

Texas Express Car Wash Portfolio Sale



Presented By:

Sarah E. LanCarte, CCIM , SIOR

President

817.228.4247 | sarah@lancartecre.com

Katie Reasons

Associate

817.233.0255 | kreasons@lancartecre.com



LANCARTE
COMMERCIAL

LanCarteCRE.com

2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

817.409.4040

Disclaimer

LanCarte Commercial Real Estate, LLC (including its affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “LanCarte Commercial”) has been engaged as the exclusive listing representative (the “Representative”) by the Seller for the sale of Burleson Property: Rendon Property: 100 W Rendon Crowley Rd., Fort Worth, Texas 76028, Denton Property: 1940 Brinker Road Denton, TX 76208, 1299 US HWY 380, Bridgeport TX 76426, and 4444 S Freeway, Fort Worth, TX 76115, Hurst Property: 1665 W Hurst Blvd., Hurst TX 76053 (the “Properties”).

The Property is being offered for sale in an “as-is, where-is” condition and the Seller or the Representative make no representations or warranties as the accuracy of the information contained in this Investment Offering. The enclosed materials included highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither of enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with LanCarte Commercial as a “Registered Potential Investor” or as “Buyer’s Representative” for an identified “Registered Potential Investor”. The use of this Investment Offering and the information proved herein is subject to terms, provisions and limitations of the confidentiality agreement furnished by the Agent prior to delivery of this Investment Offering.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. They contain selected information regarding the Property and do not purport to be all inclusive or to contain all of the information which a prospective investor may need to conduct its due diligence. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Representative or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. All financial projections are based on assumptions and no assurances can be made that the results will be achieved. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, nor do they constitute legal analysis of such documents. Neither the Representative or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The Seller and the Representative each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Investment Offering is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Representative is not authorized to make any representations or agreements on behalf of the Seller.

The Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and any conditions to the Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Representative or the Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Representative; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Representative or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to LanCarte Commercial.

The Seller will be responsible for any commission due to the Representative in connection with a sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Representative must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.



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EXAMPLE PHOTOS



CAR WASH OVERVIEW

Katie's Car Wash is one of the fastest growing Express Car Washes in the Metroplex. The company has built and sold eight cutting edge, environmentally friendly Express Car Washes in Fort Worth and is now expanding to surrounding cities. Through extensive research and years of experience, Katie's Car Wash finds and develops centrally-located properties using the leading technologies in wash equipment and software to turn them into successful car washes.

PROPERTY FEATURES

- 5 Washes Throughout Texas
- Can be Sold Separately or as a Portfolio
- New Stainless Steel Equipment
- Sonny's Equipment
- DRB POS System
- All New Construction



Texas Express Car Wash Portfolio Sale



**1. 100 W. RENDON
CROWLEY RD
FW, TX 76028**

- \$7,000,000.00
- 140' Long Tunnel
- 3 Pay Stations
- Coming in 2023

**3. 1299 US HWY 380
BRIDGEPORT, TX 76462**

- \$6,800,000.00
- 110' Long Tunnel
- 3 Pay Stations
- Coming in 2023

**2. 1940 BRINKER RD.
DENTON TX 76208**

- \$7,500,000.00
- 140' Long Tunnel
- 3 Pay Stations
- Coming in 2023

**4. 4444 S. FREEWAY
FORT WORTH TX 76115**

- \$6,800,000.00
- 100' Long Tunnel
- 2 Pay Stations
- Coming in 2023

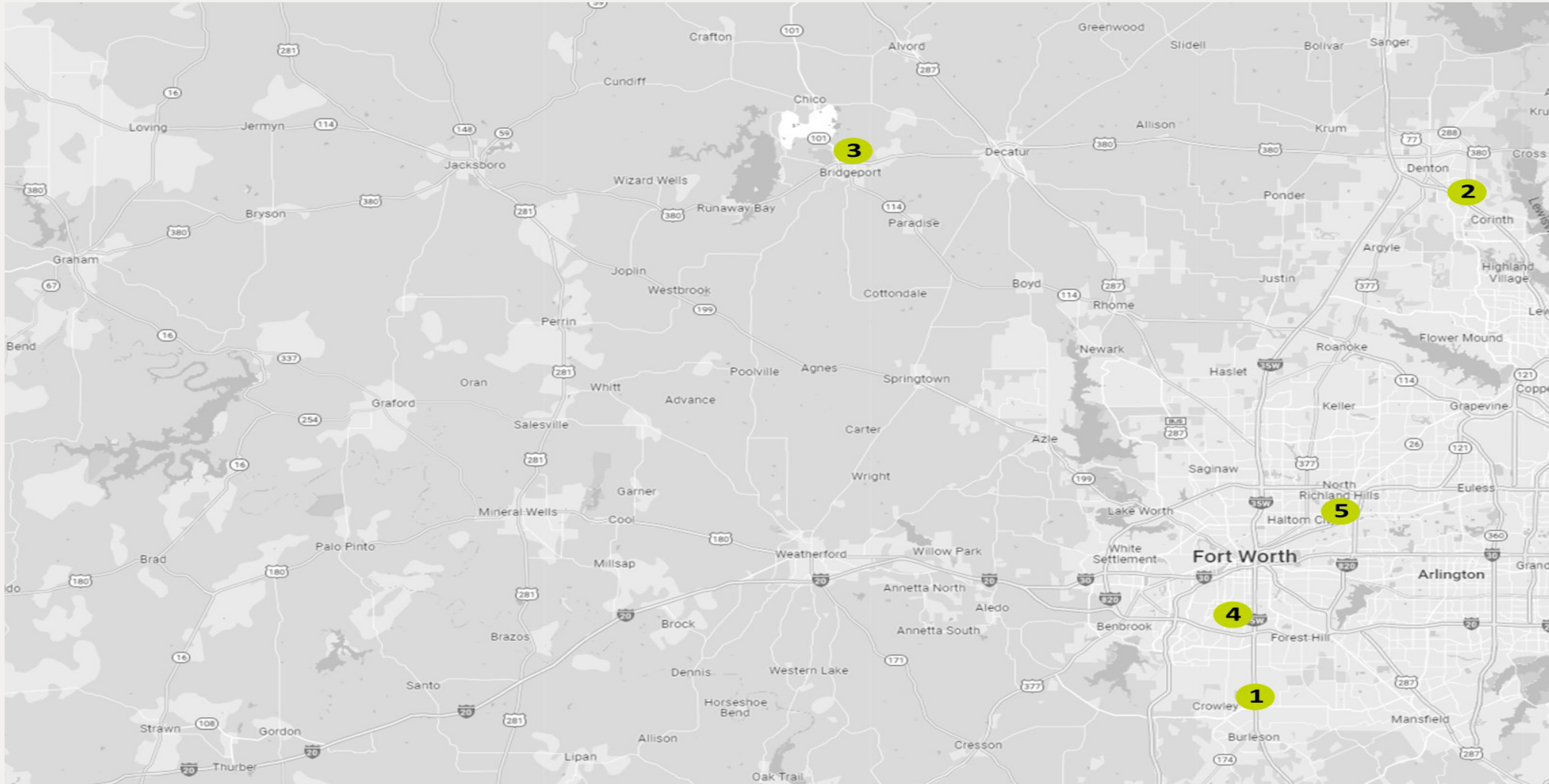
**5. 1665 W HURST BLVD.,
HURST, TX 76053**

- \$7,000,000.00
- 100' Long Tunnel
- 2 Pay Stations
- Coming in 2024



Texas Express Car Wash Portfolio Sale

DFW LOCATIONS





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