

24/7 Car Wash
Owner/User Opportunity For Sale
7535 Bandera Road, San Antonio, TX 78238



ECHO WEST

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DEAL SUMMARY



Address

7535 Bandera Road
San Antonio, TX 78238

Purchase Price

\$1,099,999

Price/SF

\$449.34

Building Size

2,448 SF

Lot Size

0.60 AC

Year Built

2016



PROPERTY SUMMARY



Building Size	2,448 SF
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Lot Size	0.60 AC
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Express Tunnel Length	35 Feet
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Tunnel Equipment	PDQ
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Car Wash Services Offered	Express Wash & Self-Service
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Traffic Counts	62,914 Combined Vehicles Per Day (Bandera Road & Eckhert Road)
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Point of Sale System for Express Wash Tunnel	Portal TI+ by DRB
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Point of Sale System for Self-Service Wash Bays	(3) Etowah Valley 10 Position Rotary Meter Box w/ Credit Card System
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Number of POS Stations	4 POS Stations
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Number of Vacuums	4 Vacuums
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Type of Vacuums	(1) Spot Remover Shampoo & Vacuum by Framagmatic, (1) Air Vac CV-AD Vac/Air/Detail Tool by Framagmatic (2) Push-Button Economy Vacuums by Framagmatic
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Number of Express Tunnels	1 Express Tunnel
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Number of Self-Service Bays	3 Self-Service Bays
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Wash Menu Pricing	Ultimate Plus - \$16, Premium - \$13, Express - \$10
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Parcel Number	18560-002-0030
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Drone Photos	Click here
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PROPERTY HIGHLIGHTS



▶ Ready to be Rebranded and Open for Business

This investment opportunity will allow you to grow your store count by acquiring a site that was built in 2016 and is furnished with turn-key equipment. This site is move-in ready and is primed to be rebranded and operated as your own.

▶ Ability to Stay Open & Operate for 24-Hours A Day

This car wash opportunity requires little to no labor and is equipped with an automated express wash tunnel and three self-service bays that have the ability to operate for 24-hours a day / 365 days a year.

▶ Truly Passive Business Opportunity

This is a business model that requires minimal involvement making this a truly passive investment opportunity.

▶ Synergistic Automotive Corridor

The immediate 1-mile radius is automotive focused with many users having synergistic applications that create a steady flow of business for this car wash. This wash benefits from being next to a gas station because it attracts new customers and ultimately boosts customer engagement. People are more likely to choose a car wash next to a gas station because of the convenience of being able to get your car washed and fueled all in one place.

▶ Immediate Upside Potential | Increased Sale Volumes Due to Higher Traffic Counts

The 450,360 SF, Class A, Leon Creek Logistics Park is located immediately adjacent to the subject site and is slated to be delivered by the end of the month. This car wash will be positively impacted by the ± 500 employees that will be working here on a daily basis. The main entrance to the Leon Creek Logistics Park sits directly adjacent to the car wash and these employees will have to drive past this car wash daily (see pages 10-12). This will lead to higher traffic counts and a high probability of an increase in sales due to the larger built-in customer base.

▶ Adjacent to One of the Busiest Arterials in the State of Texas

The 0.60 AC parcel sits just off the 4-way intersection of Bandera Road (59,689 VPD) and Eckhert Road (3,225 VPD) which sees a combined total of 62,914 vehicles per day. Bandera Road is ranked as one of the most congested roads in the State of Texas.

▶ Superior Demographics Within Immediate Trade Area

The subject property is located in a high-growth submarket of San Antonio, one of the fastest growing MSA's in the country, with over 354,038 people living in a 5-mile radius and over 1,000,000 people within a 10-mile vicinity.

