

5705 N Park Dr

Watauga, TX 76148



Owner / user investment opportunity

Offering memorandum

**AVISON
YOUNG**



Watauga car wash investment opportunity

- Established full-service car wash facility
- Minutes from Loop 820 and US-377
- Multiple revenue streams including wash memberships and detailing services
- Opportunity for owner-user or investor

Get more information

Michael Bowles
Senior Vice President
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Greg Langston
Principal
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318,000+

Residents within 5 miles

\$144k

Average household income

25,281 vpd

On nearby Denton Hwy (US-377)

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Property overview

5705 N Park Dr



Asking price:
\$3,000,000



Wash name:
Kwik Kar Kare



Year built:
2003



Lot size:
1.67 ac



Wash bays:
1



Vacuum lanes:
4



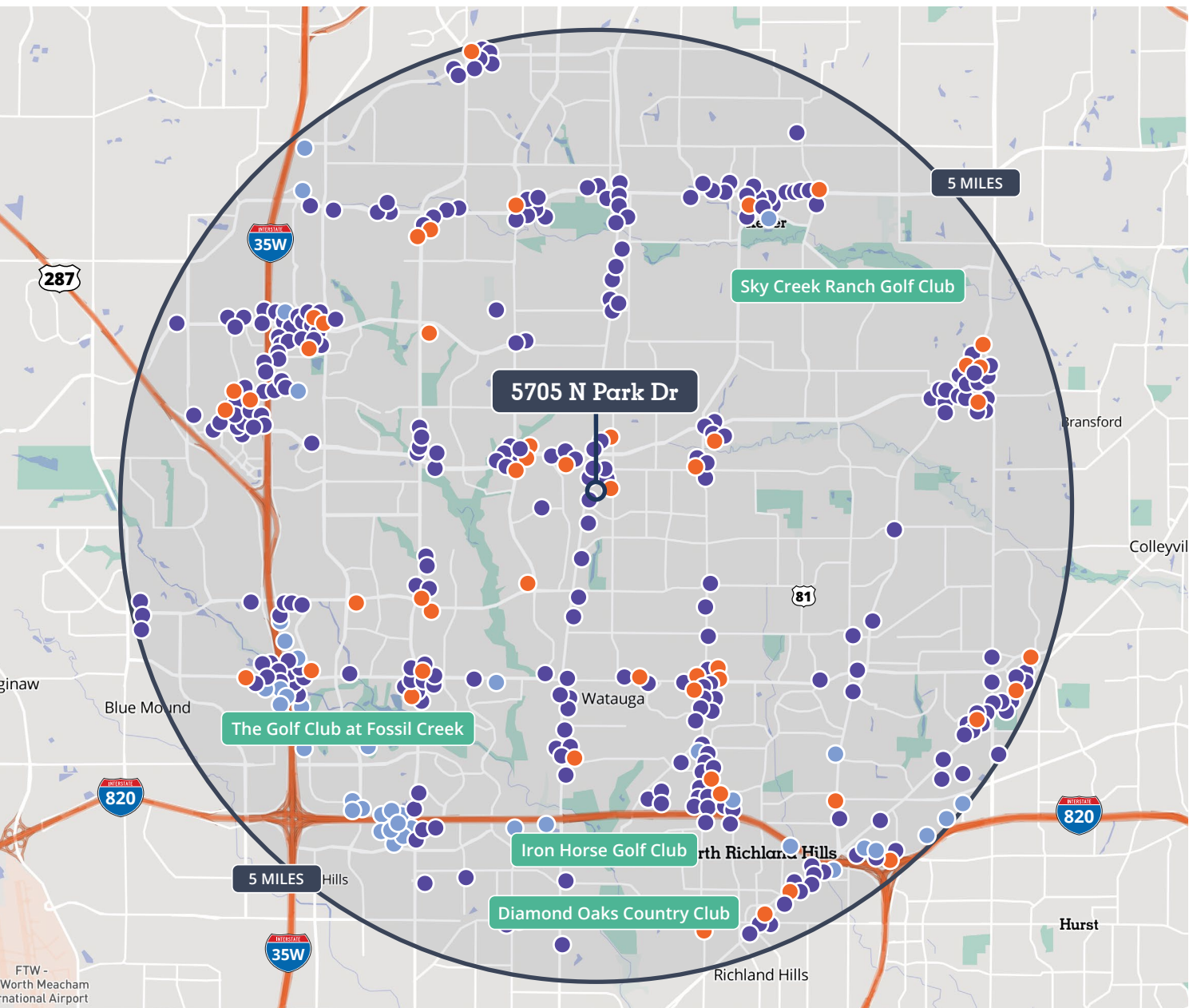
Detail area:
1



Zoning:
Commercial

Area amenities

5705 N Park Dr



300+
area
