

**MY CAR WASH**  
Real Estate & Business For Sale  
9820 S. US-441, Belleview, FL 34420 (Ocala MSA)



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# DEAL SUMMARY



## Address

9820 S. US-441  
Bellevue, FL 34420 (Ocala MSA)

**Asking Price**  
\$5,300,000

**Building Size**  
5,245 SF

**Lot Size**  
3.95 AC

**Year Built**  
2023

**Drone Photos**  
Click [here](#)



# PROPERTY SUMMARY



Request	Property Information
Site Address	9820 S. US-441   Belleview, FL 34420
Site Acquisition Date	November 1st, 2002
Site Open Date	November 1st, 2023
Point of Sale (POS) / XPT System	DRB
Number of POS Stations	Three (3)
Property Owned or Leased?	Owned
What is the lot size and building square footage?	Lot Size: 3.95 AC and Building Size: 5,245 SF
What services do you offer? (e.g. Express, Full-Serve, Detailing, etc.)	Express Wash
Wash Menu Pricing for Express Wash	Platinum - \$25.00 or \$39.99/Monthly, Gold - \$20.00 or \$29.99/Monthly, Silver - \$15.00 or \$24.99/Monthly, and Basic - \$10.00 or \$19.99/Monthly
Tunnel Length	140 Feet
Conveyor Type (Belt/Chain)	Chain
Equipment Package	Motor City Wash Works
Number/Type of Vacuums	31 Vacuums
Traffic Counts (US-441)	Traffic Count: 32,458 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 2,092 People   3-Mile Radius: 16,059 People   5-Mile Radius: 57,861 People
Average Household Incomes in 1, 3, & 5-Mile Radius	1-Mile Radius: \$88,583   3-Mile Radius: \$75,028   5-Mile Radius: \$77,521
Is there any notable competition coming within 3 miles that you know of?	Tidal Wave - 0.4 Miles Away
Any significant capital expenditures in the last 3 years? (e.g. maintenance, refurbishment, growth, etc.)	The property was just built ground-up in late 2023
My Car Wash Drive-Thru Video	<a href="#">Click here</a>



# PROPERTY HIGHLIGHTS



## ► Ready to be Rebranded for New Car Wash Operation

This newly constructed car wash, built in 2023, is primed and ready for rebranding and immediate operation. Skip the hassles of permitting processes and navigating zoning restrictions or city approvals. Equipped with cutting-edge car wash technology and state-of-the-art equipment, this location presents a rare opportunity to purchase, rebrand, and open for business without delay.

## ► Turn-Key Equipment Package | Brand New 2023 Construction

The subject property completed construction in November 2023 and the Seller spared no expense building this car wash. This 140-foot tunnel comes delivered with brand new equipment from one of the top equipment manufacturers, Motor City Wash Works. This location uses the most popular point-of-sales (“POS”) system in the business, DRB, renowned for its significant cost-saving benefits for operators. With a total of thirty one (31) vacuums available, each stall offers ample space for customers to comfortably vacuum their cars side by side.

## ► Located in One of the Fastest Growing U.S. Metro Areas in the Nation

Four of the nation’s fastest-growing metro areas are in Florida. The metro area around Wildwood and The Villages in Sumter and Marion Counties ranked first on the Census Bureau’s national list of the fastest-growing metropolitan areas. In total numeric growth, which combines net migration, births and deaths, Marion County placed as the ninth fastest-growing county in the country, with 15,167 more people in July 2023 than one year earlier, in July 2022. Since 2010, the population surrounding the subject property has witnessed remarkable growth: 12.96% within a 1-mile radius, 11.28% within a 3-mile radius, and an impressive 22.45% within a 5-mile radius. In response to this surge in population, numerous new housing developments are underway in the immediate vicinity, such as Highland Homes at Summercrest. This upcoming community intends to build a total of 700 single-family homes, conveniently located just 1.7 miles away from My Car Wash.

## ► One of the Largest Car Washes on the Market For Sale

This car wash site stands out as one of the largest on the market. Spanning 2.0 acres more than the typical car wash location, it features three express lanes equipped with three POS payment terminals each, significantly enhancing efficiency. There are fourteen additional vacuums compared to the average car wash set up to accommodate a substantial influx of customers.

