



724 PARK PLAZA DR

New Albany, MS 38652



INTERACTIVE OFFERING MEMORANDUM

PLAZA AUTO WASH

724 Park Plaza Dr | New Albany, MS 38652

EXCLUSIVELY LISTED BY

BROKER OF RECORD

PHILLIP CARPENTER
License No. C-11708 (MS)

IN CONJUNCTION WITH



BERYL GRANT

VICE PRESIDENT
DIRECT (615) 667-0095
MOBILE (901) 279-2026
beryl.grant@matthews.com
License No. 356957 (TN)



CLAY SMITH

FVP & DIRECTOR
DIRECT (615) 412-1630
MOBILE (404) 316-3197
clay.smith@matthews.com
License No. 361676 (TN)



AUSTIN GRAHAM

VP & ASSOCIATE DIRECTOR
DIRECT (404) 445-1091
MOBILE (407) 463-9752
austin.graham@matthews.com
License No. 408272 (GA)



LANDON CARTER

ASSOCIATE
DIRECT (615) 212-2547
MOBILE (615) 854-6207
landon.carter@matthews.com
License No. 365272 (TN)

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±3,460 SF

GLA



2021

Year Built



±24,200

Vehicles Per Day

PROPERTY OVERVIEW

- **Owner/User Opportunity** – Opportunity to acquire the building, business, and underlying real estate.
- **No Competition** – This site has been the only express car wash in town since its opening. It has a very strong customer base, providing consistent sales figures and opportunity to grow with the town.
- **Strong Exposure** – The property is positioned less than half a mile from the only Walmart in town and has great visibility from I-22 which see's over ±24,200 vehicles per day.
- **Attractive Price point** – The offering price reflects the existing business's profitability and potential for future growth while still being right in-line with replacement cost.
- **Ideal Lot Size/Layout** – The property is positioned on ±1.22 acres of land and has an ideal layout which allows for a high-volume site and future growth.
- **Site Positioning** – Plaza Auto Wash is just down the road from the densest retail area of New Albany and many residents pass by the site when going to any retail or dining options.
- **Located Strong Retail Options** – Notable nearby retailers within under half a mile include Walmart, Lowe's, Zaxby's, Taco bell, Harbor Freight, Gamestop, Burger King, and many more.
- **Market Positioning** – Just ±82 miles from Memphis and ±28 miles from Tupelo, New Albany sits just off busy Interstate 22. The New Albany Market has grown 11.5% over the past 5 years and is expected to continue to grow 5% over the coming 5 years.
- **Qualifies For Bonus Depreciation** – Car washes qualify for bonus depreciation which can allow for much higher returns on investments and significant tax savings.

*Please consult a CPA for further details.



BUILDING & EQUIPMENT SUMMARY



\$2,600,000
LIST PRICE



2021
YEAR BUILT

TENANT SUMMARY

Year Built	2021
GLA	±4,000 SF
Lot Size	±1.22 AC
POS System	ICS
Car Wash Type	Express Tunnel
Tunnel Length	±95 FT
Equipment Package	Crystal Carwash Dual Eco 5 System
Number of Vacuums	36

FINANCING INQUIRIES

For financing options reach out to:

HUNTER MATSON
+1 (305) 495-0077
hunter.matson@matthews.com





PLAZA *Auto Wash*

Plaza Auto Wash, located in New Albany, MS, near the Walmart shopping area off I-22, provides convenient, fully automatic car washing services with advanced facilities and various wash packages.

Options range from the basic \$7 wash to the deluxe \$18 package, featuring services like hand waxing, wheel cleaning, and Clean Coat Super Protection.

Customers can also join the Plaza Wash Club for \$39 per month, allowing one deluxe wash per day, complete with complimentary vacuums. Plaza Auto Wash accepts Apple and Google Pay, ensuring a smooth, efficient experience with state-of-the-art touchless technology.

WEBSITE

<https://plazaautowash.com/>



± 12,000 VPD



PARK ALONG THE RIVER



± 24,200 VPD



SUBJECT PROPERTY



AREA OVERVIEW

NEW ALBANY, MS

New Albany, Mississippi, is a town in northern Mississippi known for its history, culture, and friendly atmosphere. Located on the Tallahatchie River, the town was founded in the mid-1800s and has several well-preserved buildings that reflect its past.

New Albany has ties to American literature as the birthplace of the famous writer William Faulkner, and the town honors him with sites like the Faulkner Literary Garden. The Union County Heritage Museum provides an in-depth look at the area's history, showcasing exhibits on local art, natural history, and the town's role during the Civil War.