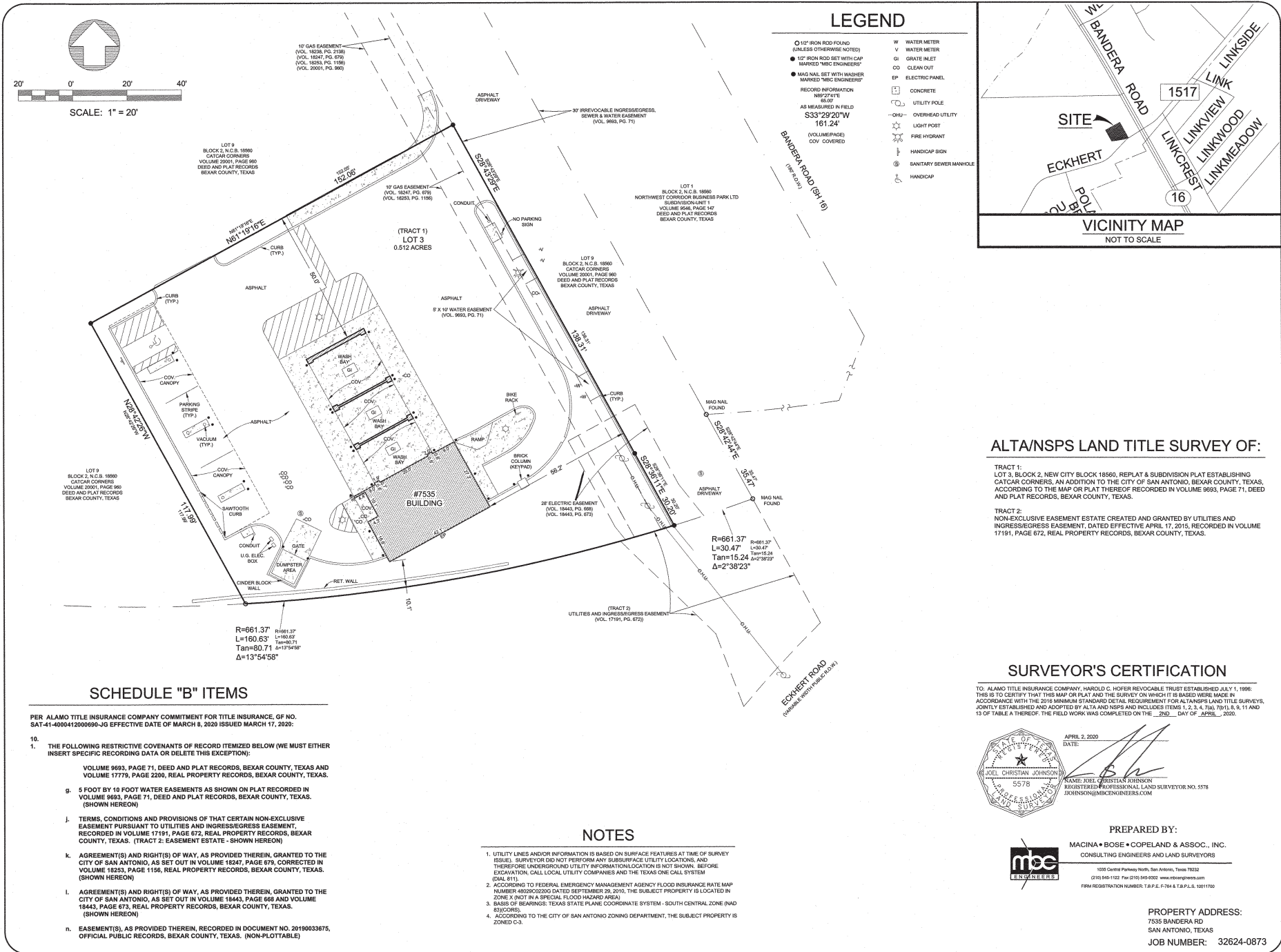
▶ Depreciation Benefits for Car Wash Assets

Fee simple investment allowing the perspective investors to take advantage of either a 15-year accelerated depreciation schedule or 80% bonus depreciation (Consult with your CPA).

▶ Income Tax Free State

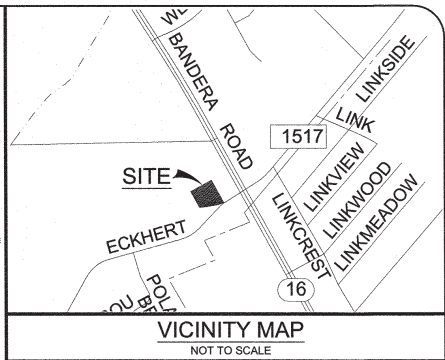
Property is located in Texas, one of the few states that does not levy a state income tax.

