

SUPER SUDZ CAR WASH

Business & Real Estate For Sale
+ Multi-Tenant Retail Investment



6712-6780 Bandera Rd | San Antonio, TX 78238



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DEAL SUMMARY



Address

6712-6780 Bandera Road
San Antonio, TX 78238

Purchase Price

\$5,199,999

Price/SF

\$349.79

Building Size

14,866 SF

Land Area

1.37 AC

Parcel Number

05784-004-0650

Year Renovated

2021



PROPERTY SUMMARY



Building Size	14,866 SF
Land Area	1.37 AC
Car Wash Tunnel Length	165 Feet
Car Wash Type	Express Wash
Tunnel Equipment	MacNeil Wash Systems
Traffic Counts	Bandera Road (50,000 Vehicles Per Day)
Year Built	1995
Year Renovated	2021
Number of Drive-Thru Lanes	Three
Number of Digital POS Kiosks	Three LogicWash Pegasus Payment Kiosks by Micrologic
Number of Vacuums	Forty Vacuums by Vacutech (2 Vacuums/Car)
Wash Menu Pricing	Ceramic Shine - \$23 or \$35/Monthly, Ultimate - \$23 or \$35/Monthly, Works - \$18 or \$31/Monthly, and Express Plus - \$9 or \$20/Monthly
Drone Video	Click here
Drone Photos	Click here
Parcel Number	05784-004-0650



INVESTMENT HIGHLIGHTS



▶ Skip the Construction / Permitting Process & Open for Business

Opportunity to acquire the business, real estate, and improvements from an established car wash operator in the highly desirable San Antonio market. Skip the delayed equipment lead times, the chore of securing financing, and dealing with high construction costs by purchasing this wash. This location is move-in ready and offers the rare opportunity to rebrand and open for business quickly.

▶ Turn-Key Equipment Package

In 2021, Super Sudz Car Wash invested millions in capital improvements updating this 165-foot car wash tunnel with best-in-class equipment and technology from MacNeil Equipment Wash Systems, Vacutech, and Micrologic. Please see page 5 for an equipment breakdown.

▶ Take Advantage of YOY Sales Growth

This express car wash is built to handle a high volume of customers with ample space to stack cars with 20 vacuum stalls (2 vacuums/per car) which cuts down clean time and allows for a higher number of cars to be washed daily. According to the U.S. Census Bureau, the mean travel time to work for works age 16+ in San Antonio is 24.3 minutes. Super Sudz has capitalized on a market that washes their cars more frequently which has led to over 150,000+ cars washed since 2022. Over 50% of those washes were sold to Super Sudz unlimited wash members who pay a monthly subscription fee for unlimited washes (Please inquire with broker for additional details on sales).

▶ Immediate Up-Side | Pollen Season Increase in Sales Due to Higher Traffic

Texas experiences peak blooming for trees and other plants February-April. This is commonly referred to as Pollen Season in the car wash industry. The car wash industry experiences a significant increase in traffic due to high pollen during pollen season. Pollen has a negative impact on your paint job, it can alter the effectiveness of your windshield wipers and can even impact the interior of your car. Pollen builds up quickly this time of year and if unattended, it can leave a sticky, dirty mess to remove. Over time, this buildup can begin to deteriorate your vehicles paint job, potentially leading to chips, rust, and overall hazy appearance. Super Sudz Car Wash has a specialized express wash catered for pollen season that uses high-quality cleaning products that ensures that your car leaves pollen-free. Interior cleaning and forty double-drop vacuums guarantee that your car is cleaned thoroughly and that no pollen residue is left behind.

