

TEXPRESS CAR WASH

Real Estate & Business For Sale

1209 S. Gregg St., Big Spring, TX 79720



ECHO WEST

CAPITAL ADVISORS

JACK MCANDREW

Vice President

Echo West Capital Advisors

(602) 509 - 5800

JMcAndrew@EchoWest.com

RYAN MORONEY

Partner

Echo West Capital Advisors

(602) 421 - 9100

RMoroney@EchoWest.com

TIM WESTFALL

Partner

Echo West Capital Advisors

(602) 628 - 6298

TWestfall@EchoWest.com

BRIAN BROCKMAN

License #701472

Bang Realty-Texas Inc

(513) 898 - 1551

BOR@BangRealty.com

DEAL SUMMARY



Address

1209 S. Gregg St.
Big Spring, TX 79720

Asking Price
\$2,500,000

Building Size
1,900 SF

Drone Photos
Click [here](#)

Year Built
2024



PROPERTY SUMMARY



Request	Property Information
Site Address	1209 S. Gregg St., Big Spring, TX 79720
Point of Sale (POS) / XPT System	DRB
Number of POS Stations	Two (2)
Property Owned or Leased?	Owned
What is the lot and building square footage?	Lot Size: 0.48 AC and Building Size: 1,900 SF
What services do you offer?	Express Wash
Wash Menu Pricing for Express Wash	Sure 'Nuff -\$7 or \$15/Monthly, Fixin' To Go - \$10 or \$20/Monthly, Get R Done - \$15 or \$25/Monthly and Gussied Up - \$20 or \$30/Monthly
Tunnel Length	85 Feet
Conveyor Type	Chain
Equipment Package	Mixture of Sonny's and Peco Equipment
Number/Type of Vacuums	14 Vacuums by Sonny's
Employee Breakdown	Total Number of Employee's: 8 Number of Full-Time Employee's: 6 General Manager: 1 Assistant Manager: 1
Traffic Counts (Gregg Street)	Traffic Count: 15,189 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 6,175 People 3-Mile Radius: 26,189 People 5-Mile Radius: 28,847 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$69,034 3-Mile Radius: \$72,794, 5-Mile Radius: \$73,691
Is there any notable competition coming in within 3 miles that you know of?	Mighty Wash - 0.2 Miles Away, All American Car Wash - 1.0 Mile Away
Any significant capital expenditures in the last 3 years?	Brand New 2024 Construction

PROPERTY HIGHLIGHTS



► Purchase, Re-Brand, and Open Quickly Without Delays!

This car wash is brand new 2024 construction and is equipped with cutting-edge car wash technology and state-of-the-art equipment. Purchase, re-brand, and open quickly to bypass all friction costs associated with greenfield/ground-up development including increasing construction costs and other delays.

► Turn-Key Equipment Package | Brand New 2024 Construction

The subject property was completed construction May 2024 and the Seller spared no expense building this car wash. This 85-foot tunnel comes delivered with brand new equipment from two of the top equipment manufacturers, Sonny's and Peco Equipment. This location uses the most popular point-of-sales ("POS") system in the business, DRB, renowned for its significant cost-saving benefits for operators. This car wash has a total of fourteen (14) Sonny's vacuums available, each stall offers ample space for customers to comfortably vacuum their cars side by side.

► Major Retail & High Traffic Corridor | Prime Arterial in Big Spring

The subject property is conveniently located on one of Big Spring's primary arterials, Gregg Street, which is where most of the prominent, high-traffic retailers have their footprint. Wal-Mart, HEB, Whataburger, O'Reilly, AutoZone, McDonald's, and Take 5 Oil Change are all positioned within a 2-mile radius bringing a steady influx of drive-by traffic to the foot of TExpress on a daily basis.

► Largest Oil-Producing Region in the United States

Big Spring, TX is located within the Permian Basin, which is the largest oil-producing region in the United States, accounting for almost half of the country's oil production. In 2022, the region produced 43.6% of the country's oil and almost 15% of its natural gas. In 2023, the crude oil output was 5.7 million barrels per day.

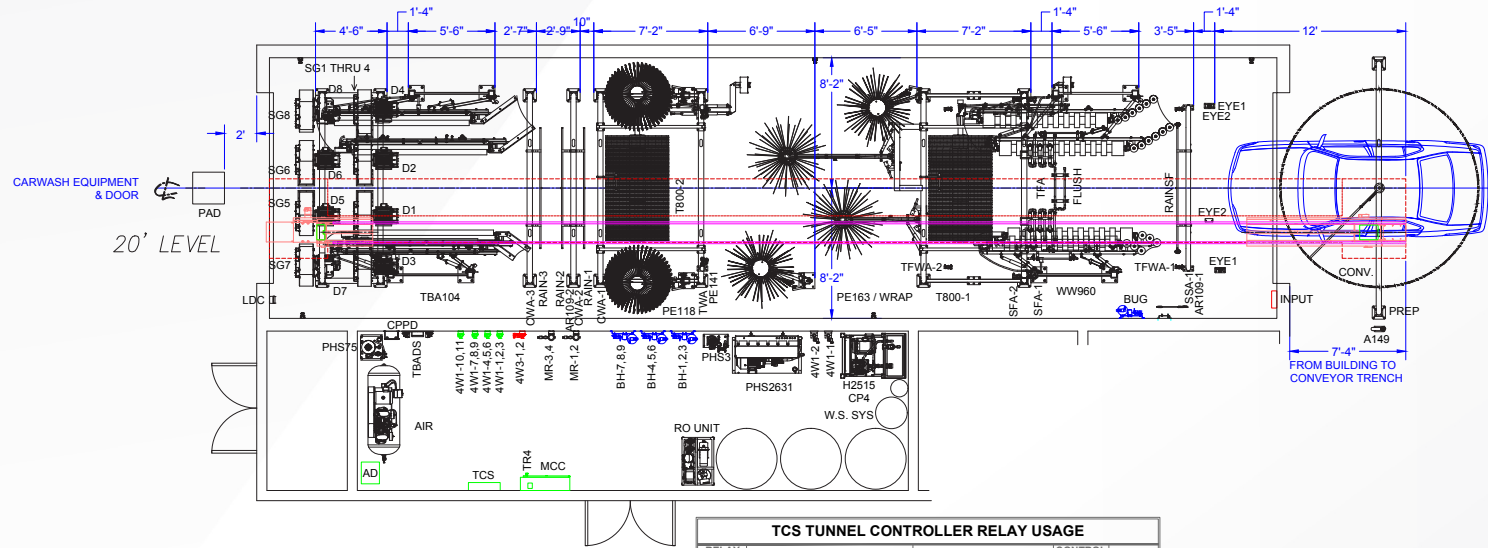
► Built-In Customer Base | Close Proximity to Howard University

Howard University is located 1.7 miles away from the subject property and has a total enrollment of nearly 13,000 students. This proximity to campus makes this car wash an easy choice for the 13,000 students at Howard University when deciding where to get their cars washed.

