

# ELGIN CAR WASH FOR SALE



**1391 US HIGHWAY 290 WEST** ELGIN, TX 78621

**LOT SIZE:** 1.0 Acres  
**ZONING:** C-3 Highway Commercial District  
**YEAR BUILT:** 2001  
**PROPERTY DETAIL:** Operating business. Not many car wash facilities in Elgin. Two tunnels with Saber Systems, three self-serve bays and four vacuum stations. CryptoPay credit card system. Security cameras. Located across the street from Walmart and next to Chevrolet dealership. Austin Community College Elgin Campus is just to the west.  
**PRICE:** \$750,000



**Stanberry  
Commercial**  
REALTORS®

FOR MORE  
INFORMATION  
CONTACT



**Rick Schulte**  
Broker®

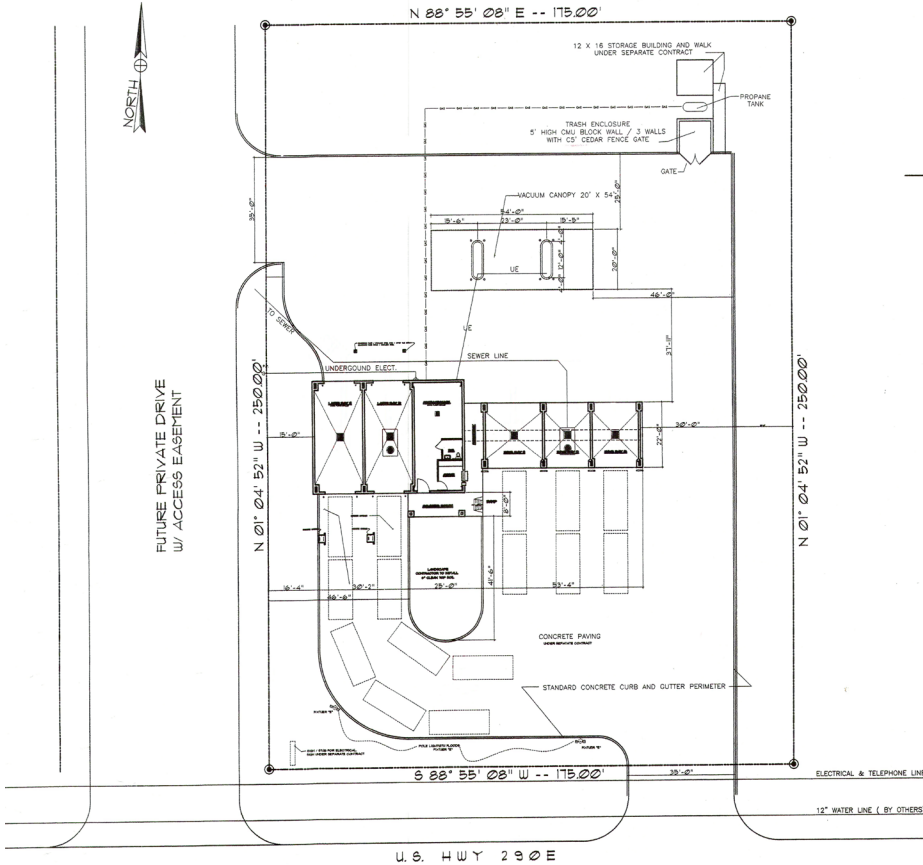
(512)327-9310 x271  
rschulte@stanberry.com

**Jeff Stewart**  
CCIM | Broker

(512) 923-1669  
(512) 744-6800 ext. 227  
jstewart@stanberry.com



POPULATION	2015			2016 PROJECTION		
	< 1 MILE	< 3 MILES	< 5 MILES	< 1 MILE	< 3 MILES	< 5 MILES
<b>TOTAL ESTIMATED POPULATION</b>	852	7,535	9,920	811	7,441	9,929
<b>TOTAL CENSUS 2010 POPULATION</b>	740	6,196	8,191	740	6,196	8,191
<b>POPULATION CHANGE %</b>	15.1%	22.6%	22.1%	9.6%	21.1%	21.6%

