



WILDCATTER WASH GROUND LEASE PORTFOLIO

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Prospective Purchaser Shall Not Circumvent Broker: If Prospective Purchaser breaches the terms of the Agreement, enters into communications or relationship with any of the Property or businesses named or any other business or property of the Owner or in any way interferes with Broker’s right to a fee within 24 months hereafter, Prospective Purchaser shall be personally liable to Broker and shall immediately pay Broker the lesser of 6% of the purchase price, or the full commission due under the agreement between Broker and Owner, plus attorney’s fees, legal cost, all related damages and collection cost. Prospective Purchaser shall conduct all inquiries into and discussions with the named business or Property exclusively through Broker to protect Broker’s right to a fee from Owner. Prospective Purchaser further understands that if Prospective Purchaser becomes manager or buys, trades, leases or exchanges any of the businesses disclosed to Prospective Purchaser, then a fee will be due to the Broker. Prospective Purchaser understands if Prospective Purchaser makes the purchase through Broker, Prospective Purchaser will not be liable for the fee unless agreed otherwise in writing by Broker and Prospective Purchaser.

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PORTFOLIO SUMMARY

Secure long-term ground leases at established stores and gas stations. This car wash portfolio features In-Bay Automatic machines at all locations, including two self-serve bays at two sites. Each location is equipped with a Hamilton HTK POS system, or customers can be given a code at gas station pumps through a key partnership, with pump sales revenue provided at the end of each month. Exclusive opportunities for over 175+ new locations are made possible by said partnership with Lowe's Market, offering additional highly economical ground leases.

With a streamlined operation and just one employee, maintenance and repair work has been efficiently outsourced through a premium package with a leading nationwide service company. The potential for increased profitability under new ownership includes adjusting prices, introducing car wash membership subscriptions, and realizing cost savings through in-house maintenance. Notably, this business model has never experienced price increases, presenting a significant upside for the incoming owner.

LOCATION SUMMARY

STATE	CITY	ADDRESS
Texas	Pearsall	<u>130 I-35, Pearsall, TX 78061</u>
Texas	Dilley	<u>17255 S I-35, Dilley, TX 78017</u>
Texas	George West	<u>505 Nueces St, George West, TX 78022</u>
New Mexico	Alamogordo	<u>675 E 10th St, Alamogordo, NM 88310</u>

130 I-35, Pearsall, TX 78061

- County: Frio
- Lot Size: 1.193 ac. / 5,782 sq. ft.
- Building: 5,782 sq. ft.
- Year Built: 1991
- Zoning: Commercial

ESRI DEMOGRAPHICS

2024	1 Mile	2 Mile	3 Mile
Population	4,107	8,706	9,773
Average HH Income	\$63,120	\$69,254	\$70,477

COMPETITION

Name	Type	Distance
Razor Wash	SS/IB	1.9
-	-	-
-	-	-
-	-	-
-	-	-

TXDOT TRAFFIC

FM 140	5,440	2023
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INFO

35' Tunnel	PDQ Tandem installed in 2015
-	-
-	-



Potential Number of Cars Pull a Day: Metropolitan Area: 49 to 63 (0.9 - 1.15% of AADT count) | Rural Area: 163 to 218 (3 - 4% of AADT count)

17255 S I-35, Dilley, TX 78017

- County: Frio
- Lot Size: 3.0 ac. / 130,680 sq. ft.
- Building: 15,252 sq. ft.
- Year Built: 1973
- Zoning: Commercial

ESRI DEMOGRAPHICS

2024	1 Mile	2 Mile	3 Mile
Population	1,995	4,781	4,967
Average HH Income	\$71,395	\$70,797	\$71,189

COMPETITION

Name	Type	Distance
Wash Zone	SS	0.3
-	-	-
-	-	-
-	-	-
-	-	-

TXDOT TRAFFIC

TX-85	3,373	2023
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INFO

2 Self-Serve Stalls 2 Vacuums

Ryko Softgloss Maxx (NCS) installed in 2018



Potential Number of Cars Pull a Day: Metropolitan Area: 30 to 39 (0.9 - 1.15% of AADT count) | Rural Area: 101 to 135 (3 - 4% of AADT count)

711 Bowie St, George West, TX 78022

- County: Live Oak
- Lot Size: 0.344 ac. / 14,985 sq. ft.
- Building: 1,100 sq. ft.
- Year Built: 2018
- Zoning: Commercial

ESRI DEMOGRAPHICS

2024	1 Mile	2 Mile	3 Mile
Population	2,094	2,525	2,758
Average HH Income	\$62,393	\$73,062	\$77,924

COMPETITION

Name	Type	Distance
Splash 'N' Foam	EXP	0.05
George West	SS	0.3
-	-	-
-	-	-
-	-	-

TXDOT TRAFFIC

US-281	12,800	2023
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INFO

2 Self-Serve Stalls

2 Vacuums

Ryko Softgloss Maxx (NCS) installed in 2018



Potential Number of Cars Pull a Day: Metropolitan Area: 115 to 147 (0.9 - 1.15% of AADT count) | Rural Area: 384 to 512 (3 - 4% of AADT count)