► Low Barriers to Entry Car Wash Market

The Big Spring, TX market has limited competition for express car washes with zero presence from all national wash brands. This allows the prospective buyer to operate freely and become the premier, go-to option within the community.

CAR WASH TUNNEL EQUIPMENT BREAKDOWN



TCS TUNNEL CONTROLLER RELAY USAGE

RELAY N.O.	DESCRIPTION	DEVICE	CONTROL VOLTAGE	POWER
1A(1)	RESERVED (SEE DRB DOCUMENTS)	CONVEYOR ENABLE BOARD	24 VAC	---
1B(2)	ROLLER UP	4W1-1	24 VAC	10W
1C(3)	WW960 MOVE IN	4W1-2	24 VAC	10W
1D(4)	T800-1 LOWER ARM	4W1-3	24 VAC	10W
1E(5)	PE163 MOVE IN	4W1-4	24 VAC	10W
1F(6)	T800-2 LOWER ARM	4W1-5	24 VAC	10W
2A(7)	PE18 MOVE IN	4W1-6	24 VAC	10W
2B(8)	T800-1 MOVE IN	4W1-7	24 VAC	10W
2C(9)	DRYER GATES OPEN (DRYER 1 & 2)	4W1-8	24 VAC	10W
2D(10)	DRYER GATES OPEN (DRYER 3 & 4)	4W1-9	24 VAC	10W
2E(11)	DRYER GATES OPEN (DRYER 5 & 6)	4W1-10	24 VAC	10W
2F(12)	DRYER GATES OPEN (DRYER 7 & 8)	4W1-11	24 VAC	10W
3A(13)	WRAP DIS RETRACT / MOVE IN	4W3-1A	24 VAC	5W
3B(14)	WRAP DIS SHOOT	4W3-1B	24 VAC	5W
3C(15)	WRAP DIS RETRACT / MOVE IN	4W3-2A	24 VAC	5W
3D(16)	WRAP DIS SHOOT	4W3-2B	24 VAC	5W
3E(17)	CHAIN AND ROLLER FLUSH	WM4-1 SOL A	24 VAC	15W
3F(18)	CHAIN AND ROLLER FLUSH	WM4-1 SOL B	24 VAC	15W
4A(19)	WW960 WATER	WM4-1 SOL C	24 VAC	15W
4B(20)	FLUSH MANIFOLD WATER	WM4-1 SOL D	24 VAC	15W
4C(21)	T800-1 WATER	WM4-1 SOL E	24 VAC	15W
4D(22)	WRAP WATER	WM4-2 SOL E	24 VAC	15W
4E(23)	PE163 WATER	WM4-2 SOL F	24 VAC	15W
4F(24)	T800-2 / PE18 WATER	WM4-2 SOL G	24 VAC	15W
5A(25)	RAIN-1 WATER	WM4-2 SOL H	24 VAC	15W
5B(26)				
5C(27)	AR109-1 PRESOAK	BH-1	24 VAC	10W
5D(28)	TFWA-1 ON	BH-2	24 VAC	10W
5E(29)	SFA-1	BH-3	24 VAC	10W
5F(30)	SFA-2	BH-4	24 VAC	10W
6A(31)	TFWA-2 ON	BH-5	24 VAC	10W
6B(32)	TFWA-3 ON	BH-6	24 VAC	10W
6C(33)	TFWA-3 ON	BH-7	24 VAC	10W
6D(34)	TFWA-2 ON	BH-8	24 VAC	10W
6E(35)	AR109-2 BODY PROTECTANT	BH-9	24 VAC	10W
6F(36)	CCP	MR-1	24 VAC	10W
7A(37)	BUCKET FILL	MR-2	24 VAC	10W
7B(38)	RAINFLOW AGENT	MR-3	24 VAC	10W
7C(39)	RAIN-2 DRYING AGENT	MR-4	24 VAC	10W
7D(40)				
7E(41)	RO UNIT ACTIVATION	RO UNIT	24 VAC	10W
7F(42)				
8A(43)				
8B(44)				
8C(45)				
8D(46)				
8E(47)				
8F(48)				
8A(49)				
9B(50)	START UP ALARM	ALARM	120 VAC	30W
9C(51)	PHSS ON	MCC-503	120 VAC	15W
9D(52)	H2515 PUMP ON	MCC-505	120 VAC	15W
9E(53)	DRYER 1 ON	MCC-508	120 VAC	15W
9F(54)	DRYER 2 ON	MCC-507	120 VAC	15W
10A(55)	DRYER 3 ON	MCC-508	120 VAC	15W
10B(56)	DRYER 4 ON	MCC-509	120 VAC	15W
10C(57)	DRYER 5 ON	MCC-510	120 VAC	15W
10D(58)	DRYER 6 ON	MCC-511	120 VAC	15W
10E(59)	DRYER 7 ON	MCC-512	120 VAC	15W
10F(60)	DRYER 8 ON	MCC-513	120 VAC	15W

PECO MCC STANDARD SCOR IS 10,000 AMP. OWNER TO PROVIDE INFORMATION FOR ANY HIGHER SITE REQUIREMENTS FOR THIS RATING. THIS INFORMATION MAY AFFECT THE DESIGN, CONFIGURATION, AND COST OF THIS CUSTOM INDUSTRIAL CONTROL PANEL.

