



**Crystal Clean
Car Wash**

160 W CARTWRIGHT RD | MESQUITE, TX 75149
INTERACTIVE OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY



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Landon Carter 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.

PATRICK GRAHAM
Broker of Record | Lic No. 9005919 (TX)



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EXECUTIVE OVERVIEW
CRYSTAL CLEAN WASH | MESQUITE, TX

SECTION
ONE



INVESTMENT HIGHLIGHTS



OWNER/USER OPPORTUNITY

Opportunity to acquire the building, business, and underlying real estate.



NEW IMPROVEMENTS

In 2021, the operator added a 70ft Express tunnel with Sonny's and Pecco Equipment. In 2024, a brand new Autec In-Bay Automatic was installed.



HIGH TRAFFIC LOCATION

The property is positioned on W Cartwright Rd which sees north of $\pm 23,000$ vehicles per day.



RETAILERS UNDER HALF A MILE

Additional retailers under a mile include Albertson's, Tom Thumb, Auto Zone, Walgreens, McDonald's, Circle K, O'Reilly, Sonic, Taco Bell, Golden Chick, and many others.



HIGH-QUALITY EQUIPMENT

With newer equipment, there are no large repairs or replacements needed on the equipment for the foreseeable future.



SEVERAL CAR WASH OPTIONS

The property has a 70ft express tunnel, 1 In-bay Automatic, 3 self-serve bays, and 10 Vacuum spots giving the customer many car wash options to fit their preference.



LOW COMPETITION

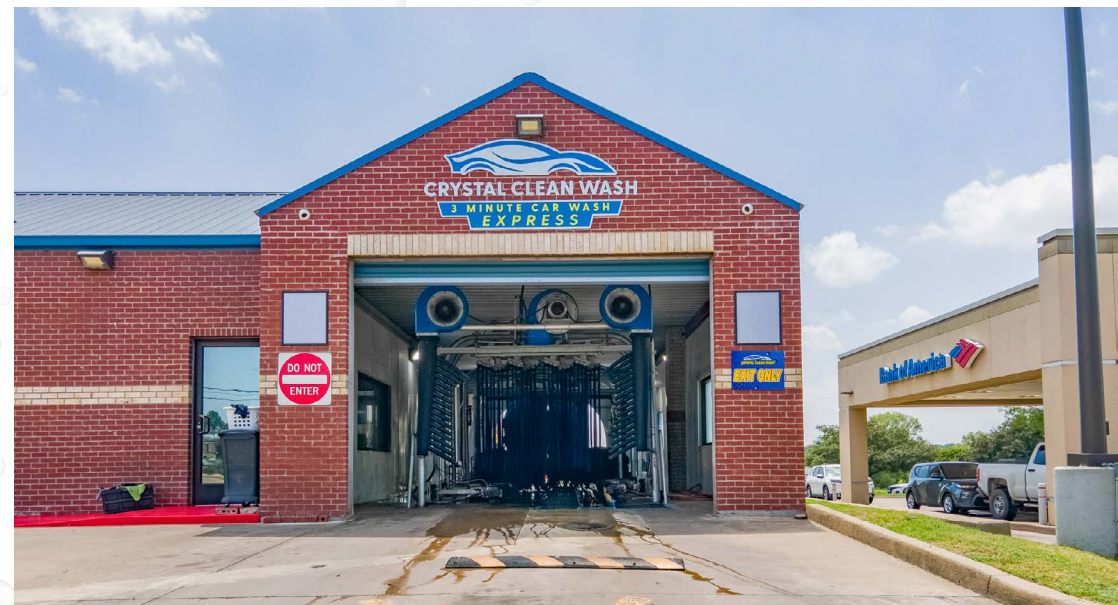
There is very low competition for the traffic pattern that the wash benefits from.



QUALIFIES FOR BONUS DEPRECIATION

Car washes qualify for bonus depreciation which allows for additional tax benefits.*

*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.



