

CENTURY 21[®]

Judge Fite Company



3025 ARAPAHO ROAD

GARLAND, TX 75044



\$1,100,000



3,048 sqft

DESCRIPTION

Rare Investment Opportunity Proven Family-Owned Car Wash Garland, TX Excellent opportunity to acquire a well-established self-service car wash located at 3021 Arapaho Road, Garland, TX 75044, family-owned and operated for over 20 years, demonstrating long-term stability, consistent performance, and strong local demand. The property is fully operational, well maintained, and producing income, offering a true turn key investment with low management requirements. Long standing ownership reflects reliability and a proven business model that has successfully operated through multiple market cycles. Prime location on a major roadway with excellent visibility and strong traffic counts, surrounded by dense residential neighborhoods and established commercial uses. Convenient access to major thoroughfares and key corridors serving Garland and the greater DFW Metroplex enhances customer flow and long-term value. Strong upside potential for investors seeking to increase returns through modernization, operational improvements, or possible future redevelopment alternative use, subject to city approval. The City has demonstrated flexibility in zoning and land-use changes in nearby properties, making this an attractive opportunity for value-add or land-banking strategies.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Pending

MLS: 21090449

YEAR BUILT: 1998

COUNTY: Dallas

TRACT OR SUBDIVIION: Simon

LIST DATE: 10/18/2025

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800.451.8055

AREA:

SQUARE FEET: 3,048

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.86

LOT SIZE (SQFT): 37,330

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking

ROOF TYPE:

- Shingle

SIDING:

- Brick
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Linda Matallana 

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BROKERED BY: WILLIAM DAVIS REALTY

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