SYMBOL	H.P.	AMPS	DESCRIPTION	MOTOR CONTROLLER	MOTOR OVERLOAD
M1	7.5	9.4	PHS275 HYD UNIT	CONTACTOR IN MCC	IN MCC
M2	20	24	PHS255 HYD UNIT	CONTACTOR IN MCC	IN MCC
M3	2	3.1	PHS3 HYD UNIT	CONTACTOR IN MCC	IN MCC
M4	5	6.6	CP4 HP PUMP	CONTACTOR IN MCC	IN MCC
M5	15	18.3	H2515 HP PUMP	CONTACTOR IN MCC	IN MCC
M6	15	17.6	DRYER 1	CONTACTOR IN MCC	IN MCC
M7	15	17.6	DRYER 2	CONTACTOR IN MCC	IN MCC
M8	15	17.6	DRYER 3	CONTACTOR IN MCC	IN MCC
M9	15	17.6	DRYER 4	CONTACTOR IN MCC	IN MCC
M10	15	17.6	DRYER 5	CONTACTOR IN MCC	IN MCC
M11	15	17.6	DRYER 6	CONTACTOR IN MCC	IN MCC
M12	15	17.6	DRYER 7	CONTACTOR IN MCC	IN MCC
M13	15	17.6	DRYER 8	CONTACTOR IN MCC	IN MCC
M14	10	14.7	AIR COMPRESSOR	CONTACTOR ON UNIT	IN MCC

216.9 FULL LOAD AMPS IN MCC DEVICES (FEED MCC WITH 300 AMP SERVICE)

EQUIPMENT IDENTIFICATION						
SYMBOL	DESCRIPTION	LOCATION	SUPPLIED BY	INSTALLED BY	PLUMBED BY	WIRED BY
CONV	70' CONVEYOR	CONVEYOR TRENCH	SONNY'S	DRB	DISTRIBUTOR	---
INPUT	INPUT STATION	TUNNEL ENTRANCE	PECO	DISTRIBUTOR	---	ELECT. CONT.
P300	PECO UHWM CORRELATOR	TUNNEL	PECO	DISTRIBUTOR	---	---
A149	SINGLE DETAIL PREP SYSTEM	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
A155	BUG PREP SYSTEM	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
EYE1	PHOTO EYE PRESENCE DETECTOR	TUNNEL	PECO	DISTRIBUTOR	---	ELECT. CONT.
EYE2	PHOTO EYE TIRE DETECTOR	TUNNEL	PECO	DISTRIBUTOR	---	ELECT. CONT.
SSA-1	STAINLESS STEEL ARCH	TUNNEL	PECO	DISTRIBUTOR	---	---
RAINSF	RAIN BAR SINGLE FOAM MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
TFWA-1	TURBO FOAM WHEEL APPLICATOR-1	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
WW960	WHEEL WASHER	CONVEYOR TRENCH	PECO	DISTRIBUTOR	DISTRIBUTOR	---
FLUSH	FLUSH MANIFOLD	CONVEYOR TRENCH	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SFA-1	SINGLE FOAM APPLICATOR SET	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SFA-2	SINGLE FOAM APPLICATOR SET	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
TFA	TRI FOAM APPLICATOR SET	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
T800-1	FOAM TOP WASHER W/ RETRACT	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	ELECT. CONT.
TFWA-2	TURBO FOAM WHEEL APPLICATOR-2	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
WRAP-1	REAR OFFSET WRAP W/ RETRACT	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
PE163	ROCKER SIDE WASHER	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
PE141	HIGH PRESSURE LOWER SIDE BLASTERS	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
T800-2	FOAM TOP WASHER W/ RETRACT	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	ELECT. CONT.
PE118	ROCKER SIDE WASHER	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
RAIN-1	RAIN BAR RINSE MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SSA-2	STAINLESS STEEL ARCH	TUNNEL	PECO	DISTRIBUTOR	---	---
RAIN-2	RAIN BAR RINSE MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SSA-3	STAINLESS STEEL ARCH	TUNNEL	PECO	DISTRIBUTOR	---	---
RAIN-3	RAIN BAR RINSE MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
T8A104	TIRE BRITE APPLICATOR	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
DRYER D1-08	PECO DRYER SYSTEM	TUNNEL	PECO	DISTRIBUTOR	---	ELECT. CONT.
SG 1-8	PECO DRYER STAR GATES	DRYER INTAKES	PECO	DISTRIBUTOR	DISTRIBUTOR	---
LDC	LOOP DETECTOR CONTROL	TUNNEL EXIT	PECO	DISTRIBUTOR	---	ELECT. CONT.
PAD	EXIT ANTICOLLISION PAD	TUNNEL EXIT	DISTRIBUTOR	---	---	ELECT. CONT.
ELECT. SERVICE						
MCC	MOTOR CONTROL CENTER 3 PHASE	ELECTRICAL ROOM	PECO	ELECT. CONT.	---	ELECT. CONT.
TR4	TRANSFORMER 24VAC (1000VA)	IN MCC	PECO	ELECT. CONT.	---	ELECT. CONT.
TCS-1 & 2	TUNNEL CONTROL SYSTEM 1 & 2	ELECTRICAL ROOM	DRB	ELECT. CONT.	DISTRIBUTOR	ELECT. CONT.
PHS231	WASH HYDRAULIC SUPPLY	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
CP4	PREP PUMP STATION	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
H2515	PE141 PUMP STATION	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
4W1S	4-WAY-1 AIR VALVES	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
4W3S	4-WAY-3 AIR VALVES (WRAP CONTROL)	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
WM5	WATER MANIFOLD W/ 4 SOLENOIDS	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
MR	MIX-RITE PUMPS	EQUIPMENT ROOM	HYDRAPLEX	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
BH	BAKER HYDRO-MINDER PUMPS	EQUIPMENT ROOM	HYDRAPLEX	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
ARC-2	WASH AND VACUUM AREA AIR COMPRESSORS	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
WS SYS	WATER SOFTENER SYSTEM	EQUIPMENT ROOM	DISTRIBUTOR	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.