## ► Prominent Highway Location

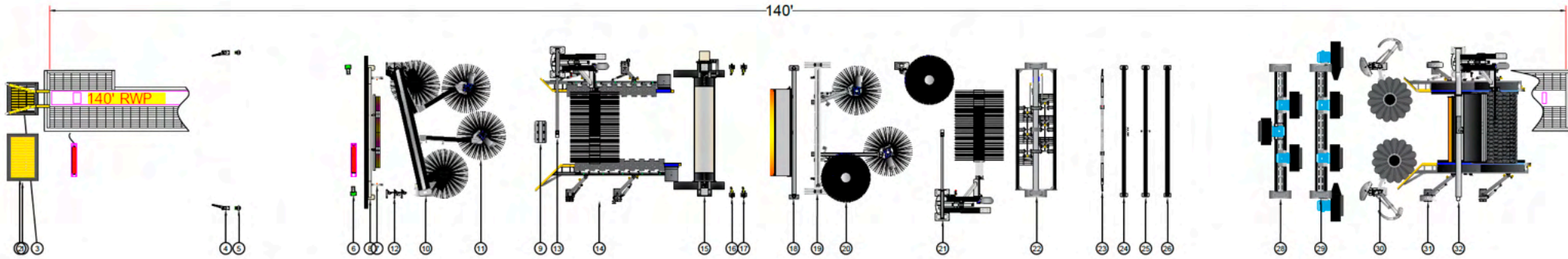
The property is conveniently situated just off US-441, a key highway system with a daily traffic count of 32,458 vehicles, connecting Orlando to Ocala. This site has excellent visibility from US-441 and is located on the way to a Publix Anchored shopping center, Belleview Regional Shopping Center.

## ► Florida is an Income Tax Free State

Florida’s appeal for business is undeniable, given its an income tax-free state. Moreover, the fact that car washes qualify for a 60% bonus depreciation adds to the attractiveness of investing in this lucrative business opportunity.



# CAR WASH TUNNEL EQUIPMENT BREAKDOWN



1 ROLLER CORRELATOR

6 ENTRANCE PHOTO EYES

11 CROSSOVER WRAP AROUND ELECTRIC

16 HIGH PRESSURE SIDE BLASTERS  
(180PM PIVOTING)

21 ACCELERATOR TOP WHEEL  
(DRIVER SIDE WITH TRUCK SENSOR PACKAGE "SONARY")

26 COLOR SKIN ARCH  
(SPOT FREE RINSE)

31 SPIN SHINE ELECTRIC

2 AUTO DOLLIE TREADLE  
(WITH IN GROUND STAINLESS STEEL PAN)

7 ALPHA WTA  
(WITH TAPE SWITCH)

12 TRIPLE FOAM STREAMERS

17 HIGH PRESSURE WHEEL BLASTERS  
(180PM PIVOTING)

22 S2S (SIDE TO SIDE)-MITTER

32 DRY-N-SHINE TOP WHEEL

3 XD CONVEYOR  
(140' HYDRAULIC RWP)

8 GRAND ENTRY ARCH

13 ACCELERATOR TOP WHEEL  
(DRIVER SIDE WITH TRUCK SENSOR PACKAGE "SONARY")

18 SUDZ-A-LOT ARCH

23 CEILING MOUNTED RAIN BAR

28 30HP AIR ONE DRYER SYSTEM  
(WITH ENERGY GATES)

4 HIGH PRESSURE PREP GUNS

9 UNDERCARRIAGE

14 BULLDOG WHEEL HYDRAULIC

19 MOTOR CITY MINI WRAP ELECTRIC

24 COLOR SKIN ARCH  
(TRIPLE MANIFOLD K/2-V NOZZLE)

29 70HP AIR ONE DRYER SYSTEM  
(WITH ENERGY GATES)

