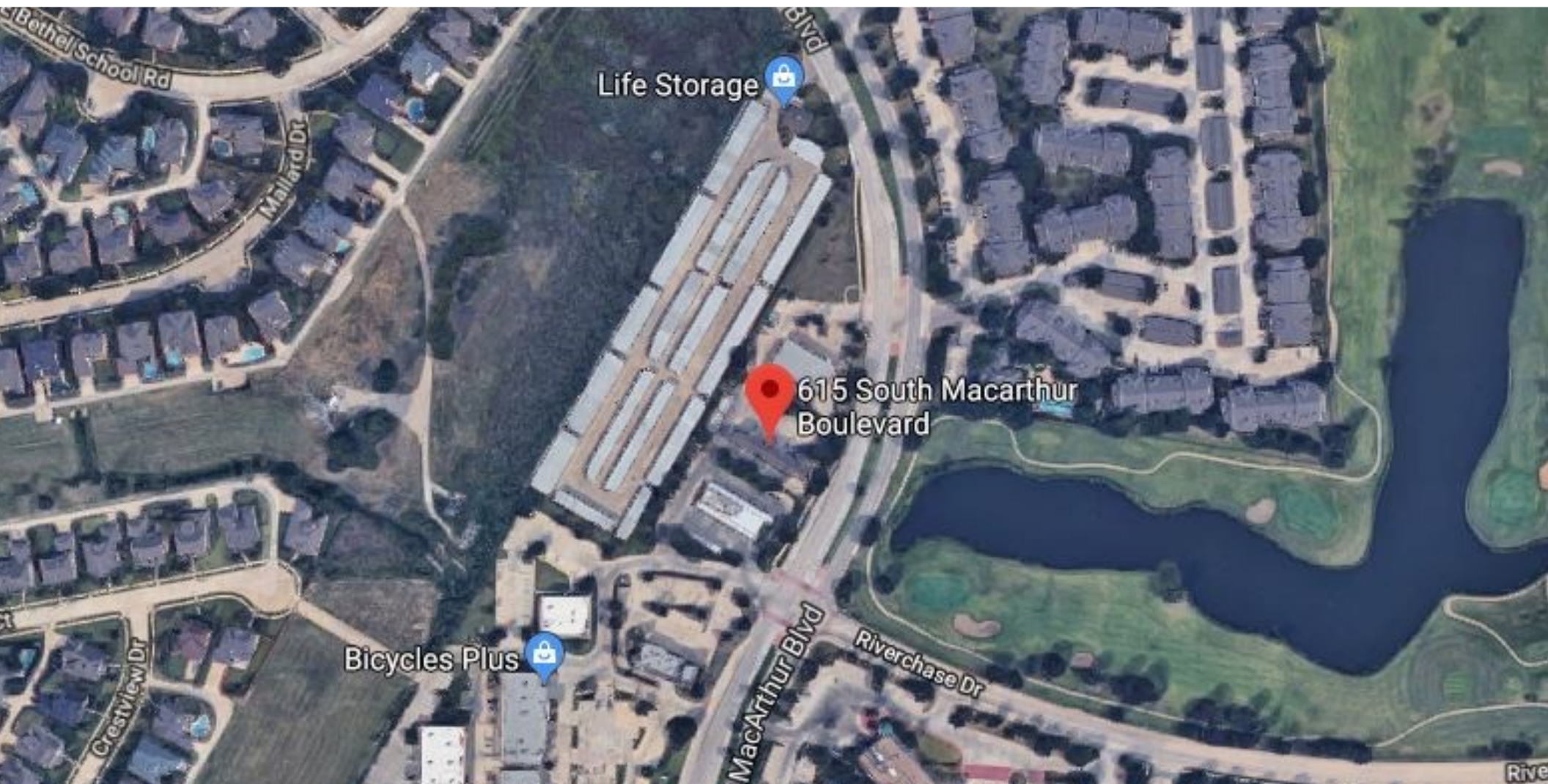


**LAND FOR SALE**

**PRICE: See NDA Below**

**615 South MacArthur Boulevard, Coppell, TX 75019**

- Heavy street traffic
- Pay station updated
- Consistent revenue
- Financials & Returns
- Great value increase
- Good working condition



***CAR WASH ADVISORS***

***CHET WILKE***

***972 618 1047***

***AMERISTAR COMMERCIAL, INC.***

***BROKER***

***chetwilke@gmail.com***

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**HIGHLIGHT SUMMARY**

**Year Built: 1999/ New Equipment**

**Land Area: 28,675 SF**

**Demographics:** [Commercial Trade Area Report \(narrpr.com\)](#)

**Location :** <https://goo.gl/maps/>

**IBA Pay Station: new 2019**

**Financials: recent 3 years**

**Tax returns: recent 3 years**

**Annual Income: \$100K +**

**Traffic Count: 20,315 vpd**

**Vacuums: 8**

**Vac Bays: 8**

**Equipment: Dilling Harris**



**Offering:**

The owner considers this a confidential sale so please do not disturb employees if you visit the property. The brochure presents the salient features and property photos as a brief introduction to the property. Information herein was from the owner and sources deemed reliable but not guaranteed or verified; you are welcome to do your own due diligence.

For financial details the owner requires our NDA; please email us for more details. Car Wash Advisors and AmeriStar Commercial, inc. represents the owner. Chet Wilke, Broker, is a licensed REALTOR since 1986.