CAR WASH SURVEY



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH CAP MARKED "MISC. ENGINEERS"
- MAG. NAL. SET WITH WASHER MARKED "MISC. ENGINEERS"
- RECORDED INFORMATION: 1882747E, 18517, AS MEASURED IN FIELD S33°29'20"W 161.24' (VOLUMES/PGS.) COV. COVERED
- W WATER METER
- V WATER METER
- ⊖ GRATE INLET
- ⊖ CLEAN-OUT
- ⊖ ELECTRIC PANEL
- CONCRETE
- UTILITY POLE
- OH-1 OVERHEAD UTILITY
- LIGHT POST
- FIRE HYDRANT
- HANDICAP SIGN
- SANITARY SEWER MANHOLE
- HANDICAP



ALTA/NSPS LAND TITLE SURVEY OF:

TRACT 1:
LOT 3, BLOCK 2, NEW CITY BLOCK 18560, REPLAT & SUBDIVISION PLAT ESTABLISHING CATCAR CORNERS, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9693, PAGE 71, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

TRACT 2:
NON-EXCLUSIVE EASEMENT ESTATE CREATED AND GRANTED BY UTILITIES AND INGRESS/EGRESS EASEMENT, DATED EFFECTIVE APRIL 17, 2015, RECORDED IN VOLUME 17191, PAGE 672, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION

TO, ALAMO TITLE INSURANCE COMPANY, HAROLD C. HOFER REVOCABLE TRUST ESTABLISHED JULY 1, 1996: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 8, 9, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON THE 2ND DAY OF APRIL, 2020.

APRIL 2, 2020
DATE:
JOEL CHRISTIAN JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578
JOHNSON@MBCENGINEERS.COM

PREPARED BY:
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1028 Central Parkway North, San Antonio, Texas 78232
(210) 945-1122 Fax (210) 945-0202 www.mbcengineers.com
FIRM REGISTRATION NUMBER: B.P.E. F-784 & T.S.P.L.S. 10011700

PROPERTY ADDRESS:
7535 BANDERA RD
SAN ANTONIO, TEXAS
JOB NUMBER: 32624-0873

SCHEDULE "B" ITEMS

PER ALAMO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, GF NO. SAT-41-4000412000690-JG EFFECTIVE DATE OF MARCH 8, 2020 ISSUED MARCH 17, 2020:

10. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):
 - g. 5 FOOT BY 10 FOOT WATER EASEMENTS AS SHOWN ON PLAT RECORDED IN VOLUME 9693, PAGE 71, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
 - j. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN NON-EXCLUSIVE EASEMENT PURSUANT TO UTILITIES AND INGRESS/EGRESS EASEMENT, RECORDED IN VOLUME 17191, PAGE 672, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (TRACT 2: EASEMENT ESTATE - SHOWN HEREON)
 - k. AGREEMENT(S) AND RIGHT(S) OF WAY, AS PROVIDED THEREIN, GRANTED TO THE CITY OF SAN ANTONIO, AS SET OUT IN VOLUME 18247, PAGE 673, CORRECTED IN VOLUME 18223, PAGE 1156, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
 - l. AGREEMENT(S) AND RIGHT(S) OF WAY, AS PROVIDED THEREIN, GRANTED TO THE CITY OF SAN ANTONIO, AS SET OUT IN VOLUME 18443, PAGE 688 AND VOLUME 18443, PAGE 673, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (SHOWN HEREON)
 - n. EASEMENT(S), AS PROVIDED THEREIN, RECORDED IN DOCUMENT NO. 20190033675, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. (NON-PLOTTABLE)

