



CAR WASH FOR SALE

5438 N Fry Rd
Katy, TX 77449

HIGHLIGHTS

- ◆ COLONIAL CAR WASH
- ◆ Price \$2,850,000
- ◆ Car Wash
- ◆ Auto Detailing
- ◆ Many other services offered
- ◆ High Traffic Area
- ◆ Year Built 2005
- ◆ Land 47,999 SF
- ◆ Building 7,462 SF
- ◆ Established Business
- ◆ Special Tax Advantage



PHOTOS



INFORMATION

Custom services available

Location: <https://maps.app.goo.gl/4kBdWs3FkPNHC6a66>

Tax Record: [5438 N Fry Rd Tax Information](#)

Demographics: [77449](#)

[Texas law requires all license holders to provide the information About Brokerage Services form to prospective clients](#)

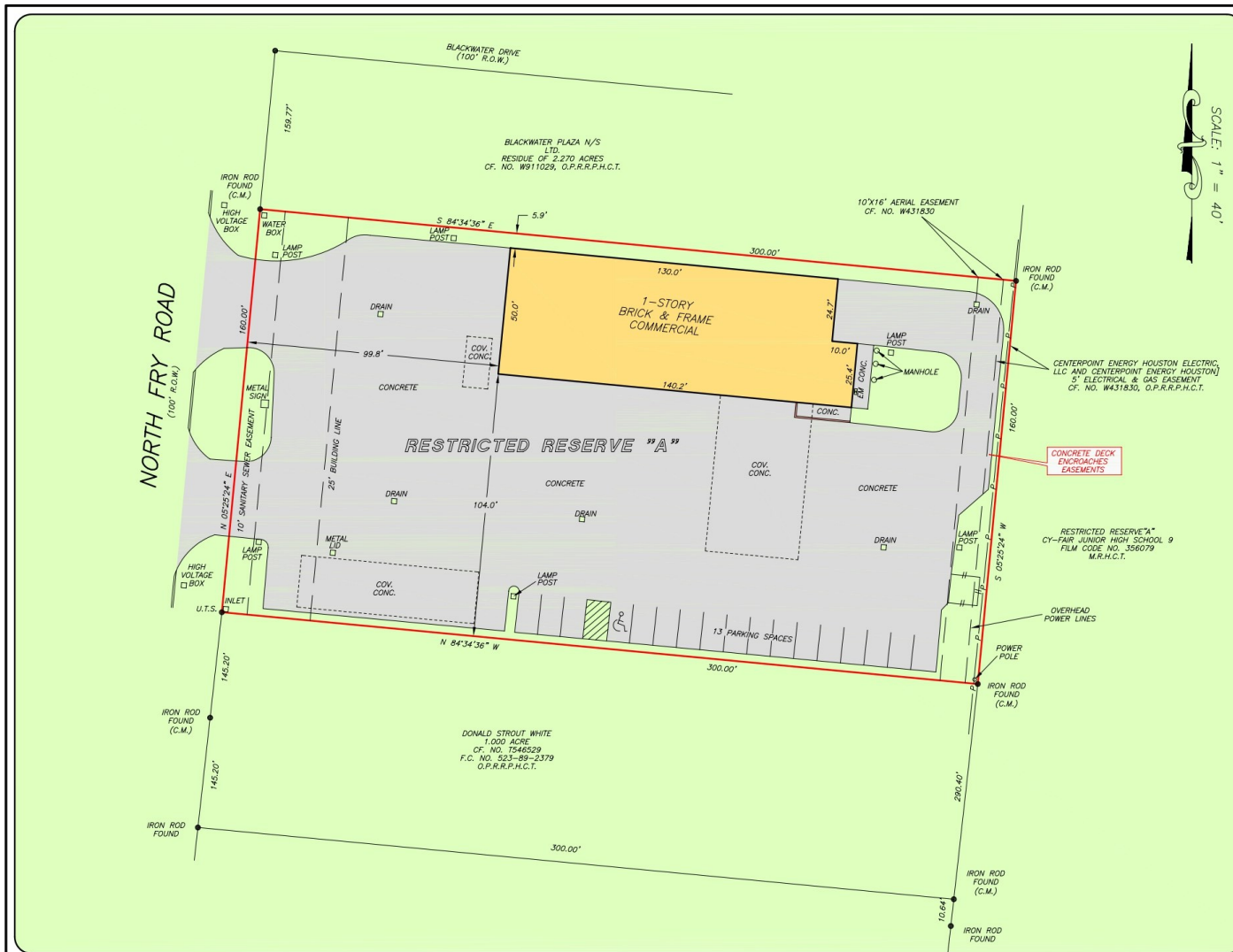
SPECIAL TAX ADVANTAGE-ACCELERATED DEPRECIATION Car washes present accelerated depreciation opportunities for tax savings. Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 80 percent of the cost and bonus depreciation in the first year.

TRAFFIC

Collection Street
North Fry Rd.

