



Car-isma Car Wash



2503 W DICKINSON BLVD | FORT STOCKTON, TX 52807



EXCLUSIVELY LISTED BY

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Landon Carter, Clay Smith, and Beryl Grant (In conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code) t to Section 535.4(b) of the Texas Administrative Code)

PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT HIGHLIGHTS

- **Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate.
- **Walmart Outparcel** – Property is positioned across the street from the town Walmart.
- **Ideal Lot Size/Layout** – The property is positioned on over ±1.5 acres of land and has an ideal layout which allows for a high-volume site.
- **Newer Construction Tunnel** – The 100ft express tunnel and building was constructed in 2020, providing new equipment, parking and structure.
- **No Competition in Town** – There are no other tunnel car wash sites in Fort Stockton or the surrounding areas providing complete market share.
- **High Quality Equipment** – The owner put in Sonny's tunnel equipment as well as Sonny's vacuum systems providing a new owner top of the line equipment.
- **Retailers Under a Mile** – Additional retailers under a mile include Ace Hardware, Tractor Supply, Lowe's Market, McDonald's, Sonic, O'Reilly Auto Parts, Aaron's and many others.
- **Qualifies For Bonus Depreciation** – Car washes qualify for bonus depreciation which allows for additional tax benefits.
*Please consult your CPA for further details



FORT STOCKTON INTERMEDIATE
332 STUDENTS



SUBJECT PROPERTY



FORT STOCKTON MIDDLE SCHOOL
553 STUDENTS



W DICKINSON BLVD
± 14,700 VPD



SUBJECT PROPERTY



W DICKINSON BLVD ± 14,700 VPD



PROPERTY OVERVIEW



\$2,960,000

LIST PRICE

FINANCING

For Financing information please reach out to:

Hunter Matson
hunter.matson@matthews.com
(720) 241-5581

ADDRESS

2407 W Dickinson Blvd, Fort Stockton, TX 79735

YEAR BUILT

2020

TYPE OF SALE

Building, business and real estate

LOT SIZE

±1.50 AC

CAR WASH TYPE

120ft Belt Express, 80ft Enclosed – Sonny's Equipment

VACUUMS

10 Vacuum stations – Sonny's

PET WASH

EXIT







Car-isma Car Wash



TENANT OVERVIEW

Carisma Car Wash in the heart of Fort Stockton, Texas, offers a premium car washing experience designed to cater to the needs of both local residents and travelers passing through. This establishment stands out for its commitment to efficiency and quality, boasting a 100-foot express tunnel that ensures a thorough and swift cleaning process for vehicles of all shapes and sizes. In addition to the impressive tunnel system, Carisma Car Wash offers 10 vacuum stations, providing customers with the opportunity to give their vehicle interiors the attention they deserve. Whether it's pet hair, crumbs, or dust, these high-powered vacuum stations ensure that every nook and cranny of the vehicle's interior is thoroughly cleaned, leaving it looking and feeling fresh.

The commitment to customer satisfaction at Carisma Car Wash extends beyond its state-of-the-art equipment. Friendly and knowledgeable staff members are on hand to assist customers, answer questions, and ensure that each visit is a pleasant one. Moreover, the facility is designed with convenience in mind, featuring ample parking and easy access for vehicles of all sizes.



1

NO. OF LOCATIONS



Fort Stockton, TX
HEADQUARTERS



AREA OVERVIEW

FORT STOCKTON, TX

Fort Stockton, Texas, situated in Pecos County, offers a blend of historical significance and modern amenities against the backdrop of the vast West Texas landscape. Founded as a military outpost in the mid-19th century, Fort Stockton has evolved into a thriving community with a rich cultural heritage. The city serves as a gateway to the Big Bend region, attracting outdoor enthusiasts with its proximity to recreational areas like Big Bend National Park and Davis Mountains State Park. Visitors can explore the area's history at the Annie Riggs Memorial Museum, which showcases artifacts and exhibits detailing the region's past. Fort Stockton's economy is fueled by industries such as oil and gas, agriculture, and tourism. With its strategic location along Interstate 10, the city serves as a vital stop for travelers crossing West Texas, offering a range of accommodations, dining options, and attractions for those passing through or making it a destination in itself.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	9,980	12,429	13,322
2023 Population	10,143	12,663	13,583
2020 Census	10,155	12,832	13,817
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	3,317	3,911	4,136
2023 Households	3,381	3,997	4,230
2020 Census	3,359	4,020	4,272
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$70,767	\$72,818	\$73,374

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located at **Carisma Car Wash** located on **2503 W Dickinson Blvd, Fort Stockton, TX 79735** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, Construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are Confidential;
2. You will hold it and treat it in the strictest of Confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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 confidential 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
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Patrick Graham	528005	licensing@matthews.com	866-889-0050
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