NOTES

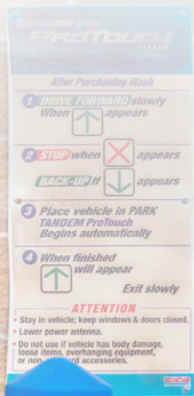
1. UTILITY LINES AND/OR INFORMATION IS BASED ON SURFACE FEATURES AT TIME OF SURVEY (ISSUE). SURVEYOR DID NOT PERFORM ANY SUBSURFACE UTILITY LOCATIONS, AND THEREFORE UNDERGROUND UTILITY INFORMATION LOCATION IS NOT SHOWN. BEFORE EXCAVATION, CALL LOCAL UTILITY COMPANIES AND THE TEXAS ONE CALL SYSTEM (DIAL 811).
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 4820C0200Q DATED SEPTEMBER 29, 2010, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (NOT IN A SPECIAL FLOOD HAZARD AREA).
3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) CORRS.
4. ACCORDING TO THE CITY OF SAN ANTONIO ZONING DEPARTMENT, THE SUBJECT PROPERTY IS ZONED C-3.



CAR WASH EQUIPMENT BREAKDOWN

ProTouch Tandem RT300 Base Unit Includes:

- Front Bridge (foam side brush, brush lube system, rain arch rinse manifold, sealer wax delivery, spot free intake, ultimate bridge cover package, and ultrasonic vehicle loading system)
- Back Bridge (foam top brush, brush lube system, ultrasonic vehicle locating system, and ultimate bridge covers)
- Front Vehicle Chemical Applicator (Rain Arch & Bug Prep)
- Advanced Side Arch Chemical Applicators (Tire)
- High Pressure Side Blaster with Advanced Wheel Scrubber
- Bay Control Box w/ Conductor
- Clear Coat Protectant Application System
- Software Weep (For low temperature conditions)
- 34' (10.36m) main machine rails with clamp system for attachment to preinstalled bay cross beams
- Left-side mounted E-Chain hose/wire control system
- Hand held Remote Control for simple in-bay maintenance and diagnostic troubleshooting
- Web Browser interface for configuration and setup
- Email/Text/Cortex messaging capabilities
- ACCESS entry unit "network ready" connection ability
- Low-Pressure Drive-Thru Undercarriage
- 3X Foam Applicators
- Spot Free Reclamation System
- Frame, Leg-Mount, I-Beam, Tandem
- Precision Loading
- Base Door Controls
- ProGlow Illumination Effect System - Front Bridge Only
- 4 Nozzle On-Board MaxAir Dryer
- Dryer, OSC OB 4-Prod, 208/230V Tandem
- OverGlow Application System
- ClearFLO, 4,800 gpd RO System, Free Standing, Power-Coated Steel Frame. Includes 1.0 HP Pump (230V, 1-Phase), 2 Membranes/Housings, CF- 1 RO Control with Digital TDS Display, Automatic Membrane Flush, High TDS Alarm & Automatic Restart (Including production On/Off Float Switch) Includes Carbon Filter and Repressurization Pump
- Water Softener, 2.00", 2-Tank (21 x 62) with 210,000 Grains/Tank (420K Total)
- To learn more, [click here](#)



PROPERTY PHOTOS



PROPERTY PHOTOS



SELF-SERVICE BAYS PHOTOS



PROPERTY AERIAL



BUSINESS NAME
YOUR TAGLINE HERE

LEON CREEK LOGISTICS PARK
Leon Creek Logistics Park is a Four (4) Building, Class A, Logistics Park that can accommodate up to 450,360 SF

Trails at Leon Creek
apartment homes
296 Units

CALIBER COLLISION



Bandera Road - 59,689 VPD

Eckhert Road - 3,225 VPD

PROPERTY AERIAL



16

BANDERA RD

Trails at Leon Creek
apartment homes
296 Units

BUSINESS NAME
YOUR TAGLINE HERE

ECKHERT RD

LEON CREEK
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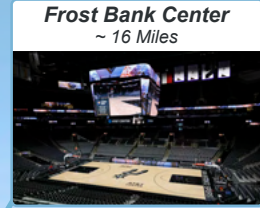
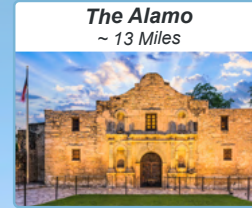
BLDG 2