The economy in New Albany has shifted over the years. Originally supported by agriculture and manufacturing, it has expanded to include healthcare, retail, and tourism. Downtown New Albany features a variety of shops, restaurants, and cafes that attract locals and visitors. The town hosts the annual Tallahatchie RiverFest celebrating local art, music, and food, and has access to outdoor activities like the Tanglefoot Trail, a long walking and biking path converted from an old railway line. Together, the town's economic growth, historic sites, and local events make New Albany a welcoming place for all.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
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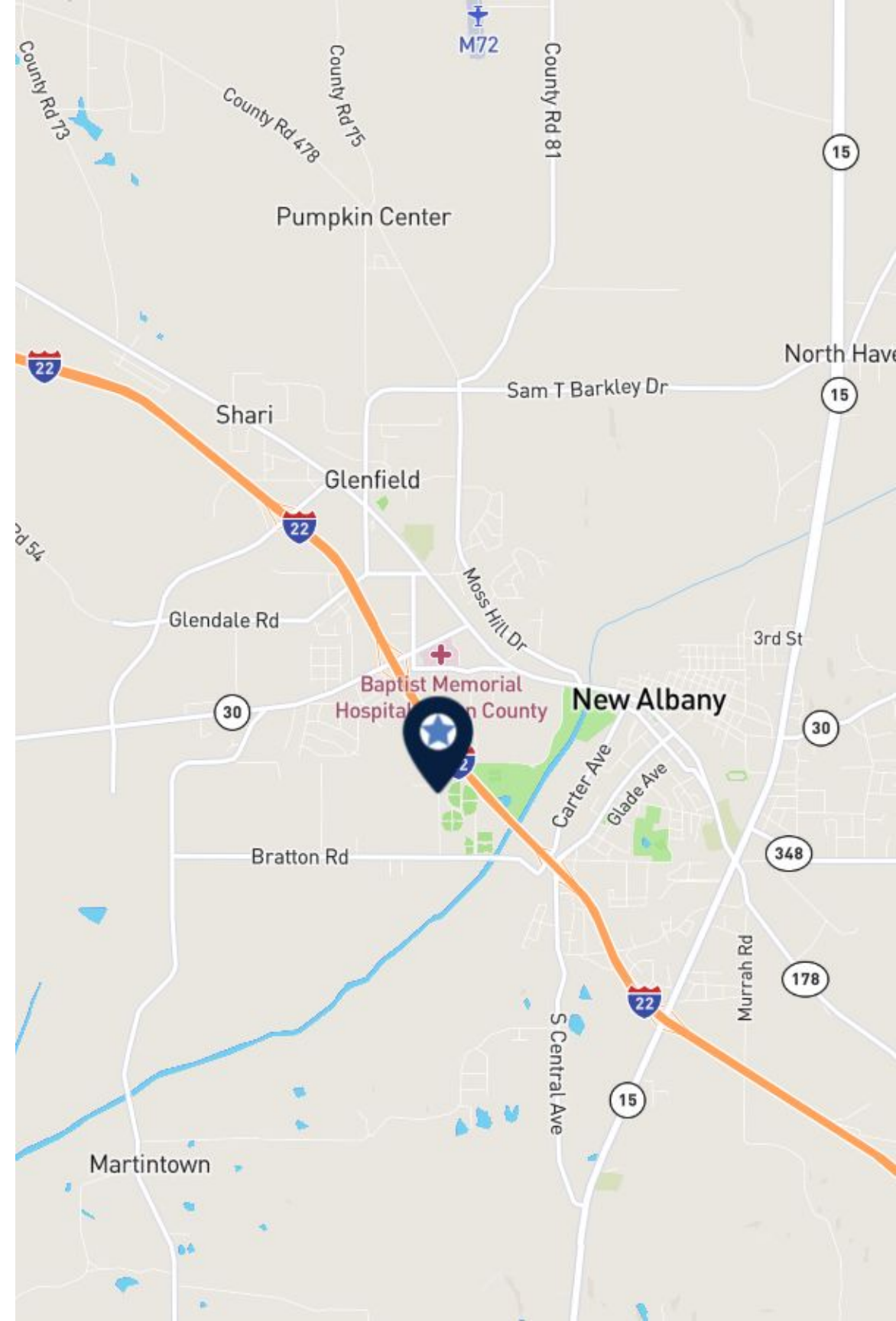
Current Year Estimate	8,277	12,708	25,275
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HOUSEHOLDS	3-MILE	5-MILE	10-MILE
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Current Year Estimate	3,264	4,950	9,748
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INCOME	3-MILE	5-MILE	10-MILE
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Average Household Income	\$80,467	\$82,351	\$82,310
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CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **724 Park Plaza Dr, New Albany, MS, 38652** ("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. Neither 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:

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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.

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 entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



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