▶ Low Basis for Building and Land

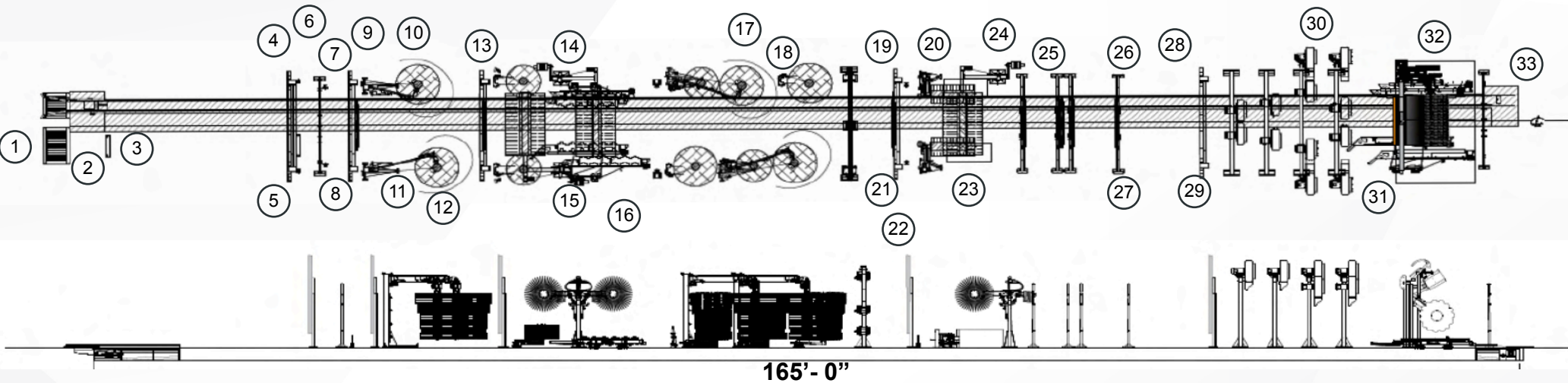
Whether this is a first-time location or another addition to your store count, your going-in basis Year 1 is below replacement cost at \$349.79/SF for the acquisition of the building and land.

▶ Desirable Demographics Within Both the Immediate & Outlying Trade Area

The subject property is strategically located in a high growth submarket of San Antonio, one of the fastest growing MSA's in the country, with over 344,697 people living within a 5-mile radius and over 1 million people within the immediate 10-mile vicinity.



CAR WASH TUNNEL EQUIPMENT BREAKDOWN



165'- 0"

- | | | | | |
|--|--|---|--|---|
| ① XR-120 Correlator, XR-1000 Guide Rails | ② Roller Up Tire Switch | ③ XR-1000 Conveyor (165'), Hydraulic (3'-6" Roller Spacing, x458 Chain, Pulse | ④ Grand Entrance Arch | ⑤ Control Inputs:
• Eye: Photo Electric Entrance Eye System
• Tire: Floor Tape Switch
• Anti-Collision: Anti-Collision System
• Horn: Horn, Waterproof Horn/Box |
| ⑥ PreSoak Arch | ⑦ C.T.A – Foaming Tire Applicator (set) | ⑧ Foam Bath Applicator | ⑨ FX Arch | ⑩ RS-701 Superflex Wrap (DS Short-Arm, PS Long-Arm) (Hydraulic) |
| ⑪ Rain Bar (Applicator) | ⑫ RS-400S Lower Detail Washer, 22" Core, (Hydraulic) | ⑬ FX Arch | ⑭ RS-1000 Evolution Top Brush w/ 94" Core (Electric) | ⑮ MW-2000 Wheel Boss, Foam Brush, (Hydraulic) |
| ⑯ WB-600, Magnum Side Blaster, 6 Nozzles w/ Follow Feature (Magnum Pumping Station, 20GPM, 15HP) | ⑰ RS-301, High Side Washer, (Hydraulic) | ⑱ (1) Wrap - RS-701 Superflex Wraps (Long Arm) (Hydraulic) & (2) Low Side Brush – RS-400T, Lower Detail Washer, 45" Core, (Hydraulic) | ⑲ Magnum Force High Pressure Arch, 6 Heads (High Pressure Pump is a Magnum Pumping Station, 20GPM, 15HP) | ⑳ FX Arch |
| ㉑ Carnuba Wax Applicator | ㉒ Wheel Brite | ㉓ RS-500 Supersonic Wheel/Body Washer & Lower Detail Brush (Horizontal Brush) | ㉔ RS-1000 Evolution Top | ㉕ Drying Agent – Drying Agent Arch |
| ㉖ Top Arch – Total Body Protectant Arch | ㉗ Ceramic Applicator | ㉘ Spot Free Arch | ㉙ FX Arch (Arch Blower, 4 Arches, 4 @ 143") | ㉚ Blower Blower, 15HP, Fixed Nozzle, CCW, Black Blower, 15HP, V-Nozzle, CCW, Black Powerlock Air Valve Arch, Blower, 4 Arches, 4 @ 143" |
| ㉛ Tire Dressing, MT-2500, 9' Wheel Boss | ㉜ Dry N Shine | ㉝ Tire Dressing Cross-Over Arch | | |