BLDG 4

BLDG 3

BLDG 1

PROPERTY AERIAL



Bandera Road - 59,689 VPD

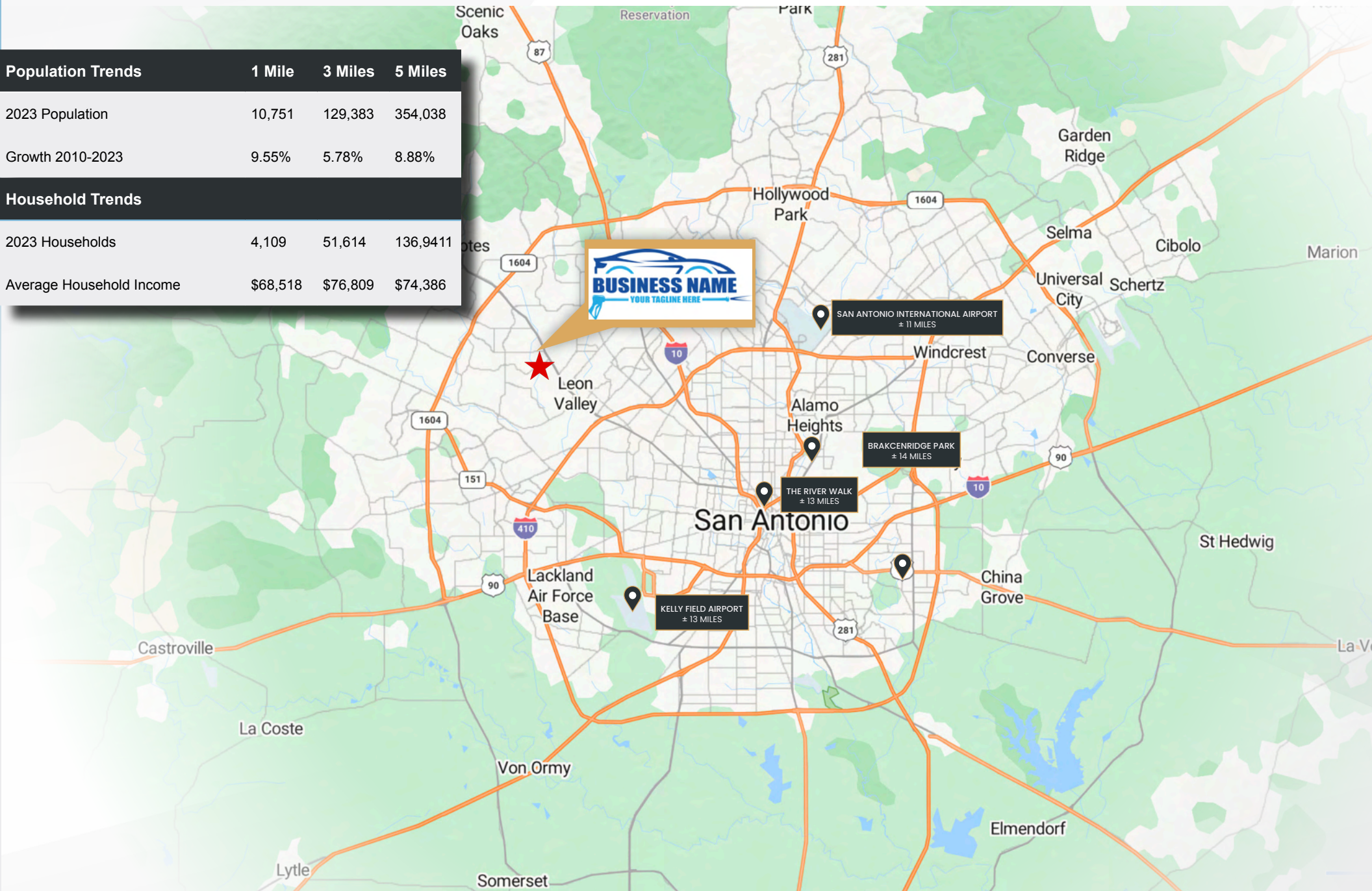


DEMOGRAPHICS - San Antonio, TX



Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	10,751	129,383	354,038
Growth 2010-2023	9.55%	5.78%	8.88%