restaurants

25+
area
hotels

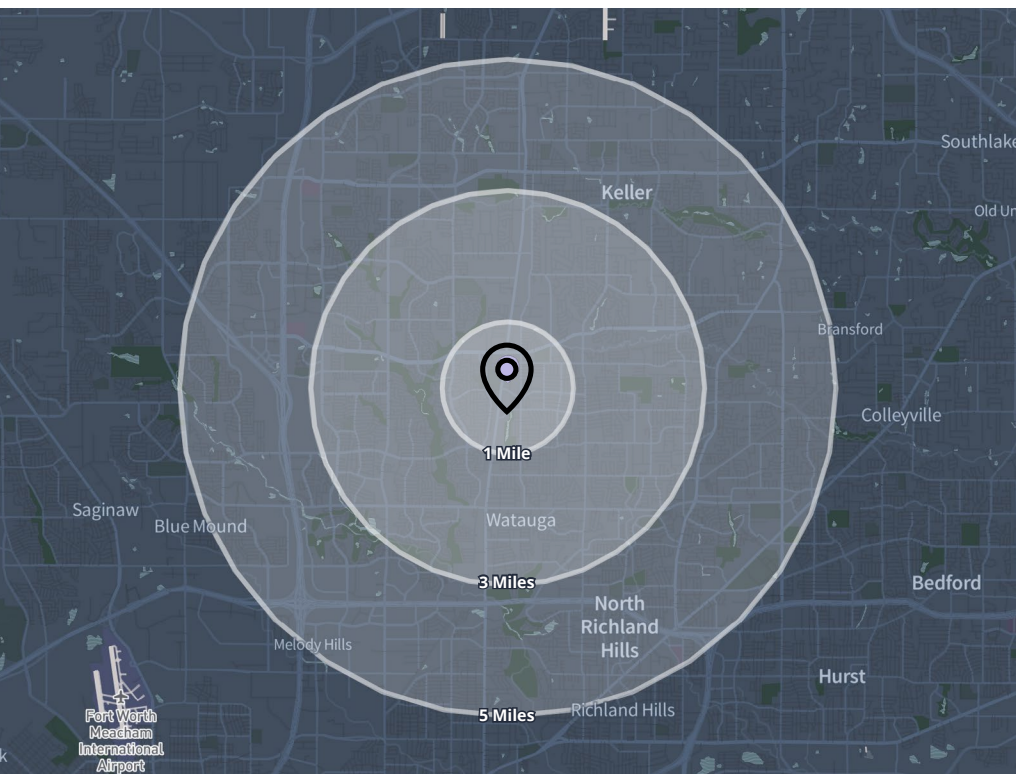
30+
area
grocery stores

4
area country clubs/
golf courses

Within a five-mile radius

Demographics

5705 N Park Dr

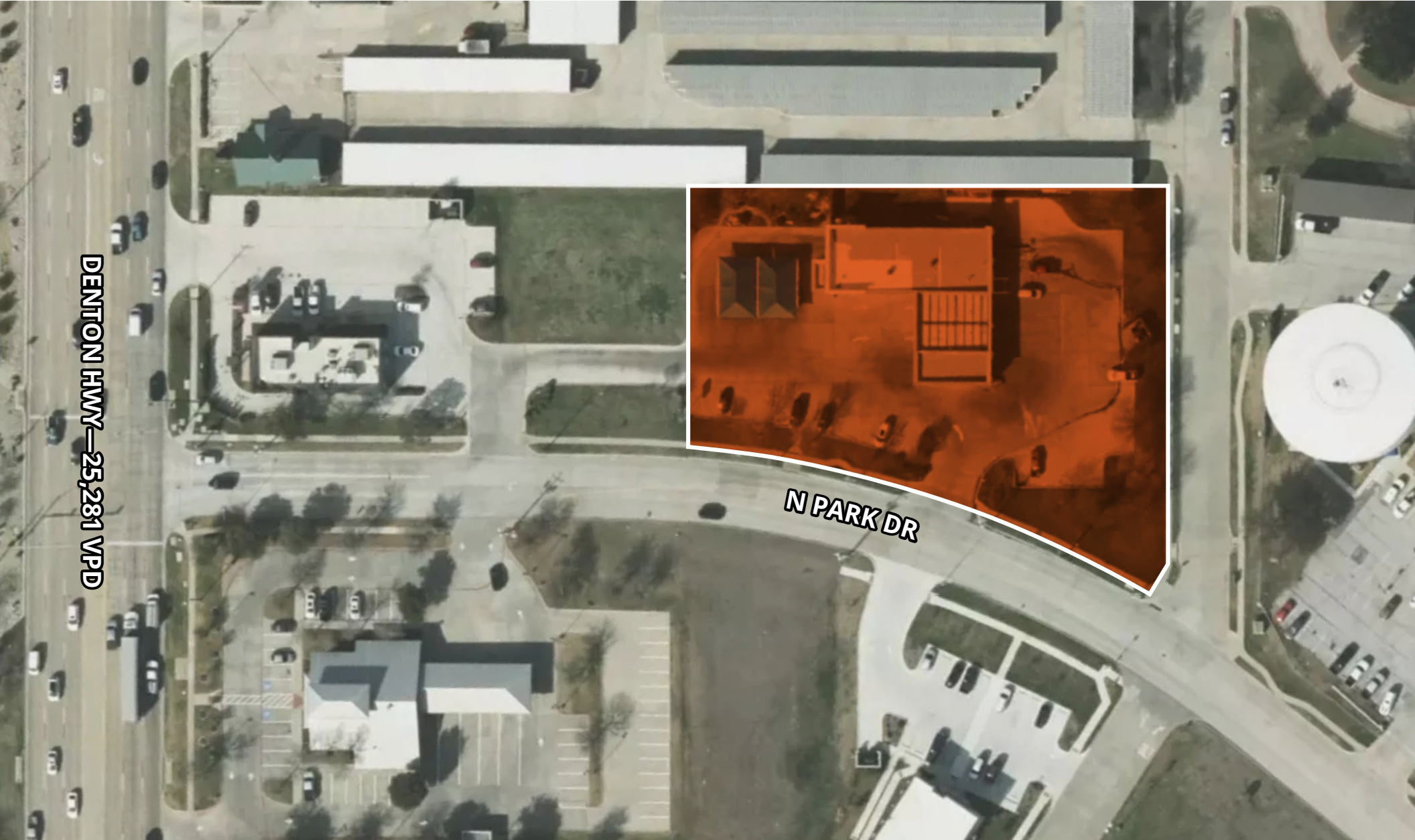


	1 Mile	3 Miles	5 Miles
Population			
Total current population	12,249	134,032	318,464
Female population	6,208	68,179	161,759
Male population	6,041	65,853	156,705
Total households	4,091	45,647	115,938
Average household size	3	3	3
Age			
Median age	37	37	37
Income			
Average household income	\$133,783	\$149,226	\$144,148
Median household income	\$108,206	\$117,017	\$113,360
Housing			
Median home value	\$319,998	\$344,820	\$383,864
Employment			
Employed population	6,755	74,365	177,199
Education			
Bachelor's degree or more	3,266	33,897	85,921

Source: Avison Young Technologies

Site Plan

5705 N Park Dr





Dallas–Fort Worth continues to rank among the strongest-performing metropolitan economies in the nation, driven by sustained employment growth, low