



CAR WASH OPPORTUNITY
2521 BELT LINE RD | GARLAND, TX 75044
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

- **Owner/User Opportunity** - Chance to own and operate the business, building, and underlying real estate, offering full control.
- **Versatile Facility with Amenities** - 6 self-service bays, including 4 equipped with powerful vacuums at the rear.
- **Proximity to Healthcare Facility** - Situated near the Legend Oaks Healthcare and Rehabilitation facility featuring 135 beds, and comprehensive services ranging from long-term care to outpatient therapy.
- **Robust Demographic Footprint** - With a substantial population exceeding ±342,709 within a five-mile radius, the property enjoys access to a diverse and thriving community, offering a vast customer base and ample growth opportunities.
- **Affluent Residential Catchment** - The property benefits from an impressive average household income of approximately \$85,000 within a one-mile radius, reflecting strong purchasing power and consumer confidence in the area.
- **Premier Exposure on Belt Line Rd** - Positioned along the bustling Belt Line Rd, with a daily traffic volume of approximately ±29,900 vehicles, the property commands prime visibility and accessibility, ensuring heightened brand exposure and customer engagement.
- **Special Tax Advantage** - Accelerated Depreciation – Car washes present accelerated depreciation opportunities for tax savings. Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 60 percent of the cost and bonus depreciation in the first year.
- **Low Maintenance Costs** - Self-service car wash facilities generally have lower maintenance costs compared to full-service operations, making them attractive for investors seeking low overhead expenses.
- **Strategic Positioning for High Traffic Flow** - Strategically situated on the right side of the road, conveniently aligned with the predominant traffic direction towards the highway, the property capitalizes on optimal accessibility, ensuring maximum exposure and convenience for commuters and travelers. This prime positioning enhances the property's visibility and accessibility, attracting a steady stream of potential customers and facilitating seamless access for patrons seeking efficient car care solutions amidst their daily commute or travel itinerary.

*Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or relied on for tax, legal or accounting advice.



SUBJECT PROPERTY

PROPERTY OVERVIEW

Address	2521 Belt Line Rd, Garland, TX 75044
Type of Sale	Business & Real Estate
List Price	\$1,075,000
Car Wash Type	Self-Service
# of Bays	6 Hand Bays
Acres	±0.50 AC
GLA	±2,631 SF
# of Vacuums	4 Vacuum Stations
Belt Line Traffic Counts	±29,900 VPD

FOR FINANCING OPTIONS REACH OUT TO:

COREY RUSSELL
corey.russell@matthews.com
(972) 636-5280

NORTHSIDE AT THE WOODLANDS
300 UNITS



 BRIGHTER HORIZONS ACADEMY
1,095 STUDENTS

 AMATUR RAHMAN ACADEMY

 INTERNATIONAL LEADERSHIP OF TEXAS
966 STUDENTS

 PERFECT 32
FAMILY DENTISTRY

 LifeStorage

 tre
MAGAZINE



 ExtraSpace
Storage

 Goodwill

SUBJECT PROPERTY

 C&M TIRES
D WHEELS CO.

 Legend Oaks
HEALTHCARE & REHABILITATION
GARLAND

 M.T.A.
SHAVED ICE

 QT

N SHILOH RD

 Auto
Zone

BELT LINE RD ± 29,900 VPD

± 22,400 VPD

 LIONHEART CHILDREN'S ACADEMY

 7
ELEVEN

AREA OVERVIEW

GARLAND, TX

Located in the northeastern part of Texas, Garland is a vibrant and diverse city with a rich history and a population of over 230,000 residents. Situated just northeast of Dallas, Garland offers a suburban feel while still providing easy access to the amenities and opportunities of a major metropolitan area. The city is known for its strong sense of community, boasting numerous parks, recreational facilities, and cultural attractions that cater to residents of all ages and interests. From the scenic trails of Spring Creek Forest Preserve to the family-friendly activities at Firewheel Town Center, Garland offers plenty of opportunities for outdoor recreation and entertainment.