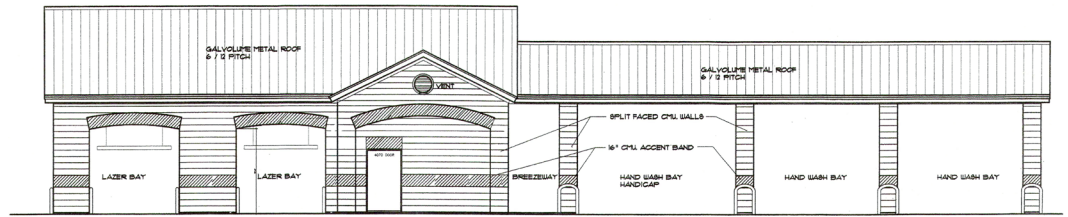


**SITE PLAN**

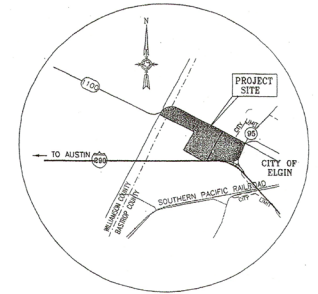
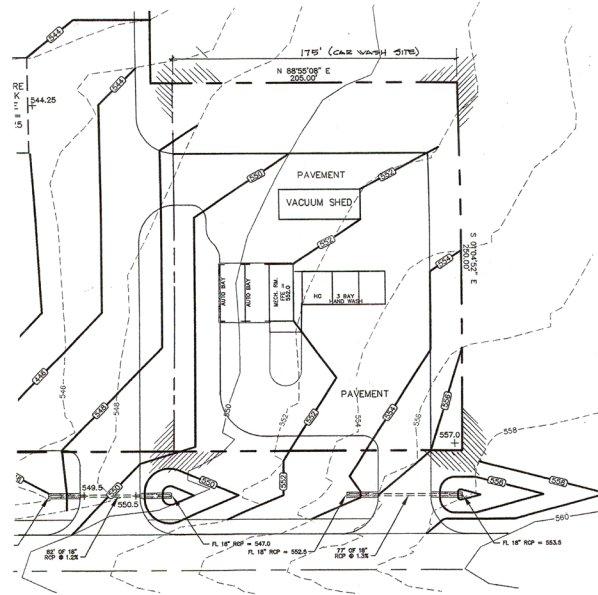
SCALE: 1" = 20'

PAVING : ALL CONCRETE PAVING AND CURB UNDER SEPARATE CONTRACT  
 ALL CONCRETE WITH CURB AND GUTTER  
 COMPLY WITH ALL REQUIREMENTS OF THE CITY OF ELGIN.

SITE WORK AND PAD: UNDER SEPARATE CONTRACT  
 PAD WILL BE BROUGHT TO +/- .2  
 COMPLY WITH ALL REQUIREMENTS OF THE CITY OF ELGIN.



**FRONT ELEVATION**



Rev. Date: 10/28/99  
 Rev. Date: 10/19/99

**ELGIN CAR WASH**  
**ELGIN, TEXAS**

**ARCHITECT:**  
**LARRY NEAL / ARCHITECT**  
 503 SOUTH 25TH. STREET  
 TEMPLE, TEXAS 76504  
 (254) 778-1466

**SITE / STRUCTURAL ENGINEER:**  
**H & R ENGINEERING**  
 10010-C WILDFLOWER LANE  
 AUSTIN, TEXAS 78733  
 (512) 263-1752



**OLIVER CAR WASH**  
**ELGIN, TEXAS**

LARRY NEAL / ARCHITECT  
 503 SOUTH 25TH. STREET  
 TEMPLE, TEXAS 76504  
 (254) 778-1466

DATE: 10/09/99 JOB NO.: 9914

SHEET NO.  
**1**  
 OF 10



# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Stanberry &amp; Associates Inc.</b>	<b>405642</b>	<b>info@stanberry.com</b>	<b>512 327 9310</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Bill Stanberry</b>	<b>286554</b>	<b>bill@stanberry.com</b>	<b>5123279310</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Sharon Rosshirt</b>	<b>353305</b>	<b>sharon@stanberry.com</b>	<b>5123279310</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Rick Schulte</b>	<b>287344</b>	<b>rschulte@stanberry.com</b>	<b>512 517 2262</b>
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](http://www.trec.texas.gov)

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