[ChetWilke@Gmail.com](mailto:ChetWilke@Gmail.com)

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## Information About Brokerage Services

Texas law requires all real estate licensees 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 obligations 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 each 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 coincidental 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 obligations 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.

<u>AMERISTAR COMMERCIAL, INC.</u>	<u>469639</u>	<u>CHETWILKE@GMAIL.COM</u>	<u>(972)618-1047</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>CHET WILKE</u>	<u>379957</u>	<u>CHETWILKE@GMAIL.COM</u>	<u>(972)618-1047</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0

### Car Wash Non Disclosure & Non Compete Agreement

Made the \_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_ by and between: AmeriStar Commercial, Inc. 5900 S. Lake Forest Suite 300 Texas 75024 972 618 1047 ( hereinafter "the Broker") and \_\_\_\_\_ (hereinafter the "Disclosing Party"); and \_\_\_\_\_ (hereinafter the "Receiving Party") . The purpose of this agreement is to obtain confidential and financial information via AmeriStar Commercial, Inc. as the "Real Estate Broker Of Record" representing the Receiving Party above to facilitate car wash real estate transactions for the above parties regarding the Disclosing Parties car wash property.

- WHEREAS the Disclosing Party possesses certain proprietary and confidential information concerning the car wash industry, clients and prospects to build or acquire a car wash pad site or existing property; and
- WHEREAS said information is confidential and constitutes a valuable commercial asset of the Disclosing Party; and
- WHEREAS the Disclosing Party wishes to disclose the said information to the Receiving Party under and subject to the conditions set out herein; and
- WHEREAS the Broker and Receiving Party wishes to receive such information under and subject to the conditions set out herein.

#### **NOW THEREFORE, AND IN CONSIDERATION OF THE PREMISES IT IS AGREED AS FOLLOWS:**

1. The term "confidential information" as used herein means any particulars which may at any time be disclosed either directly or indirectly in writing or orally by the Disclosing Party to the Receiving Party and which has in the sole opinion of the Disclosing Party commercial and other value in and to the Disclosing Party's real estate business and is confidential or proprietary in nature including, but not limited to, prospects, clients, inventions (patentable or otherwise), technology, software development tools, trade secrets, processes, schedules, know-how, designs, formulas, computer programs, data bases, techniques, algorithms, computer code, software design and architecture, schematics, forecasts, strategies, customer and product development plans, ideas, improvements, research or development, customer and supplier lists, business strategies, financial information, and for the avoidance of doubt any other confidential information, which to extent previously, presently or subsequently is disclosed to the Receiving Party, except:
  - (a) Information which at the time of each disclosure is in the public domain;
  - (b) Information which is subsequently published by a third party, where such publication is not the result of a breach of this Agreement or any other confidentiality obligation;
  - (c) Information which, prior to any such communication, was already in the Receiving Party's possession as evidenced by verified written records.
  - (d) Information which the Receiving Party receives from any third party not under an obligation to keep such information confidential.
2. The Receiving Party undertakes:
  - (a) Not to make use whatsoever of said confidential information other than for the purpose of evaluating or engaging in a proposed transaction with the Disclosing Party and, not to use said confidential information or any part thereof in connection with any other work performed by the Receiving Party;
  - (b) Not to disclose said confidential information or parts thereof to any third party, apart from a person whom the Receiving Party wishes to engage for the purpose of evaluation of said confidential information and for whom the Receiving Party shall assume responsibility for compliance with the terms of this Agreement;
  - (c) To keep at all times all of said confidential information secret and confidential and to that end to ensure that all written material relating to or containing such information, whether received from the Disclosing Party or whether prepared by the Receiving Party, relating to said confidential information, including, but without any prejudice to any provision of this Agreement, all sketches, drawings, reports and notes and/or copies, reproductions, reprints and translations (all of them referred to hereinafter as "records") be clearly

marked to indicate the secret and confidential nature thereof, in order to prevent unauthorized use or reproduction;

- (d) To return to the Disclosing party immediately after the termination of this Agreement or on demand all records and copies thereof and to keep no copies thereof except as may be expressly agreed to by the Disclosing Party;
- (e) To ensure that any person, sales agent or employee engaged by the Receiving Party to evaluate said confidential information be bound by the terms of this Agreement.

- 3. For the purposes of this Agreement, the term "Receiving Party" shall mean [name of the Receiving Party], its officers, employees, agents, and representatives.
- 4. This Agreement shall be governed by the laws of Texas and the parties hereto agree to submit to the exclusive jurisdiction of the courts in Collin County Texas.
- 5. This Agreement may not be modified other than in writing and any modification must be signed by both parties.

This Agreement shall automatically terminate one year after the date when any agreement or memorandum of understanding to co-operate with the Receiving Party shall cease, such date to be determined by reference to the date of any letter or notice to be issued by the Disclosing Party terminating any such co-operation.

The Receiving Party: \_\_\_\_\_ Print Name

\_\_\_\_\_ Sign

Phone \_\_\_\_\_

Email \_\_\_\_\_

The Broker:



AmeriStar Commercial, Inc.  
Chet Wilke, CEO  
[ChetWilke@Gmail.com](mailto:ChetWilke@Gmail.com)  
972 618 1047