5 MANUAL BUG PREP GUNS

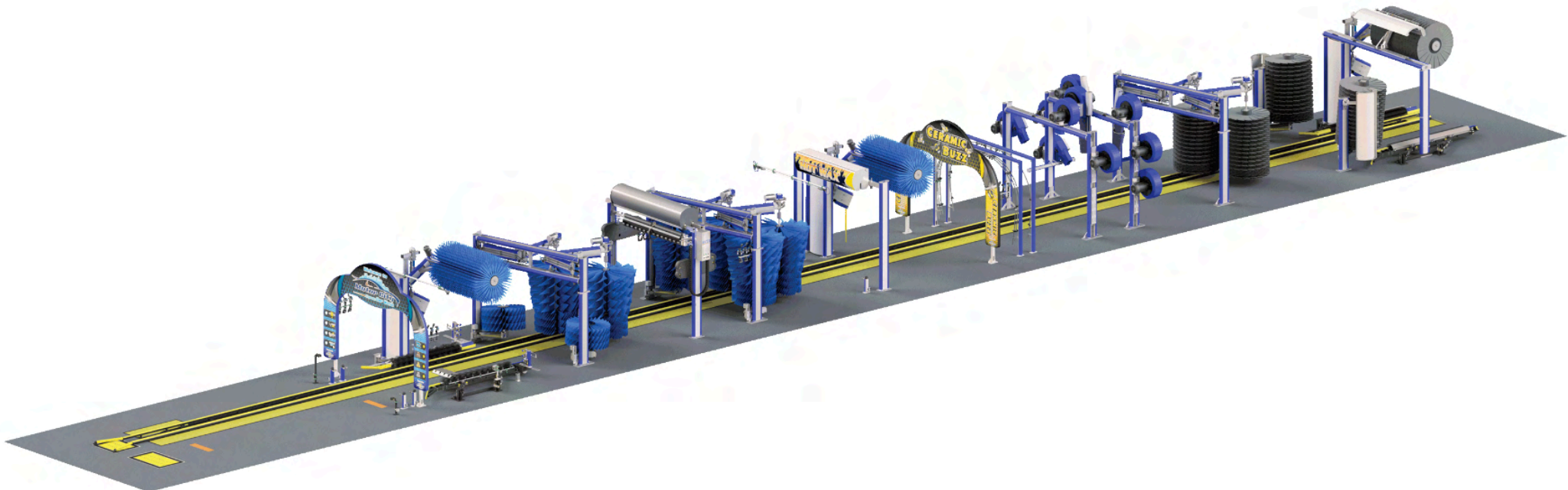
10 MOTOR CITY LOW RIDER HYDRAULIC

15 AXIS II ARCH

20 MOTOR CITY ROCKERZ HYDRAULIC

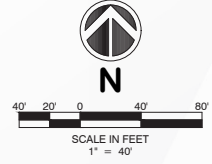
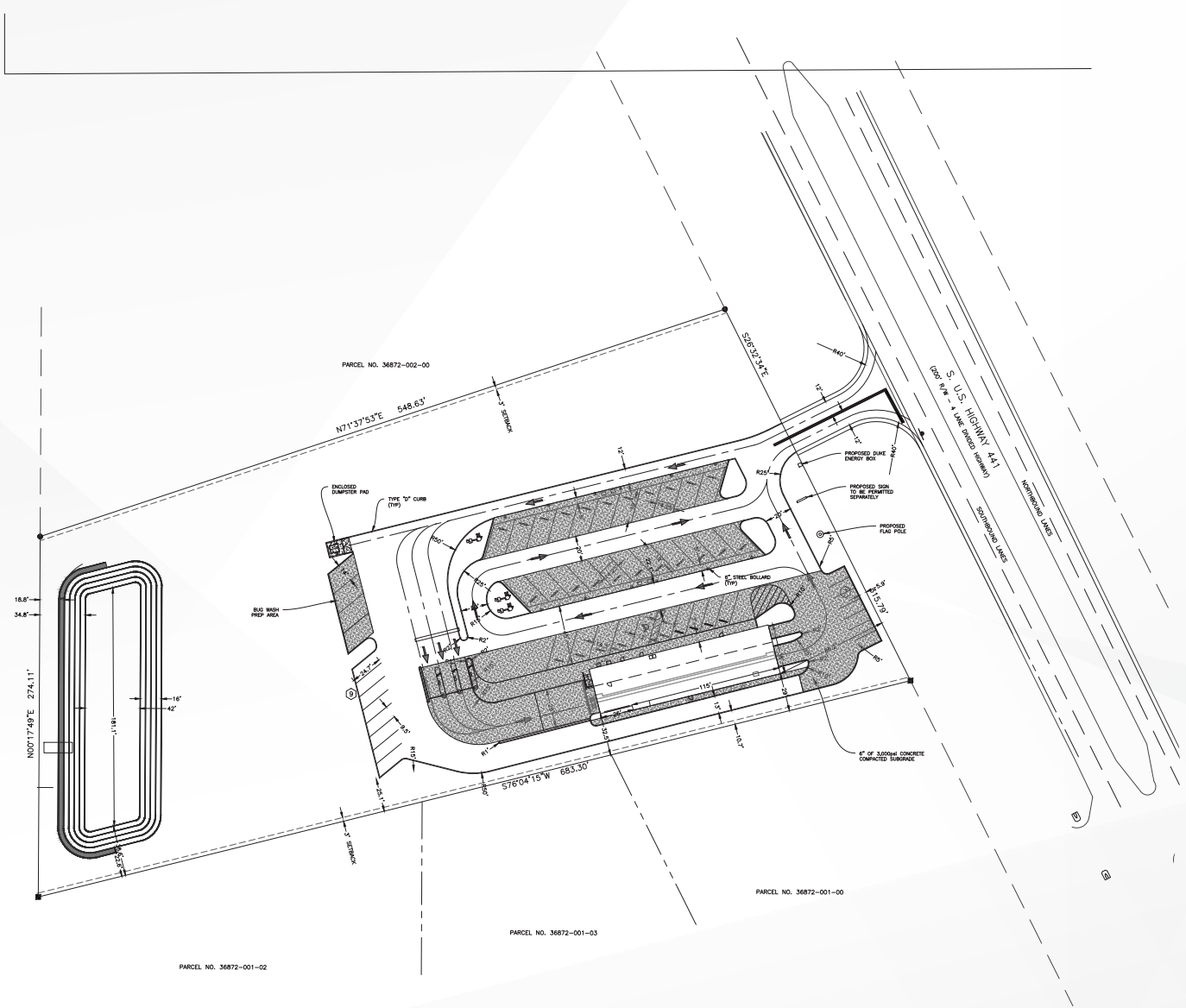
25 COLOR SKIN ARCH  
(DOUBLE, V-NOZZLE RINSE/WAX)

