

**PLEASANT GROVE CAR WASH
TEXARKANA, TEXAS**

LOCATION: 9117 NORTH KINGS HWY
INTERSECTION OF RICHMOND RD & UNIVERSITY AVE (KINGS HWY)

LAND SIZE: .853 ACRES (APPROX)

BUILDING SIZE: 4,450 SQ. FT. (APPROX)

PRICE: \$875,000

SITE: PREMIER LOCATION AT THE TEXAS A&M – TEXARKANA’S BRINGLE
LAKE CAMPUS ENTRY AT RICHMOND RD & UNIVERSITY AVE

IMPROVEMENTS: (1) AUTOMATIC DRIVE-THRU WASH; (6) MANUAL STALL WASHES;
(2) VACUUM STALLS

REMARKS: ATM ON-SITE WITH 10 YEAR GROUND LEASE
GREAT INVESTOR UPSIDE
TXDOT HAS PROPOSED TO CUL-DE-SAC KINGS HWY INTERCHANGE

FOR INFORMATION CONTACT:



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