Economically, Garland is characterized by a diverse mix of industries, including manufacturing, technology, healthcare, and retail. The city is home to several major employers, such as Raytheon Intelligence & Space, Kraft Heinz Company, and Baylor Scott & White Medical Center. Its strategic location along major transportation corridors, including Interstate 30 and President George Bush Turnpike, further enhances its appeal for businesses looking to establish a presence in the Dallas-Fort Worth metroplex. With its strong economy, welcoming community, and convenient location, Garland continues to attract residents and businesses alike, contributing to its dynamic and thriving atmosphere.

ATTRACTIONS

Garland, Texas, offers a diverse array of attractions and activities to suit a range of interests. Outdoor enthusiasts can explore the scenic trails of Spring Creek Forest Preserve or enjoy recreational opportunities at Lake Ray Hubbard. For families, Firewheel Town Center provides shopping, dining, and entertainment options, while Hawaiian Falls Waterpark offers thrilling water rides and relaxation. Cultural attractions include the Granville Arts Center, featuring live performances and art exhibitions, and the Garland Landmark Museum, which showcases the city's rich history. With its blend of natural beauty, recreational amenities, shopping destinations, and cultural offerings, Garland provides a vibrant and engaging experience for visitors and residents alike.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	20,961	130,341	338,849
2024 Estimate	20,624	129,393	342,709
2029 Projection	20,385	129,099	345,657
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 Census	7,420	45,065	123,416
2024 Estimate	7,310	45,129	125,694
2029 Projection	7,230	45,340	127,485
INCOME	1-MILE	3-MILE	5-MILE
2024 Avg. Household Income	\$84,944	\$97,667	\$102,556



DALLAS, TX MSA

Dallas is a major economic and cultural hub in the United States. The city's economy is diverse, with strengths in industries such as finance, technology, healthcare, and energy. The skyline is punctuated by iconic skyscrapers, symbolizing the city's status as a business and financial center. Dallas is also a cultural hotspot, offering a thriving arts scene, world-class museums like the Dallas Museum of Art, and a rich history showcased in places such as Dealey Plaza, associated with the assassination of President John F. Kennedy. The city is home to professional sports teams, including the Dallas Cowboys in football and the Dallas Mavericks in basketball, adding to its sports culture. Residents and visitors alike can explore a variety of neighborhoods, each with its unique character and attractions.

The city boasts a diverse array of attractions that cater to a wide range of interests. Some prominent attractions include the Sixth Floor Museum at Dealey Plaza, which chronicles the life and legacy of President John F. Kennedy. The Dallas Arts District is a cultural haven, home to the Dallas Museum of Art, the Nasher Sculpture Center, and the Winspear Opera House. For those inclined towards history and nature, the Dallas Arboretum and Botanical Garden offers a serene escape with stunning gardens and seasonal displays. Families can enjoy a visit to the Dallas Zoo or the Perot Museum of Nature and Science, providing interactive and educational experiences. The iconic Reunion Tower provides panoramic views of the city skyline, while the historic West End District offers a glimpse into Dallas's past with its brick-lined streets and Western-inspired architecture. Additionally, the city is renowned for its shopping and dining scene, with areas like the Bishop Arts District and Uptown providing a mix of boutiques, galleries, and diverse culinary experiences. Dallas is also a sports enthusiast's paradise, featuring teams like the Dallas Cowboys and the Texas Rangers.

Dallas' economy spans various sectors, with a particular emphasis on finance, technology, healthcare, and energy. Dallas serves as a prominent financial center, hosting the headquarters of several major banks and financial institutions. The technology sector has experienced significant growth, attracting numerous startups and established tech companies to the region. The city's healthcare and medical research institutions contribute to its reputation as a hub for medical innovation. Dallas also plays a pivotal role in the energy industry, given its proximity to the oil-rich areas of Texas. The business-friendly environment and strategic location have made Dallas an attractive destination for corporate headquarters, further fueling economic growth. While the city has faced economic challenges at times, its resilience and diversification contribute to its overall stability and economic vibrancy.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs located at **2521 Belt Line Rd | Garland, TX 75044** ("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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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.

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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