unemployment, a competitive cost of living and business environment, and robust population gains. While housing values have risen in recent years, pricing remains largely in line with national averages, preserving affordability relative to other major U.S. metros

DFW has added 1.7+ million residents since 2010, including nearly 900,000 since 2020.

Looking ahead, the Dallas–Fort Worth region is positioned for continued, healthy expansion. If recent growth patterns persist, the metro is expected to add approximately 81,000 new residents annually over the coming years, supported by parallel job creation and broad-based economic momentum.

2026 Market facts

8,952,590

Total population

500,000+

Job growth in the last five years

4.0%

Unemployment in DFW

29.3 minutes

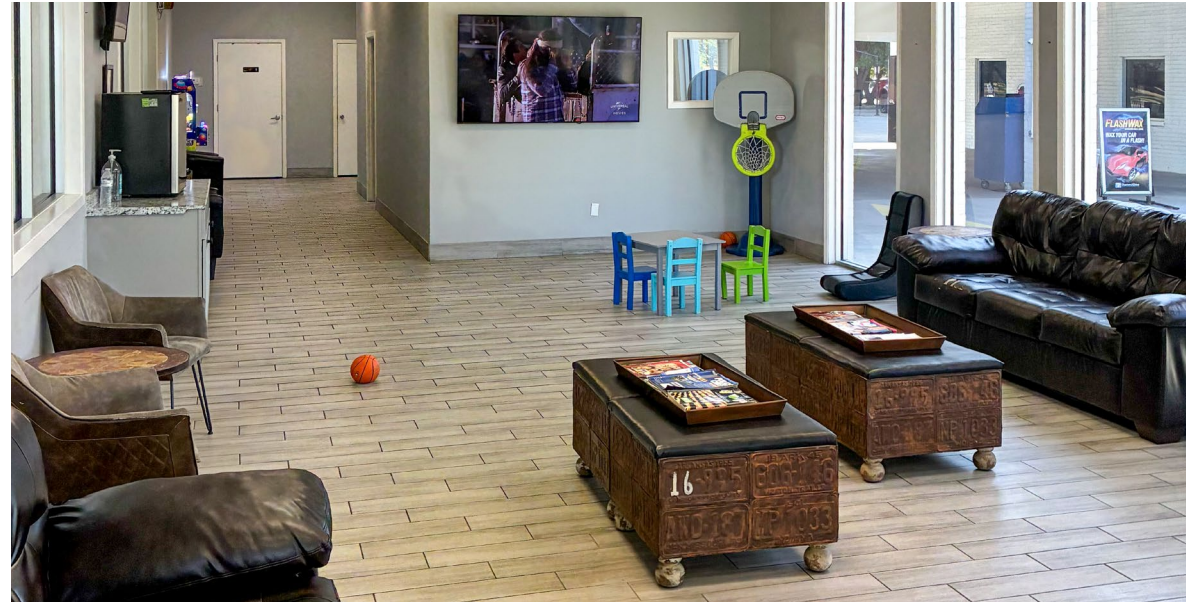
Average commute time

#1

Top U.S. market for commercial real estate investment

Photo gallery

5705 N Park Dr





Get more information

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