30 DRY-N-SHINE SIDE WHEELS  
(WITH DNS ARCH & 10HP BLOWER)





# CAR WASH SITE PLAN



### SITE DATA

- TOTAL ACRES = ±4.05 ACRES, 176,523sf
- ZONING = B-5
- PROJECT ADDRESS -
- BUILDING TYPE - CONCRETE BLOCK / STEEL
- BUILDING HEIGHT - ±'
- STANDARD PARKING SPACES:  
REQUIRED = 10 SPACES  
PROVIDED = 18 SPACES
- HANDICAP PARKING SPACES:  
REQUIRED = 1 SPACE  
PROVIDED = 1 SPACE
- OWNER/DEVELOPER - AL RICE  
APRIL FEENER  
17567 SE BIRTH COVINGTON CIR  
THE VILLAGES FL 32162-0869
- ENGINEER - ABSHIER ENGINEERING, INC.  
P.O. BOX 2770  
BELLEVUE, FL 34421-2770  
(352) 245-8592
- SOIL TYPE -
- PERMITTING AGENCIES:  
-CITY OF BELLEVUE  
-FDEP - STORMWATER  
12. WATER AND SANITARY CITY OF BELLEVUE  
13. ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.  
14. LOCATED IN SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST, BELLEVUE, FLORIDA.
- AREAS FOR TOTAL SITE  
PROPOSED BUILDING AREA = 5,233 sf  
TOTAL IMPERVIOUS AREA = 53,106 sf  
OPEN AREA = 118,184 (66.9%)  
FLOOR AREA RATION = 0.30
- INTENDED USE FOR SITE - CARWASH

### NOTES:

- ALL RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL RADI SHOWN ARE TO EDGE OF PAVEMENT.
- ALL PARKING LOT STRIPING TO BE 4" PAINT.
- IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.
- PARKING LOT LIGHTS TO BE POLE MOUNTED AND MAY BE BUILDING MOUNTED. LIGHTING SHALL CONFORM TO THE LIGHTING SPECIFICATIONS OF SECTION 118-100 OF THE CITY OF BELLEVUE LAND DEVELOPMENT REGULATIONS.
- ALL TRAFFIC CONTROL SIGNS TO BE 84" ABOVE GRADE AT BOTTOM OF SIGN.

THESE DOCUMENTS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF ABSHIER ENGINEERING, INC. AND NO PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION.