675 E 10th St, Alamogordo, NM 88310

- County: Bernalillo
- Lot Size: 5.17 ac. / 225,379 sq. ft.
- Building: 1,090 sq. ft.
- Year Built: 2023
- Zoning: Commercial

ESRI DEMOGRAPHICS

2024	1 Mile	2 Mile	3 Mile
Population	7,094	23,545	29,993
Average HH Income	\$56,044	\$66,462	\$70,983

COMPETITION

Name	Type	Distance
A&M	SS/IB	1.4
Final Touch	SS	1.4
Froggy's	SS	1.6
Arm	SS	1.8
Alamo	SS/IB	2.1

TXDOT TRAFFIC

E 10 th St	11,903	2022
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INFO

45' Tunnel

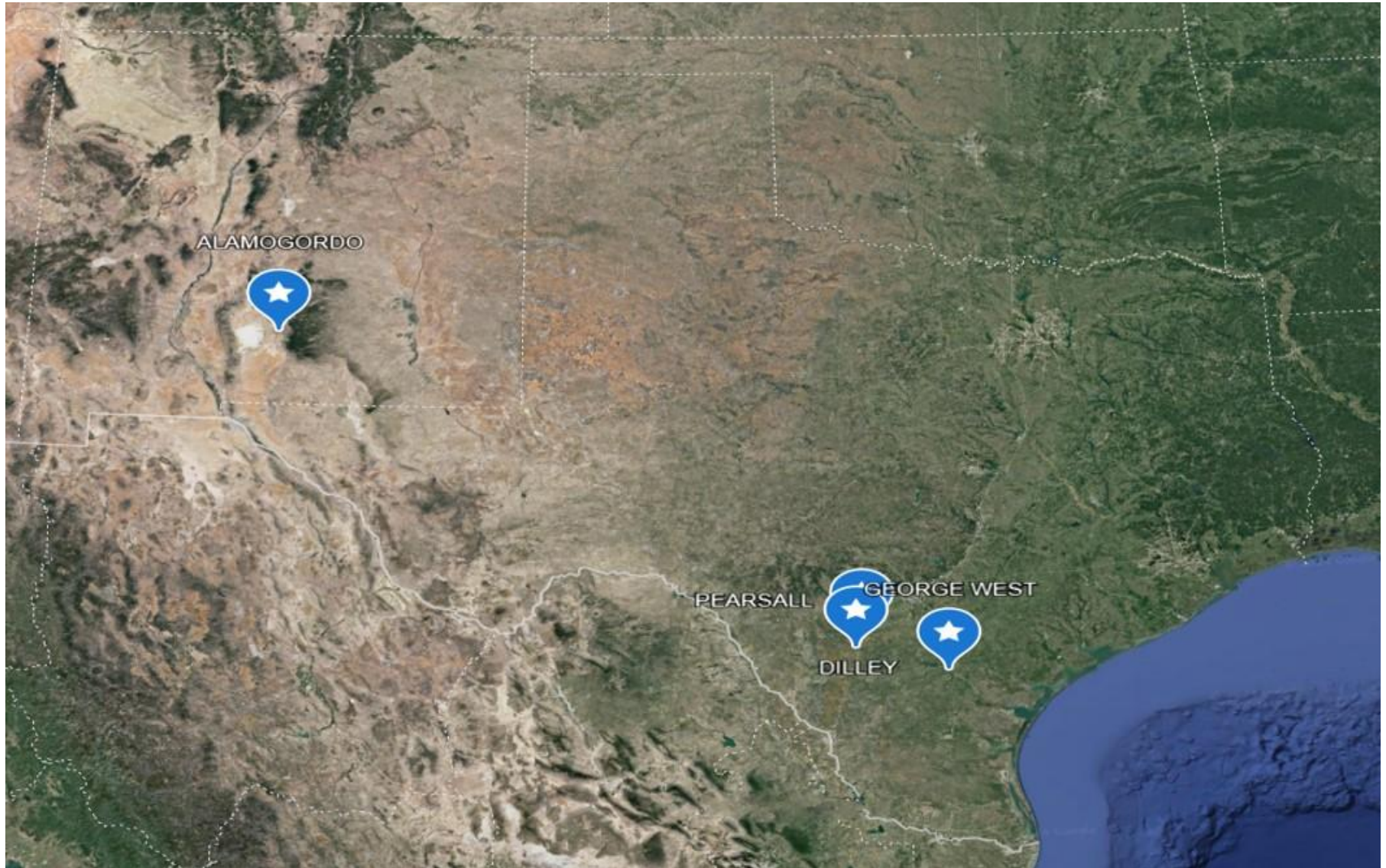
2 Vacuums

PDQ Sonny's Surfline installed in 2023



Potential Number of Cars Pull a Day: Metropolitan Area: 107 to 137 (0.9 - 1.15% of AADT count) | Rural Area: 357 to 476 (3 - 4% of AADT count)

LOCATION SUMMARY





ADVISORY CONTACTS

Please direct all questions and information requests to the below contact. Please note that neither the Client nor any of the Client's employees should be contacted directly. This Confidential Information Summary and any following communications are subject to the terms and conditions of the NDA/Confidentiality Agreement previously executed.

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