PECO CONTRACTOR MUST HAVE COMPLETE DRAWING SET. DISTRIBUTE COMPLETE DRAWING SET ONLY. DO NOT SEPARATE.

PECO EQUIPMENT REQUIREMENTS

ELECTRICAL SERVICE:
 480 VAC 3 PHASE
 5-100VAC 15 AMP CIRCUITS (ELECT. PANEL)
 5-200VAC 30 AMP CIRCUITS (ELECT. PANEL)
 3-220VAC 20 AMP CIRCUIT (ELECT. PANEL)

FRESH WATER:
 2" WATER SUPPLY @ 50 PSI EQUIPMENT ONLY

AIR:
 7.5 HP AIR COMP. RECOMMEND AIR DRYER

TUNNEL:
 CEILING HEIGHT: 15 MIN.
 WIDTH: 18 MIN.
 DOORING: 8" MIN. EMT; 12 MIN.
 DRYERS REQUIRE 11'-3" CLEARANCE (CHECK EXIT DOOR "UP" POSITION)

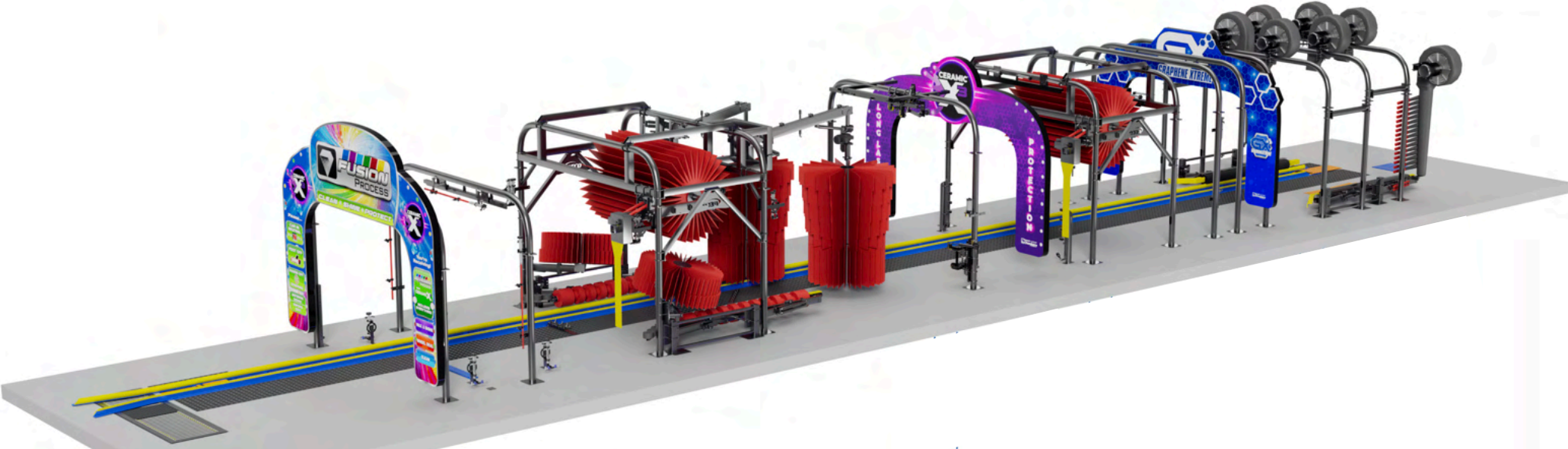
EQUIPMENT ROOM:
 CEILING HEIGHT: 12 MIN.
 EQUIPMENT ROOM WIDTH: 8 MIN.

PECO DRAWING INDEX

- CARWASH DETAILS:
 A-1 BUILDING & EQUIPMENT LAYOUT
- FOUNDATION:
 F-1 CONVEYOR TRENCH SCHEMATIC
 F-2 CONVEYOR TRENCH SCHEMATIC
 F-3 RECLAIM TANK SCHEMATIC
 F-4 EQUIPMENT DRAIN, CHASE WAY & CONDUIT LAYOUT
- PLUMBING:
 P-1 EQUIPMENT PLUMBING SCHEMATIC
- ELECTRICAL:
 E-1 ELECTRICAL NOTES, LAYOUTS & USAGES
 E-2 EQUIPMENT OVERVIEW WIRING ILLUSTRATION
 E-3 MCC CONTROL WIRING SCHEMATIC
 E-4 OUTPUT WIRING SCHEMATICS
 E-4A INPUT WIRING SCHEMATICS

PROGRAM THE CONTROLLER TO START EACH DRYER 30 SECONDS APART. DO NOT START TWO OR MORE DRYERS AT THE SAME TIME.