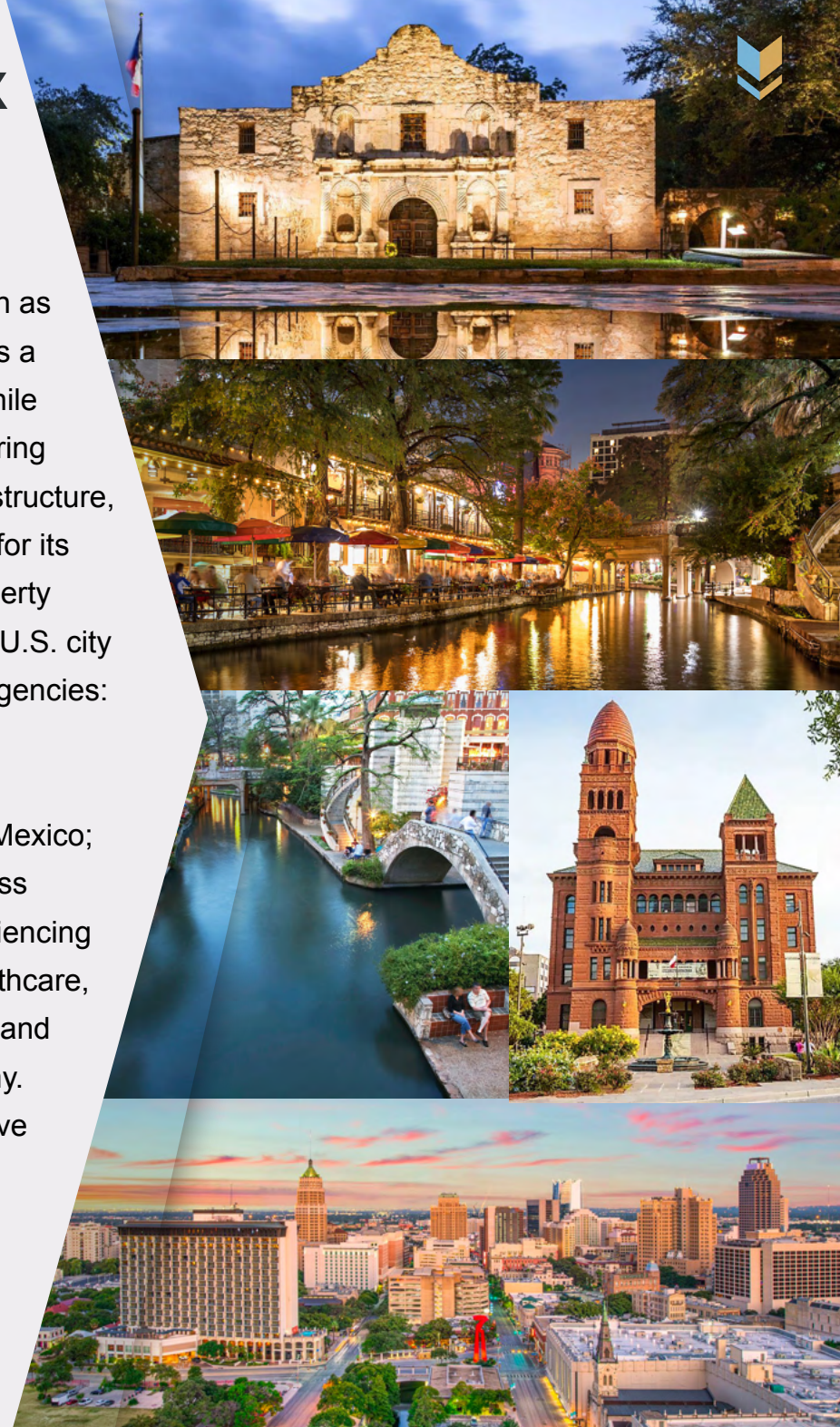
Household Trends	1 Mile	3 Miles	5 Miles
2023 Households	4,109	51,614	136,941
Average Household Income	\$68,518	\$76,809	\$74,386



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 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.



This Offering Memorandum may not be all-inclusive or contain all 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 the listing brokerage company. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by Echo West Capital Advisors from sources it deems reliable. Neither Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence. All photographs and graphic elements are property of Echo West Capital Advisors and use without expressed written permission is prohibited.



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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.

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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Brian Brockman	701472	brian@bangrealty.com	513-898-1551
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