DATE	BY	REVISIONS
7/10/22	R.E.A.	REVISED VACUUM AREA

**ABSHIER ENGINEERING, INC.**  
5614 SE 11TH STREET, BELLEVUE, FLORIDA  
FL 34421  
P.O. BOX 2770  
BELLEVUE, FL 34421-2770  
PHONE: (352) 245-8592  
FAX: (352) 245-8597  
C.A.M. 0930

**SITE PLAN**  
**MY CARWASH**  
**BELLEVUE, FLORIDA**

DATE: 6-22-21  
DRAWN BY: R.E.A.  
CHKD BY: R.E.A.

EDWARD ABSHIER, JR., P.E. #33961  
DATE: December 19, 2022

SHT. 2 OF 5



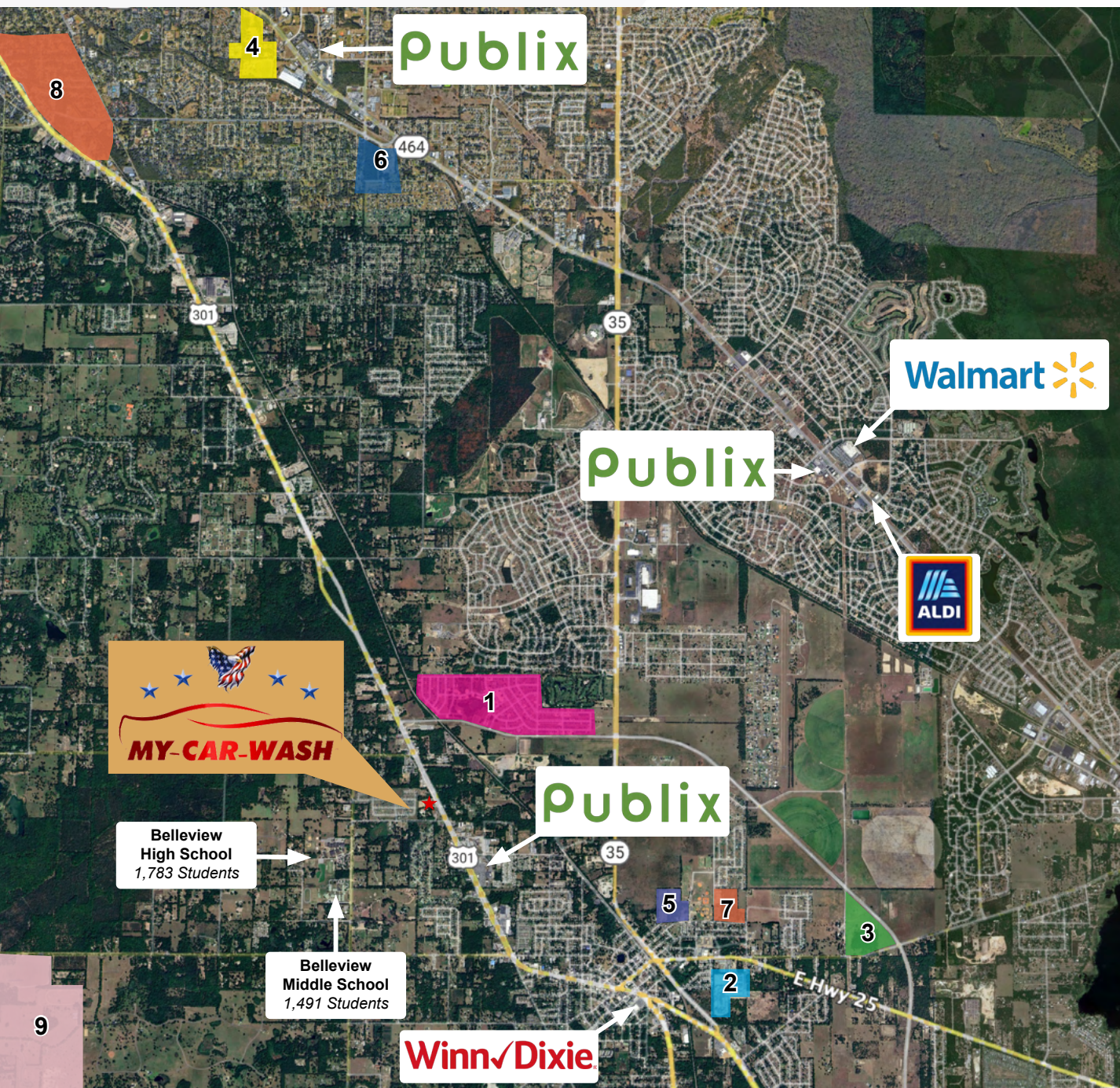
# PROPERTY AERIAL





# HIGH GROWTH CORRIDOR

## NEW DEVELOPMENTS WITHIN THE IMMEDIATE AREA



1	<b>Highland Homes at Summercrest</b> 700 Single-Family Residential Subdivision Units (Under Construction)
2	<b>Autumn Glen by D.R. Horton</b> 307 Single-Family Residential Subdivision Units (Under Construction)
3	<b>SE 110th St Rd &amp; SE 92nd Loop</b> 452 Multi-Family Units (Pre-Construction)
4	<b>Woodland Village</b> 310 Multi-Family Units (Pre-Construction)
5	<b>SE 107th St</b> 234 Multi-Family Units (Proposed)
6	<b>Oak Hammock Preserve</b> 168 Multi-Family Units (Pre-Construction)
7	<b>Robinson St &amp; 107th St</b> 43 Multi-Family Units (Proposed)
8	<b>Florida Crossroads Logistics Phase II</b> 1,085,280 SF Speculative Industrial Building
9	<b>Florida Crossroads Commerce Park</b> 1,000-acre Manufacturing and Distribution Hub; Creating 3,000 Jobs



# DEMOGRAPHICS - Belleview, FL



## Percent Change in Metropolitan Statistical Area Population: July 1, 2022–July 1, 2023

Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	2,092	16,059	57,861
Household Trends			
Average Household Income	\$88,583	\$75,028	\$77,521
Population Growth			
Growth Between 2010-2023	12.96%	11.28%	22.45%
Growth Between 2023-2028	11.85%	11.62%	12.93%