CAR WASH TUNNEL EQUIPMENT BREAKDOWN



CAR WASH SURVEY

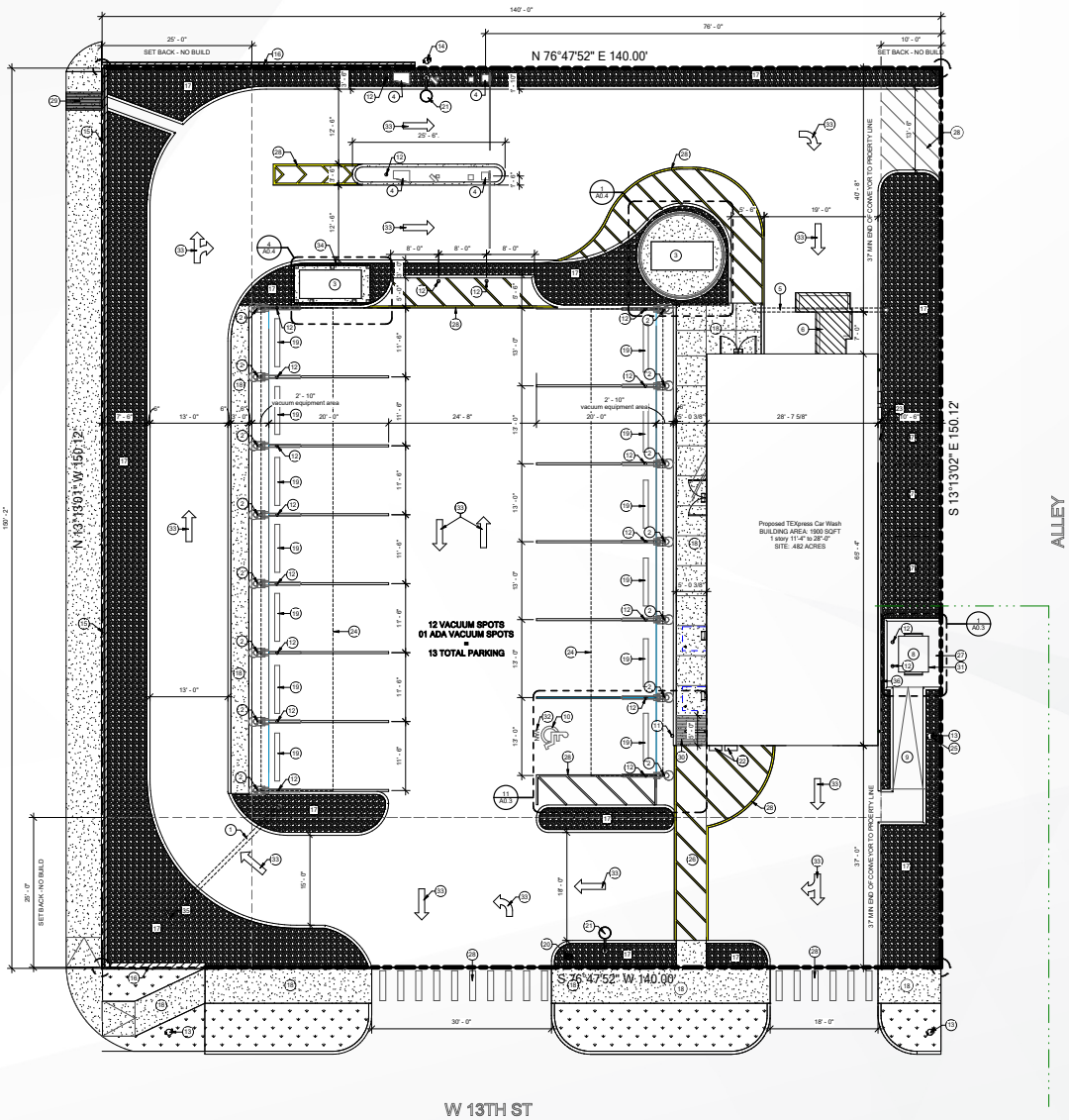


MAYS & ASSOCIATES, INC.
 Planning • Design • Construction Management

14010 Canyon Dr. Suite 1000
 Dallas, TX 75244
 Phone: 972.261.2800 Fax: 972.261.2805
 www.maysandassociates.com



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PARKING TABULATION

PARKING SPACE REQUIRED:
 RETAIL OR PERSONAL SERVICE - ONE (1) SPACE FOR EACH TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA (MINIMUM OF FIVE (5) SPACES).
 TOTAL = 10 SPACES NEEDED

PARKING SPACE PROVIDED:
 VACUUM SPACES - 11 4' x 20' 4"
 VACUUM SPACES - 13 0' x 20' 4"
 HANDICAP VACUUM SPACES - 13 0' x 20' 4"
 TOTAL PARKING PROVIDED = 13

BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST FLOOR	1,900 SF

BUILDING HEIGHT

HEIGHT	NUMBER OF STORES
28'-0"	1

LANDSCAPE AND IRRIGATION GENERAL NOTES

01. IRRIGATION SYSTEM TO BE DESIGN BUILT AND COORDINATED BY CONTRACTOR. GC TO ENSURE CURRENT CODE AND CITY REGULATIONS ARE FOLLOWED.

02. LANDSCAPE WILL BE DESIGN BUILT BASED ON THE AREAS CALLED OUT IN THE ARCHITECTURAL SITE PLAN. GC TO COORDINATE LOW WATER PLANTS AND LANDSCAPE PREFERRED.

SITE RATIO

	LANDSCAPE FOOTAGE	%TOTAL
BUILDING	1,900 SF	9%
PAVING	15,018 SF	72%
LANDSCAPING	3,801 SF	19%
TOTAL	20,699 SF	100%

SITE PLAN GENERAL NOTES

01. ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATION.
 02. REFER CIVIL PLANS FOR SITE DIMENSIONAL CONTROL.
 03. REFER STRUCTURAL FOR FOUNDATIONAL DIMENSIONAL CONTROL.
 04. REFER TO CIVIL FOR CITY APPROVED HARDSCAPING AND CITY APPROVED DETAILS.
 05. REFER TO A&E FOR THE EXTERIOR FINISH WORKLINE.