PROPERTY PHOTOS



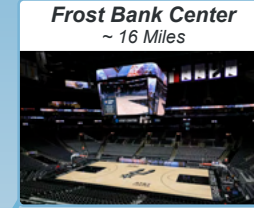
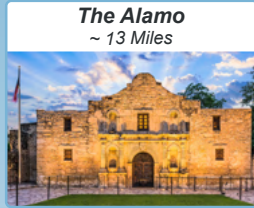
PROPERTY PHOTOS



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PROPERTY AERIAL



Bandera Road - 50,000 VPD

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Bandera Road - 50,000 VPD

SITE PLAN



SUITE	TENANT NAME	SQUARE FOOTAGE
A	Texas Margarita Company	1,200 SF
B	Safe Road Insurance	1,200 SF
C	Super Sudz Car Wash	12,466 SF

RENT ROLL



Unit	Tenant	SF	% of Total	Annual Rent PSF	Rent/Year	Rent/Month	Increase Dates	% Increase	Next Increase Date	NNN/SF	Annual NNN	Monthly NNN	Total Monthly Income	Original Lease Term	Lease Start	Lease Expiration	Options Remaining
A	Texas Margarita Company	1,200	8.10%	\$26.50	\$33,125.04	\$2,760.42	7/1/2024: \$33,437.52 7/1/2025: \$33,750.00	0.94% Annually	7/1/24	\$0.87	\$12,500	\$1,041.67	\$3,802.09	5 Years	7/1/21	7/1/26	2, 5-Year Options
B	Safe Road Insurance	1,200	8.10%	\$28.00	\$33,600.00	\$2,800.00	3/1/2024: \$34,944.00 3/1/2025: \$36,341.76 3/1/2026: \$37,795.44 3/1/2027: \$39,307.20	4% annually	3/1/24	\$0	\$0	\$0	\$0	5 Years	3/1/23	4/30/28	None

TENANT PROFILE



YEAR FOUNDED:

2018

WEBSITE:

www.saferoadins.com

SafeRoad Insurance Agency offers affordable homeowners insurance solutions that allow individuals to receive peace of mind in the comfort of their home. Allow us to provide you with confidence in the security of your biggest investment. Our customized business insurance policies will allow you to focus your attention on business operations rather than insurance.



YEAR FOUNDED:

2021

WEBSITE:

www.texasmargaritacompany.com

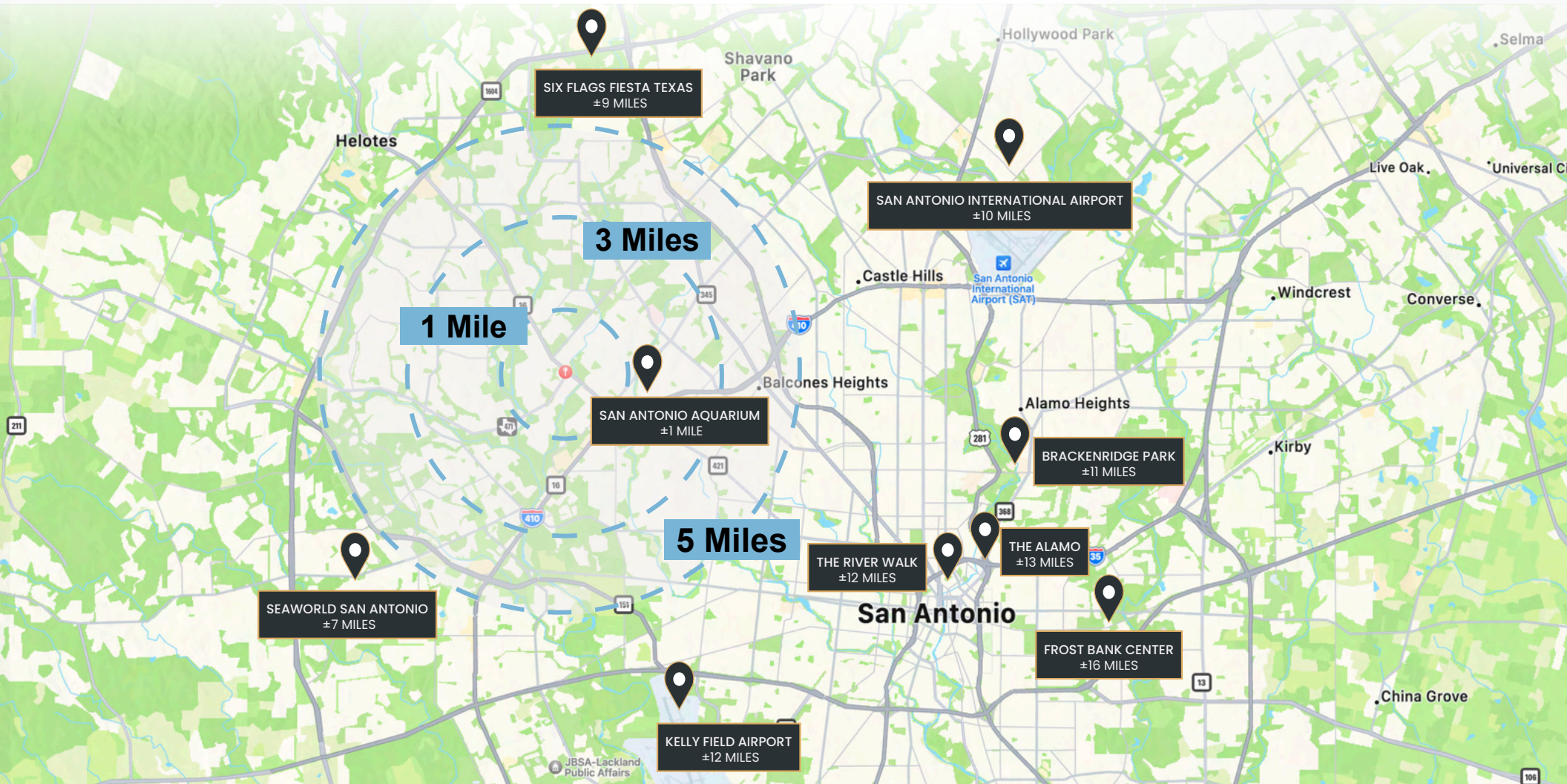
Texas Margarita Company is a to-go craft margarita and daiquiri company based in San Antonio. They have the best tasting drive thru margaritas, daiquiris, pina coladas, long islands, hurricanes, white russians, and micheladas in San Antonio. Round it out with the biggest and best tasting jello shots and rum gummies all to-go. Come visit the Texas Margarita Company and grab one of the sixty different menu options.

DEMOGRAPHICS - San Antonio, TX



Population Trends	1 Mile	3 Mile	5 Mile
Population	13,257	126,333	354,697
5 Year Growth	2.3%	1.5%	1.4%

Household Trends	1 Mile	3 Mile	5 Mile
Households	5,091	51,244	137,009
Avg. Household Income	\$69,401	\$69,534	\$70,414





LOCATION OVERVIEW - San Antonio, TX

Home of the historic Alamo and rich Texas history, San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and a business-friendly climate. San Antonio cultivates a business environment by: (a) Making historic investments in infrastructure, while remaining one of the more fiscally strong cities of its size in the U.S. (b) Securing voter approval in two bond elections for over \$1 billion in investments in infrastructure, roads, libraries and fire between 2010 and 2020. (c) Keeping property taxes for its citizens. San Antonio was among very few cities in the U.S. that lowered property taxes in 2009. d) Maintaining a AAA General Obligation Bond rating, the only U.S. city with more than 1 million people to do so through the leading financial rating agencies: Standard, Poor, Fitch, and Moody.

San Antonio is accessible between the east and west coasts and the Gulf of Mexico; which makes it a prime destination for expansion, relocation, or a new business startup. As the seventh-largest city in the United States, San Antonio is experiencing solid economic growth in 21st century industries such as bioscience and healthcare, aerospace, IT and cybersecurity and green technologies. Biotech companies and and healthcare systems in San Antonio contribute billions to the local economy. San Antonio is a model city for the new face of America - a diverse, progressive and globally competitive city with a solid vision for national and international economic development.



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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.



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