



CAR WASH LAND BUY BOX

What we look for - and what we send to developers

Golden Vision Acquisitions L.L.C. • Georgia & Nationwide • goldenvisionacquisitions.com

SITE & DIMENSIONS

✓ Lot size	0.5 to 1 acre, usable & mostly rectangular	<i>1 acre ideal</i>
✓ Road frontage	65 ft minimum on the main road	<i>more is better</i>
✓ Lot depth	200-220 ft to fit tunnel + stacking	
✓ Vacuum capacity	Room for 8-10 vacuum spaces	
✓ Position	Corner lots and signalized access preferred	

TRAFFIC & DEMOGRAPHICS

✓ Daily traffic (AADT)	12,000+ vehicles per day	<i>15,000+ ideal</i>
✓ Speed limit	30-45 mph past the site (not 50+)	
✓ Traffic side	On the going-home side of the commute	
✓ Median HH income	\$50,000+ within 3 miles	<i>\$75,000+ preferred</i>
✓ Density & growth	Strong rooftops and growth within 1-3 miles	

CONTEXT & COMPETITION

✓ Retail anchors	Near Walmart, grocery, QSR, high-traffic retail
✓ Competition	No competing tunnel within 1 mile, same traffic pattern
✓ Multifamily nearby	Apartments within the trade area are a plus
✓ Small-town play	Growing towns with zero tunnel washes = strong opportunity

ZONING & DUE DILIGENCE

✓ Zoning	Commercial with car wash by right (or rezone feasible)
✓ Site checks	Setbacks, easements, stormwater, floodplain, signage
✓ Utilities	Water/sewer capacity for tunnel operations

HOW WE WORK

Every site is screened against these criteria with traffic, census, flood, and parcel data before it reaches a developer. Landowners pay no fees. Agents keep their clients. Scouts work under written JV agreements. Not a licensed brokerage; introductions only - developers negotiate, and every transaction closes through a licensed title company.

Have a site that fits 10 of these boxes? We want to see it.