

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 316 W LENNON

EMORY, TX 75440



\$205,000



1,260 sqft

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## DESCRIPTION

Prime Highway Frontage Car Wash – Undervalued Opportunity with Serious Upside Opportunities like this don't come around often—not because of what it is today, but because of what it can become. Positioned on valuable highway frontage, this 3-bay self-serve car wash with vacuum stations offers immediate income. Currently operating as a modest, steady producer, this property is best viewed through an investor's lens. The real value is in the land. High-visibility highway frontage is becoming increasingly scarce, and national car wash operators prioritize sites just like this when expanding. This puts you in a powerful position to hold and collect income while values rise, enhance and increase revenue with strategic upgrades, or position for a future resale to a larger operator needing highway presence. This is where things get exciting. A buyer with vision could add a drive-through express tunnel wash, implement a monthly membership or subscription model, upgrade equipment for higher pricing power, and expand services to capture more traffic and repeat customers. With relatively straightforward improvements, this property could transition from a small income producer into a high-performing asset. From an investment standpoint, the options are clear: buy and hold while land appreciation does the heavy lifting, improve and scale using modern car wash trends, or land bank a premium highway location before inventory disappears. This isn't just a car wash—it's a strategic piece of real estate with built-in income and major upside potential. Whether you're looking to grow your portfolio, break into the car wash space, or secure a future redevelopment play, this property checks the boxes. Buy the land, collect the income, and create the upside.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21231066  
**YEAR BUILT:** 1980  
**COUNTY:** Rains  
**TRACT OR SUBDIVIION:** None  
**LIST DATE:** 04/07/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,260  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.22  
**LOT SIZE (SQFT):** 9,583

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt

### ROOF TYPE:

- Metal

### SIDING:

- Other

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- WaterAvailable

**LISTED BY:** Genevieve Golden 

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## ADDITIONAL PROPERTY DETAILS

**BROKERED BY:** Golden Realty Group LLC

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each office is independently owned and operated