KEYNOTE LEGEND

01 OVERHEAD CLEARANCE BAR
 02 VACUUM STATION EQUIPMENT MOUNTED TO OWNER PROVIDED FRAMING AND OVERHEAD CANVAS AWNING. INSTALL VACUUM EQUIPMENT AND PUMP PER VACUUM EQUIPMENT CHECK DRAWINGS.
 03 RAISED CONCRETE TO PROVIDE VACUUM TO EQUIPMENT PER VENDOR AND ELECTRICAL DRAWINGS. COORDINATE FOUNDATION REQUIREMENTS WITH EQUIPMENT VENDOR AND STRUCTURAL.
 04 CAR WASH P.O.S. EQUIPMENT ON RAISED CONCRETE AND HOAS AND GC TO PROVIDE POWER TO EQUIPMENT PER VENDOR AND ELECTRICAL DRAWINGS. COORDINATE FOUNDATION REQUIREMENTS WITH EQUIPMENT VENDOR AND STRUCTURAL.
 05 WIRE SYSTEMS PER EQUIPMENT VENDOR TO COMPLY WITH REQUIREMENTS FOR GROUNDING, EXTENSION AND TRENCH MARK. GC TO COORDINATE.
 06 WATER RECLAIM SYSTEM PER STRUCTURAL AND VENDOR EQUIPMENT DRAWINGS. REFER TO EQUIPMENT VENDOR, PLUMBING AND CIVIL FOR EXACT LOCATIONS AND DETAILS.
 07 RAISED CONCRETE CURBES PER PAD. REFER TO CIVIL AND DAMPTER REQUIREMENTS.
 08 SERVICE RAMP TO DUMPTER. REFER TO CIVIL.
 09 ACCESSIBLE PARKING SPACE WITH ADA SYMBOL PAINTED WHITE. REFER TO 803.3 AND 803.4.
 10 POLE MOUNTED ADA PARKING SIGN. REFER TO 803.4.
 11 8' FT. B&L PAINTED YELLOW. REFER TO 803.4.
 12 EXISTING POWER POLE
 13 EXISTING LIGHT OR EXISTING POWER POLE
 14 EXISTING RETAINING WALL WITH BUILDING TO REMAIN. GC TO DETERMINE DURING DEMO AND CONSTRUCTION.
 15 NEW RETAINING WALL AND FENCING. REFER TO CIVIL DRAWINGS.
 16 EXISTING FENCING. REFER TO CIVIL DRAWINGS AND LANDSCAPING. GC TO COORDINATE.
 17 CONCRETE SIDEWALK. REFER TO CIVIL.
 18 CONCRETE WALKWAY. REFER TO CIVIL.
 19 NEW FIRE HYDRANT. COORDINATE WITH CIVIL.
 20 NEW LIGHT POLE AND BASE. COORDINATE WITH CIVIL AND ELECTRICAL. REFER TO 803.3.
 21 METAL MOUNTED SIGN. REFER TO SIGNAGE.
 22 UTILITY METER AND SERVICE DISCONNECT. REFER TO ELECTRICAL.
 23 OVERHEAD CANVAS AWNING ATTACHED TO POLE MOUNTED STRUCTURE PROVIDED BY VACUUM VENDOR.
 24 EXISTING POLE MOUNTED TRANSFORMER. REFER TO CIVIL.
 25 NEW ACCESSIBLE ROUTE TO PUBLIC SIDEWALK.
 26 HEAVY DUTY CONCRETE. REFER TO CIVIL.
 27 PAINTED 4" STRIPING. REFER TO CIVIL.
 28 HANDICAP PLANK WITH COVER PLATE. REFER TO CIVIL.
 29 CONCRETE CURB RAMP. MAXIMUM 1:12 SLOPE PER TAB & ADA REQUIREMENTS. REFER TO CIVIL.
 30 TRAFFIC ENCLOSURE AREA. REFER TO CIVIL.
 31 PAINTED VAN ACCESSIBLE PARKING SIGN.
 32 DIRECTIONAL ARROWS. REFER TO CIVIL.
 33 4' FT. HIGH CLEAR WOOD PLANK FENCE REQUIRED TO SCREEN VACUUM EQUIPMENT. REFER 405.3A.
 34 CONSTRUCTION SIGN. REFER TO 1304.3.
 35 POSE SIGN LOCATION. REFER TO PLUMBING.

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- 13 EXISTING LIGHT OR EXISTING POWER POLE
- 14 EXISTING RETAINING WALL WITH BUILDING TO REMAIN. GC TO DETERMINE DURING DEMO AND CONSTRUCTION.
- 15 NEW RETAINING WALL AND FENCING. REFER TO CIVIL DRAWINGS.
- 16 EXISTING FENCING. REFER TO CIVIL DRAWINGS AND LANDSCAPING. GC TO COORDINATE.
- 17 CONCRETE SIDEWALK. REFER TO CIVIL.
- 18 CONCRETE WALKWAY. REFER TO CIVIL.
- 19 NEW FIRE HYDRANT. COORDINATE WITH CIVIL.
- 20 NEW LIGHT POLE AND BASE. COORDINATE WITH CIVIL AND ELECTRICAL. REFER TO 803.3.
- 21 METAL MOUNTED SIGN. REFER TO SIGNAGE.
- 22 UTILITY METER AND SERVICE DISCONNECT. REFER TO ELECTRICAL.
- 23 OVERHEAD CANVAS AWNING ATTACHED TO POLE MOUNTED STRUCTURE PROVIDED BY VACUUM VENDOR.
- 24 EXISTING POLE MOUNTED TRANSFORMER. REFER TO CIVIL.
- 25 NEW ACCESSIBLE ROUTE TO PUBLIC SIDEWALK.
- 26 HEAVY DUTY CONCRETE. REFER TO CIVIL.
- 27 PAINTED 4" STRIPING. REFER TO CIVIL.
- 28 HANDICAP PLANK WITH COVER PLATE. REFER TO CIVIL.
- 29 CONCRETE CURB RAMP. MAXIMUM 1:12 SLOPE PER TAB & ADA REQUIREMENTS. REFER TO CIVIL.
- 30 TRAFFIC ENCLOSURE AREA. REFER TO CIVIL.
- 31 PAINTED VAN ACCESSIBLE PARKING SIGN.
- 32 DIRECTIONAL ARROWS. REFER TO CIVIL.
- 33 4' FT. HIGH CLEAR WOOD PLANK FENCE REQUIRED TO SCREEN VACUUM EQUIPMENT. REFER 405.3A.
- 34 CONSTRUCTION SIGN. REFER TO 1304.3.
- 35 POSE SIGN LOCATION. REFER TO PLUMBING.

SITE LEGEND

	LANDSCAPE
	SIDEWALK
	RETAINING WALL
	INDICATES TRAFFIC DIRECTION
	PROPERTY LINE
	EASEMENT LINE AS INDICATED
	PROPOSED UNDERGROUND SEWER. REFER TO CIVIL AND PLUMBING. GC TO COORDINATE.