FINANCIAL SUMMARY
CRYSTAL CLEAN WASH | MESQUITE, TX

SECTION
TWO



LIST PRICE - \$1,900,000

ADDRESS

160 W CARTWRIGHT RD
MESQUITE, TX 75149

YEAR BUILT/RENOVATED

2004/2021

LOT SIZE

±0.64 ACRES

IN-BAY AUTO

AUTEC- EVI SOFT-TOUCH AND
TOUCH-FREE SYSTEMS

MINI TUNNEL

70FT EXPRESS TUNNEL,
SONNY'S AND PECCO EQUIPMENT
*ADDED IN 2021

SELF-SERVE BAYS

HANNA COLEMAN

VACUUMS

10 VACUUM STATIONS

TYPE OF SALE

BUILDING, BUSINESS AND REAL ESTATE





SE

Tom Thumb CHASE W
Great Clips Auto Zone PAPA JOHN'S Waffle House CVS pharmacy

Meadow Oaks Academy

Kwik-Kar
OIL CHANGE & AUTO CARE

McDonald's

GENTRY ELEMENTARY
630 STUDENTS

Albertsons

Exxon

TEXACO

CIRCLE K

SUBJECT PROPERTY

VALERO

S BELT LINE RD ± 14,000 VPD

SONIC

O'Reilly
AUTO PARTS

TACO BELL

W CARTWRIGHT RD ± 23,000 VPD

BANK OF AMERICA

THE ICE CREAM BAR
PALETERIA



FERD A. MCWHORTER ELEMENTARY
525 STUDENTS



MOSS ELEMENTARY
325 STUDENTS



STONELEIGH ON CARTWRIGHT
296 UNITS



± 194,400 VPD



SUBJECT PROPERTY



W CARTWRIGHT RD
± 23,000 VPD



S BELT LINE RD ± 14,000 VPD

SECTION
THREE

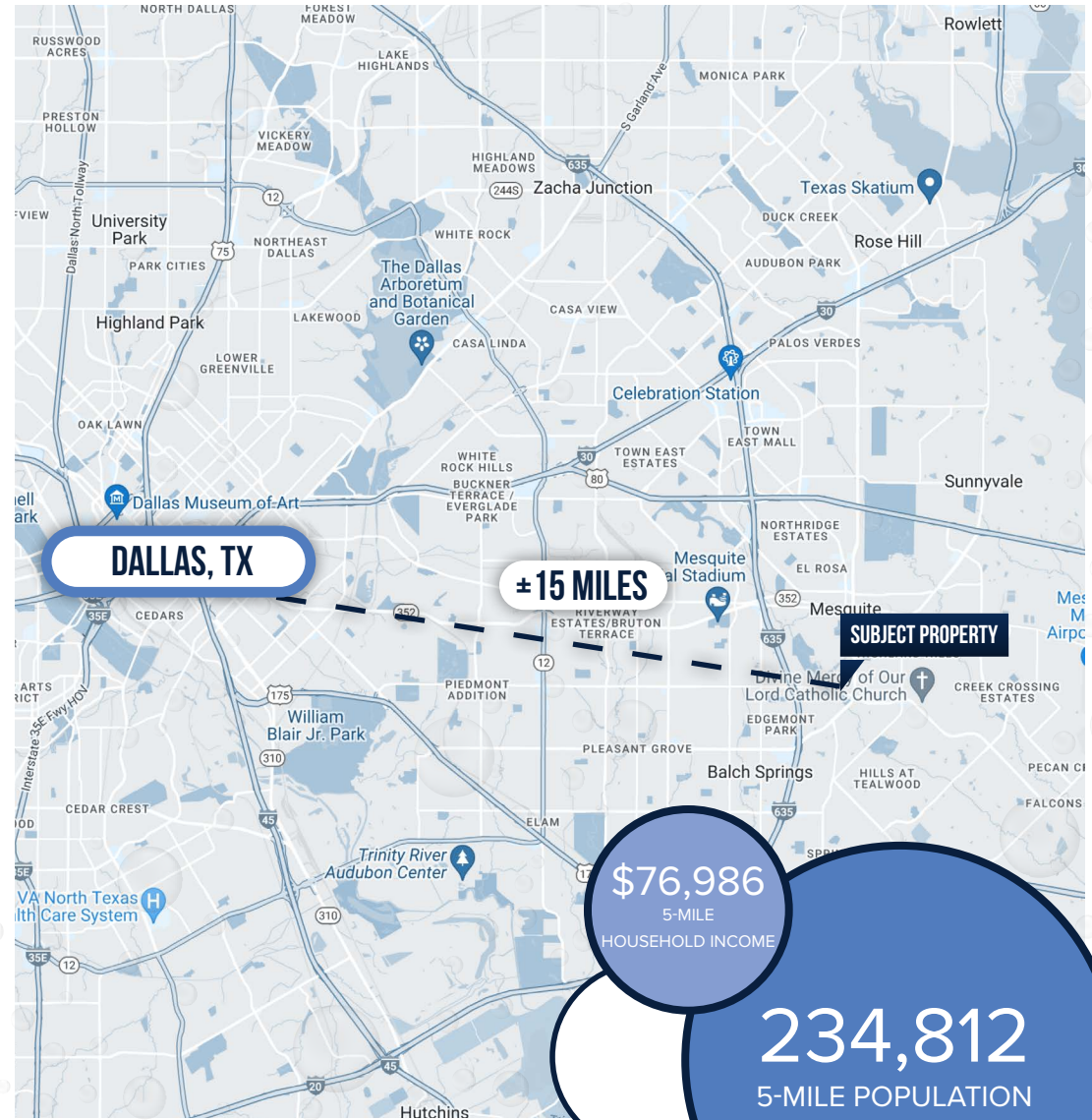
AREA OVERVIEW
CRYSTAL CLEAN WASH | MESQUITE, TX



