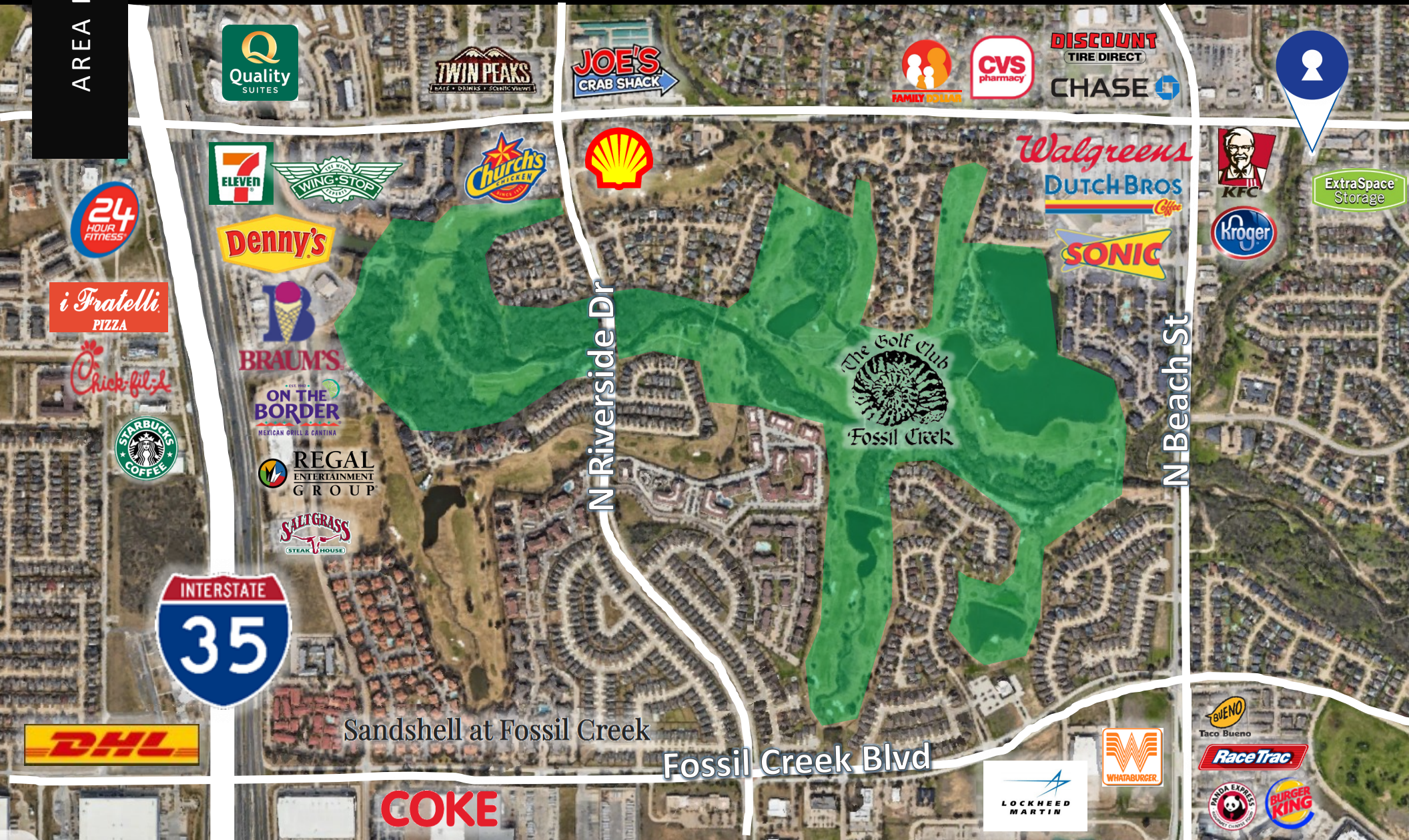
\*STDB.com 2024

## TRAFFIC COUNT

21,266 VPD as Western Center Blvd & N Beach St



















N Beach St

Western Center Blvd

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.







### COMMERCE

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)  
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)  
BLS, Dec. 2021

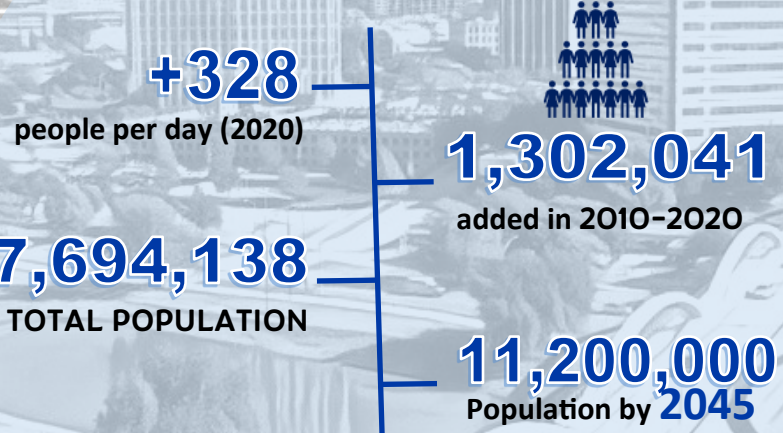
4 Global 500 Companies  
*Fortune, 2021*  
9 World's Most Admired Companies  
*Fortune, 2022*  
22 Fortune 500 Companies



### DFW AREA GROWTH

**50% LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2% EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022



### 3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

### HIGHER EDUCATION

Three **Research 1 Universities**



30 Higher Education Institutions  
15 Major Universities Including:



4TH LARGEST METRO IN U.S. OVER **200** CITIES

### HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care  
32 MAJOR HOSPITALS  
23 HEALTHCARE SYSTEMS