Traffic Volume
29,595

SURVEY



GF NO. 20120303 INFINITY TITLE
 ADDRESS: 5438 NORTH FRY ROAD
 KATY, TEXAS 77449
 BORROWER: RONN KUDLACEK

RESTRICTED RESERVE "A"
 (RESTRICTED TO COMMERCIAL USE)
FRY ROAD CAR WASH
 ACCORDING TO THE PLAT THEREOF RECORDED
 IN FILM CODE NO. 598198 OF THE MAP
 RECORDS OF HARRIS COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0605 L. MAP REVISION: 1996-18-2007 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY.

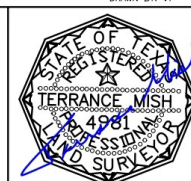
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

U.T.S.=UNABLE TO SET
 D.C.L.= DIRECTIONAL CONTROL LINE
 RECORD BEARING: FILM CODE NO. 598198, H.C.M.R.

DRAWN BY: VT

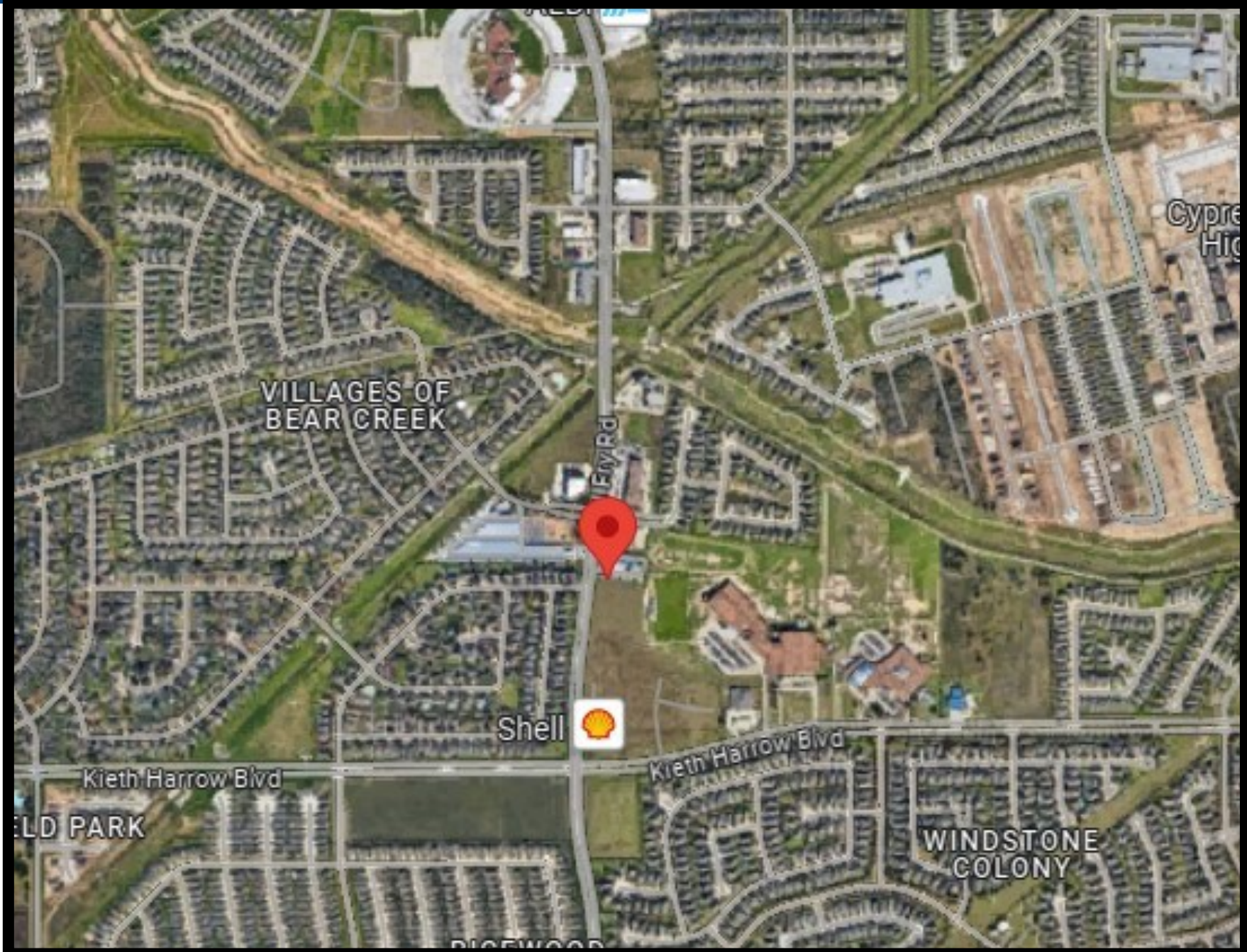
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
 PROFESSIONAL LAND SURVEYOR
 NO. 4691
 JOB NO. 12-03154
 APRIL 12, 2012



	<p>KATHY HEENAN 713-752-8888</p>			<p>1-800-LANDSURVEY www.precisionurveyors.com</p> <p>281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555 850 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217</p>
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AERIAL



Information on Brokerage Services



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

AmeriStar Commercial, Inc.
Broker Firm Name

489639
License No.

ChetWilke@gmail.com
Email

972-618-1047
Phone

Chet Wilke
Broker of Firm

379957
License No.

ChetWilke@gmail.com
Email

972-618-1047
Phone