MESQUITE, TX

Mesquite is a large, popular suburban city located 14 miles east of Dallas, Texas, just minutes from Lake Ray Hubbard. With a population close to 142,400 people, Mesquite is the 22nd most populous city in the state of Texas. This city's Texas charm and unique local amenities make it a wonderful place to relocate. Residents enjoy easy access to major highways like I-20, I-635, and I-30, as well as convenient access to large shopping centers like Town East Mall. Mesquite is full of recreation, with access to 76 parks and four recreation centers, City Lake, and Mesquite Golf Club. Longstanding Samuell Farm is a relaxing wooded community park with family-friendly amenities such as a campground, ponds, playgrounds, and walking trails. With such proximity to Dallas, Mesquite offers quick and easy access to the happenings in this modern metropolis. Jackson Golf Club. For camping, kayaking, bicycling, and hiking, nearby Sesquicentennial State Park provides 1,400 wooded acres and a large lake to explore.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	11,683	104,507	235,185
2024 Estimate	11,318	103,355	234,812
2029 Projection	11,052	102,863	236,062
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	3,989	32,209	71,893
2024 Estimate	3,882	31,886	71,783
2029 Projection	3,803	31,773	72,232
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$82,000	\$78,758	\$76,986



\$76,986
5-MILE
HOUSEHOLD INCOME

234,812
5-MILE POPULATION

ECONOMY

The job market in Mesquite is booming. Plenty of large national companies like Southwest Airlines, Fidelity Investments, and more are located in the city, and nearby Dallas is also home to major corporations that are always hiring. The largest national and international corporations operating in Mesquite are Ashley Furniture, Orora Visual, Iris USA, Benjamin Moore Paints, Elements International, and Pepsi. While much of Mesquite's economy is tied to the city of Dallas, local businesses are the exception.

Recently, Amazon announced that it was partnering with Dallas College's Eastfield Campus in Mesquite to offer a unique apprenticeship program for students, showing how more and more national corporations are putting down roots in the area.

Mesquite sits at the crossroads of 4 major highways- Interstates 30, 635, 20, and U.S. Route 80- making locations such as downtown Dallas, Lake Ray Hubbard, Dallas Love Field, and DFW International Airport easily accessible. Unique to the suburbs of Dallas and Fort Worth, the city of Mesquite is served by its local airport, Mesquite Metro Airport.