1 SITE PLAN
 10.2 18" x 24"

TEXpress Carwash
 1209 GREGG ST
 BIG SPRING, TEXAS



TEXpress Car Wash
 Big Spring, LLC
 3700 RIFE SNOW DRIVE,
 SUITE 300
 NORTH RICHLAND HILLS, TX
 76180

Revisions:
 04/11/2022 - ISSUE FOR PERMIT

Date: **04/11/2022**

Job no. 21057

Sheet title: **SITE PLAN**

Sheet no. **A0.2**

PROPERTY PHOTOS



PROPERTY AERIAL



South Gregg Street - 15,189 VPD



PROPERTY AERIAL



Walmart

HIBBETT
SPORTS
ANYTIME FITNESS
McDonald's

West Texas VA
Medical Center

Wendy's
Arbys
TACO BELL
Pizza Hut
Domino's

H-E-B

O'Reilly
AUTO PARTS

KFC

H-E-B FUEL

TAKE 5
DRINKS

TITLEMAX

PNC BANK

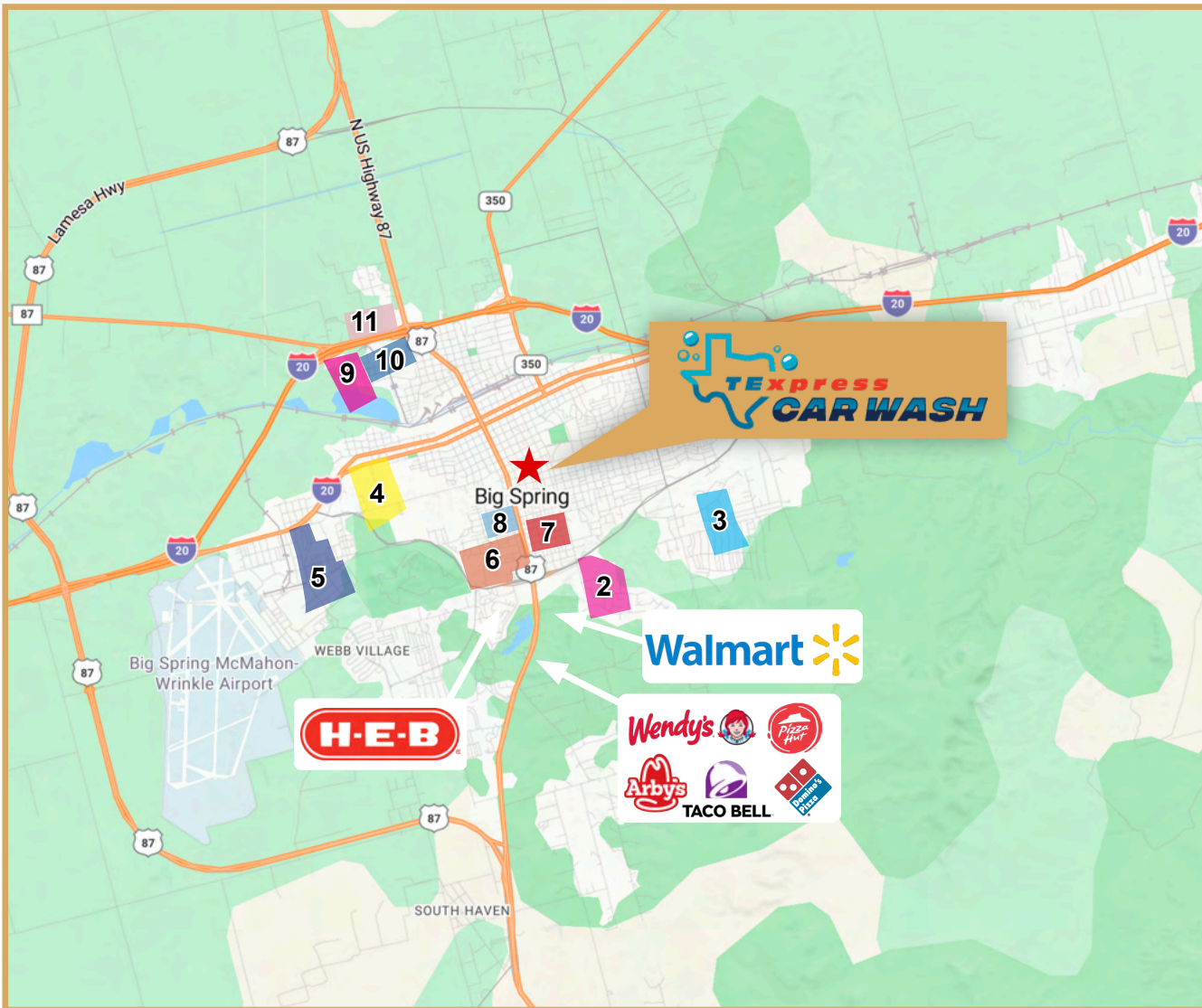
TEXpress
CAR WASH

South Gregg Street - 15,189 VPD

SONIC
America's
Drive-In

HIGH GROWTH CORRIDOR

NEW DEVELOPMENTS WITHIN 5 MILES



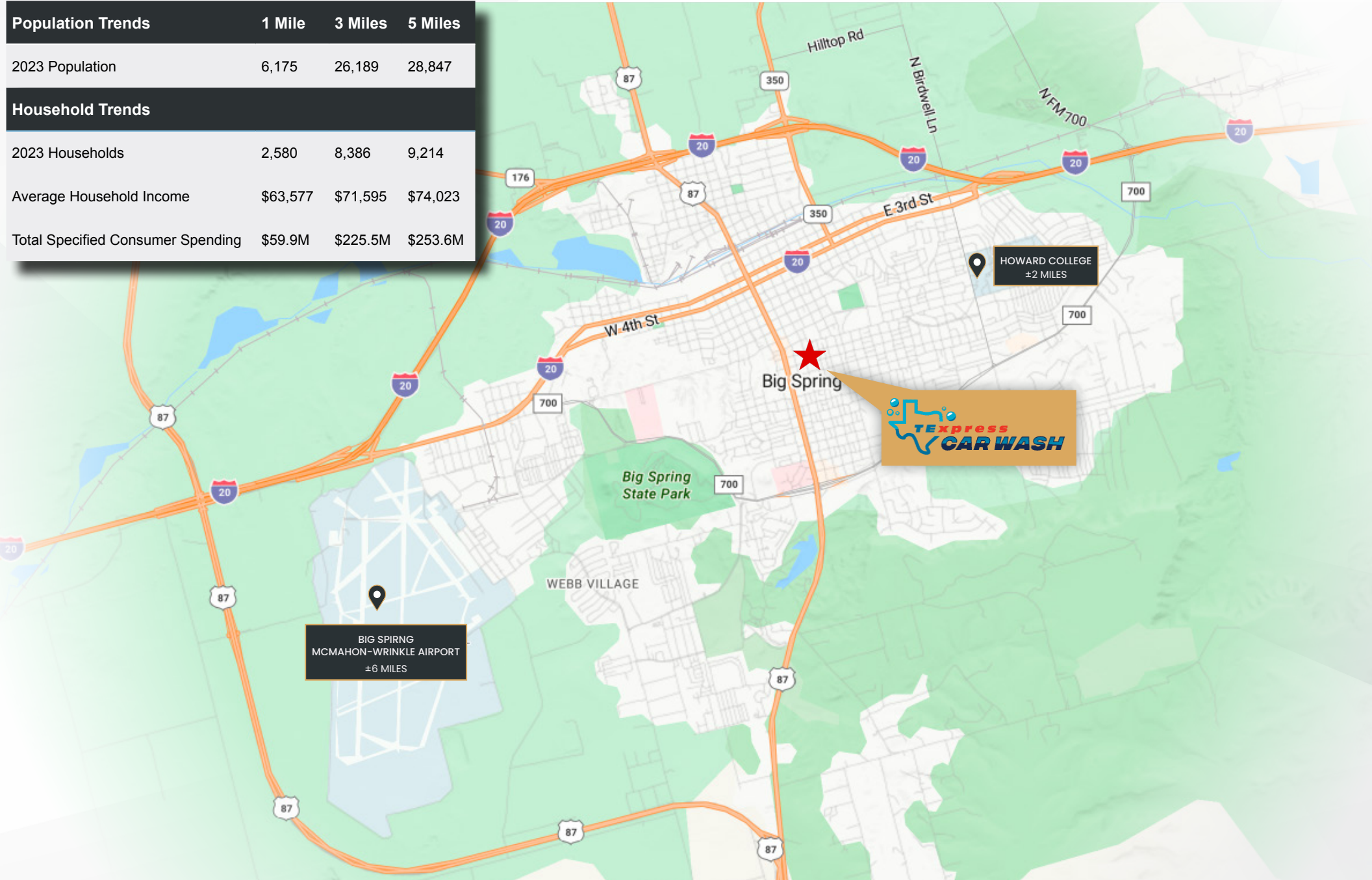
1	College Park Estates by Silver Leaf Single-Family Residential Master Planned Community (Under Construction)
2	Campestre Estates Single-Family Residential Master Planned Community (Under Construction)
3	Kentwood Addition by Silver Leaf 28 Single-Family Residential Master Planned Community (Under Construction)
4	Trails at Big Spring 50 Multi-Family Units (Under Construction)
5	Heritage Heights at Big Springs 66 Multi-Family Units (Just Opened)
6	VA Hospital Phase 2 Construction - \$50M Project (Under Construction)
7	Wendy's Brand New Construction (Just Opened)
8	7 Brew Brand New Construction (Under Construction)
9	Home2 Suites by Hilton 92 Room Hotel (Under Construction)
10	Holiday Inn Express & Suites 95 Room Hotel (Under Construction)
11	Candlewood Suites 70 Room Hotel (Under Construction)

DEMOGRAPHICS - Big Spring, TX



Population Trends	1 Mile	3 Miles	5 Miles
2023 Population	6,175	26,189	28,847

Household Trends	1 Mile	3 Miles	5 Miles
2023 Households	2,580	8,386	9,214
Average Household Income	\$63,577	\$71,595	\$74,023
Total Specified Consumer Spending	\$59.9M	\$225.5M	\$253.6M



LOCATION OVERVIEW - Big Spring, TX

RICH HISTORY. BIG POSSIBILITIES.

Big Spring is a city in and the county seat of Howard County, Texas, United States, at the crossroads of U.S. Highway 87 and Interstate 20. It is the largest city between Midland to the west, Abilene to the east, Lubbock to the north, and San Angelo to the south. Big Spring was established as the county seat of Howard County in 1882 and is the largest community in the county. Today, Big Spring is an energy and ranching center on the eastern edge of one of the world's most important oil fields, the Permian Basin. The present economy is based in manufacturing, oil field service, exploration, and fuel refinery.