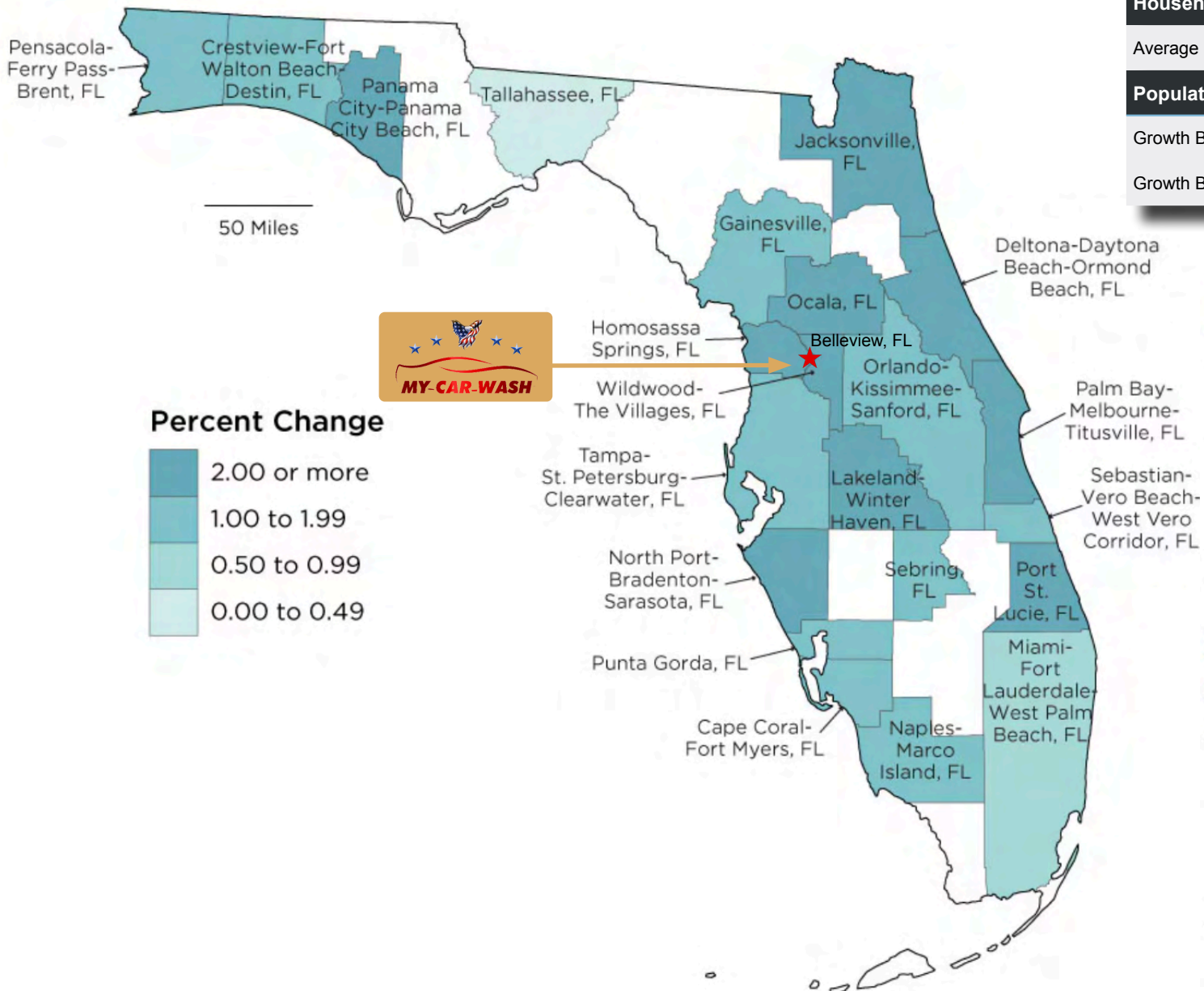


Table 1. **Fastest-Growing U.S. Metro Areas: July 1, 2021–July 1, 2022**

Rank	Metro area	Percent change
1	Wildwood-The Villages, FL	7.3
2	Myrtle Beach-Conway-North Myrtle Beach, SC	4.7
3	Lakeland-Winter Haven, FL	4.3
4	Cape Coral-Fort Myers, FL	4.0
5	Punta Gorda, FL	3.9
6	Wilmington, NC	3.8
7	North Port-Bradenton-Sarasota, FL	3.4
8	Port St. Lucie, FL	3.3
9	St. George, UT	3.2
10	Greeley, CO	3.1

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.

Table 2. **Fastest-Growing U.S. Metro Areas: July 1, 2022–July 1, 2023**

Rank	Metro area	Percent change
1	Wildwood-The Villages, FL	4.7
2	Lakeland-Winter Haven, FL	3.8
3	Myrtle Beach-Conway-North Myrtle Beach, SC	3.7
4	Ocala, FL	3.4
5	Port St. Lucie, FL	3.1
6	Hinesville, GA	2.9
7	Midland, TX	2.9
8	Spartanburg, SC	2.9
9	Wilmington, NC	2.8
10	Daphne-Fairhope-Foley, AL	2.8

Source: U.S. Census Bureau, Vintage 2023 Population Estimates.



# LOCATION OVERVIEW - Belleview, FL

## ONE OF THE FASTEST GROWING U.S. METRO AREAS!

The central geography of Marion County holds significant appeal for various industries, agriculture, and manufacturing. Belleview, FL, strategically positioned, lies 66 miles from Orlando, FL, 54 miles from Gainesville, FL, and 90 miles from Tampa, FL. Notably, Belleview is flanked by Wildwood, FL/The Villages, FL, and Ocala, FL, both ranking in the top five U.S. metro areas for annual percent growth between 2022 and 2023 according to the Census Bureau. During this period, The Villages and Wildwood experienced a remarkable 4.7% population increase, rising from 144,767 to 151,565. Similarly, the Ocala metro area, encompassing all of Marion County, saw a notable 3.4% population surge, climbing from 396,437 to 409,959 residents. This surge in population has triggered a housing boom, with a substantial increase in new home construction and the development of infrastructure and commercial properties. Moreover, this growth has attracted interest from several distribution and fulfillment centers, including FedEx, Chewy, and AutoZone, all operational at the Ocala/Marion County Commerce Park, located north of U.S. 27 and just east of Interstate 75.

- *Florida was home to **four of the nation's top five fastest-growing metropolitan statistical areas** and **three of the top 10 that gained the largest number of people** from 2022 to 2023, reflecting continued population growth across the South.*
- *The metro area around **Wildwood** and **The Villages** in **Sumter** and **Marion Counties** ranked **first on the Census Bureau's national list of the fastest-growing metropolitan areas.***
- *The population in the area that includes **The Villages** and **Wildwood** increased by **4.7 percent** from July 1, 2022 to July 1, 2023 — specifically, from **144,767 to 151,565**. Population growth in the **Ocala metro**, which is all of Marion County, was **3.4 percent** — from **396,437 to 409,959**, according to the census data.*







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