SHOPPING & ENTERTAINMENT DISTRICTS

In addition to its large number of businesses, Dallas has more shopping centers per capita than any other city in the United States and is also home to the second shopping center ever built in the United States, Highland Park Village, which opened in 1931.

Dallas is home of the two other major malls in North Texas. Both malls feature high-end stores and are major tourist draws for the region:

- Galleria Dallas, a unique urban shopping destination with attached hotel and office buildings, has nearly 200 nationally and internationally recognized shops and restaurants surrounding an impressive ice rink. It hosts 19 million visitors annually.
- North Park Center is 2.3 million sq. ft. with over 235 distinctive stores and restaurants. It features museum-quality modern art pieces and is the second largest mall in Texas.

Downtown Dallas is home to Neiman Marcus' flagship store as well as boutiques, restaurants, clubs, and a growing farmers market scene. Nearby West Village, Deep Ellum, the Cedars, and Uptown are popular mixed-use destinations for shops and restaurants.

The Dallas area has more restaurants per capita than any other U.S. city. Clusters of unique restaurants and shops are scattered throughout the city, notably in destinations in Downtown, Uptown, Bishop Arts District, Deep Ellum, Greenville Avenue, Knox-Henderson, and Lakewood. The newest center of dining is Trinity Groves, an evolving 15-acre restaurant, artist, and entertainment destination in West Dallas.

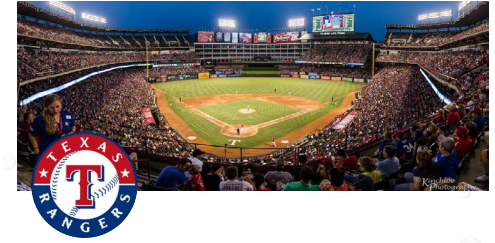


DALLAS CULTURE & EVENTS

Dallas boasts the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cul-tural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



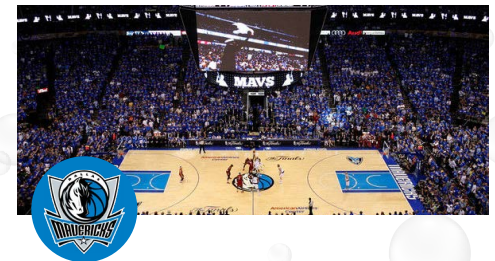
State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



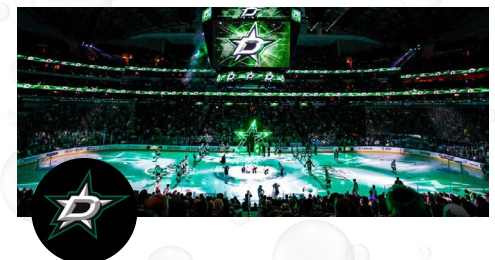
TEXAS RANGERS
(Major League Baseball)



DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS
(National Basketball Association)



DALLAS STARS
(National Hockey League)

BANKING AND FINANCE

Banking and finance play a key role in the area's economy. DFW recently surpassed Chicago to become the second-largest financial services hub in the nation, eclipsed only by New York.



INFORMATION TECHNOLOGY

The Metroplex also contains the largest Information Technology industry base in the state (often referred to as Silicon Prairie or the Telecom Corridor, especially when referring to US-75 through Richardson, Plano and Allen just north of Dallas itself). This area has a large number of corporate IT projects and the presence of numerous electronics, computing and telecommunication firms.



COMPANIES HEADQUARTERED IN DFW

- » AT&T, the largest telecommunications company in the world, is headquartered at the Whitacre Tower in downtown Dallas.
- » ExxonMobil and McKesson, respectively the 2nd and 7th largest Fortune 500 companies by revenue, are headquartered in Irving, Texas.
- » Fluor, the largest engineering & construction company in the Fortune 500, is also headquartered in Irving.
- » In October 2016, Jacobs Engineering, a Fortune 500 company and one of the world's largest engineering companies, relocated from Pasadena, California to Dallas.
- » Toyota USA, in 2016, relocated its corporate headquarters to Plano, Texas.
- » Southwest Airlines is headquartered in Dallas and has more than 58,000 employees.