- **Positioned for Logistics** - Positioned at the crossroads of I-20 and US Hwy 87, Big Spring offers major advantages for logistics, providing the ideal location for the acquisition, storage, and transportation of goods. I-27 Highway Expansion Projections: \$55.6B increase in GDP, 17,110 new jobs, and a 21% decrease in crash rate.
- **Utility & Infrastructure** - Reliable utilities and infrastructure ensure smooth operations in all aspects of a business. From an ample water supply and dependable electric infrastructure to high-speed internet, Big Spring provides the services any business needs for day-to-day functions.
- **Available Workforce** - 121,000 Laborforce within 45 miles Big Spring ISD and local area community college produce skilled, read-to-work graduates in a number of fields from business and healthcare to energy, transportation, and industry.
- **Big Spring Airport & Industrial Park** - With 2,200 acres, Big Spring McMahon-Wrinkle Airport provides 2,200 acres of hanger space, 8,800 feet of runway, and 3.3 miles of big spring rail line.
- **Tax Advantages** - Tax rates in Howard County are competitive, an advantage that can increase profits and provide opportunities for further investment, growth, and expansion. Another major advantage is the no state income tax in the state of Texas.

MAJOR EMPLOYERS IN BIG SPRING, TX





ECHO WEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:



JACK MCANDREW

Vice President

Echo West Capital Advisors

(602) 509 - 5800

JMcAndrew@EchoWest.com



RYAN MORONEY

Partner

Echo West Capital Advisors

(602) 421 - 9100

RMoroney@EchoWest.com



TIM WESTFALL

Partner

Echo West Capital Advisors

(602) 628 - 6298

TWestfall@EchoWest.com



BRIAN BROCKMAN

License #701472

Bang Realty-Texas Inc

(513) 898 - 1551

BOR@BangRealty.com



EchoWest.com



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ECHOWEST

CAPITAL ADVISORS



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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