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 **160 W Cartwright Rd, Mesquite, TX 75149** (“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:

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.

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.

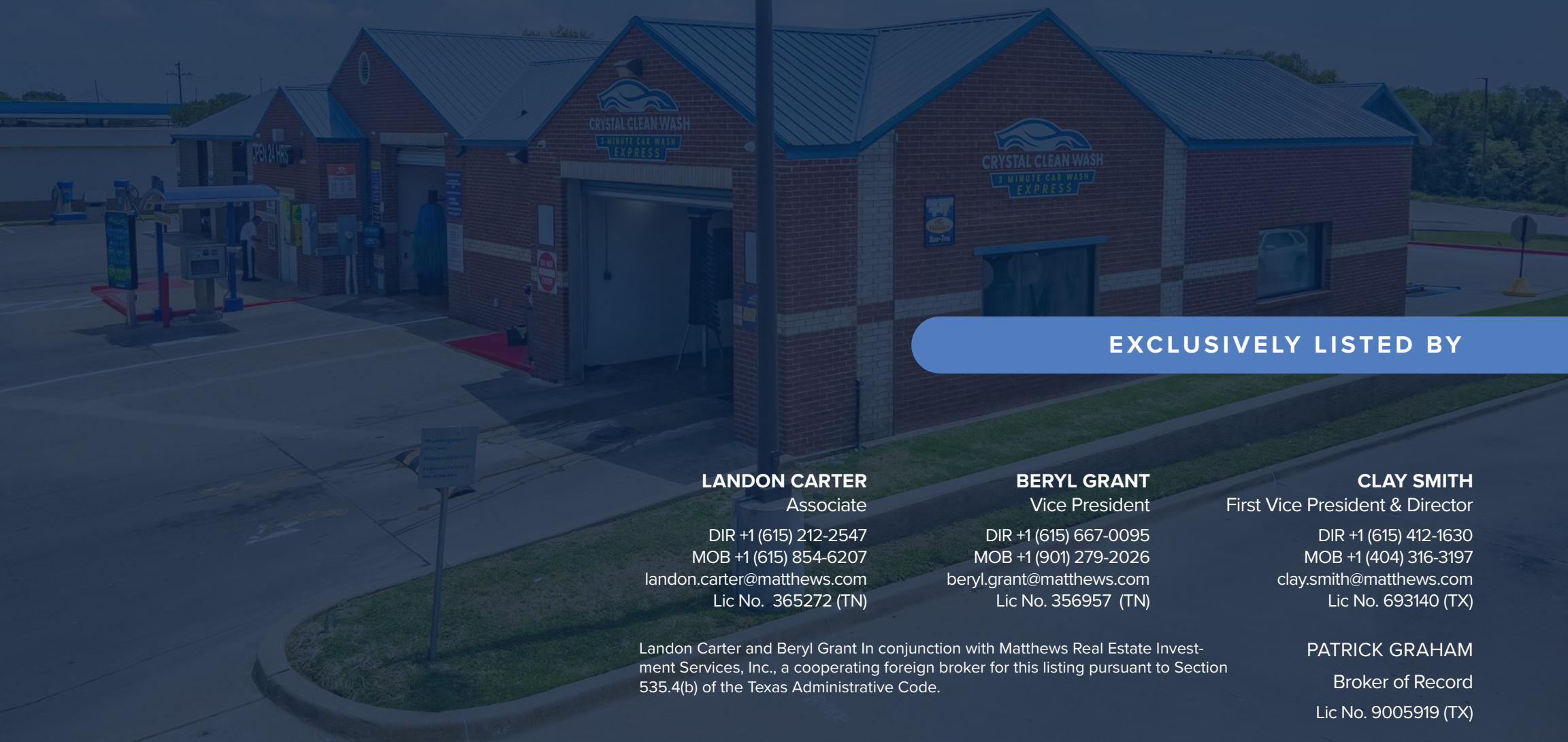
If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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.

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INTERACTIVE OFFERING MEMORANDUM



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Broker of Record
Lic No. 9005919 (TX)



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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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