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SUPER STAR CAR WASH

6559 East Northwest Highway, Dallas, TX

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PROPERTY SUMMARY

The Kase Group is pleased to present this exceptional investment opportunity for a single-tenant retail property located at **6559 East Northwest Highway, Dallas, TX**. The property is fully leased to Super Star Car Wash, a highly successful tenant with **over 100 locations** and a proven track record of strong sales, making it an attractive, income-producing asset.

This Triple-Net (NNN) leased property offers a long-term lease with a stable, **10% rent increase every 5 Years and Three, 5 Year options to renew**, ensuring consistent and reliable cash flow over the next two decades. The next increase is scheduled for June 1, 2028. The lease is set to expire on **May 31, 2048** providing a secure, long-term investment horizon for the purchaser.

The property spans **3,886** square feet on a **1.40-acre** lot, situated in a prime, high-traffic area of Dallas, Texas. The location is well-positioned for both visibility and access, benefiting from significant daily traffic flow. Super Star Car Wash has proven its business stability with annual sales of \$1,488,956, further solidifying the property's attractiveness as a secure investment.

With an asking price of **\$5,214,815**, the property offers an attractive cap rate of **6.75%**, providing investors with a high return relative to the market.

PROPERTY HIGHLIGHTS

- **10% Increases in Rent Every 5 Years** - Next Increase June 1, 2028
- **Strong Store Sales**
- **Prime Dallas Location:** Positioned in a high-traffic area of **Dallas, TX**, ensuring strong visibility and accessibility.
- **Long-Term Lease:** The property benefits from a **long-term lease** with **Super Star Car Wash** in place until **May 31, 2048**, providing stable and secure cash flow for the next two decades.
- **Triple-Net Lease** - Zero Landlord Obligations
- Successful Tenant with **Over 100 Locations**
- **High Cap Rate:** At **6.75%**, the property offers an attractive return on investment for potential buyers, driven by the stability of the tenant and location.

OFFERING SUMMARY

Sale Price	\$5,214,815
Cap Rate	6.75%
Net Operating Income	\$352,000
Building Size	3,886 SF
Lot Size	1.40 AC
Lease Expiration	May 31, 2048
Increases	10% every 5 years



LOCATION DESCRIPTION

The Dallas-Fort Worth (DFW) Metroplex is one of the most dynamic and rapidly expanding economic centers in the United States, boasting a Gross Domestic Product that exceeded \$744 billion. With a population that has grown to over 8.3 million residents, the region benefits from a robust and diverse economic foundation rooted in sectors like trade and transportation, professional and business services, healthcare, and financial services.

The market is anchored by 22 Fortune 500 headquarters and a formidable roster of major employers, including American Airlines, Texas Instruments, Baylor Scott & White Health, and Charles Schwab, which consistently drive job creation and attract a skilled workforce. Strategically positioned with exceptional infrastructure, including the Dallas/Fort Worth International Airport and a vast network of interstate highways, the region offers unparalleled connectivity that fuels its high-growth environment.

This economic vitality and logistical advantage create a fertile ground for single-tenant retail assets, which are buoyed by a resilient consumer base, a retail vacancy rate near historic lows at 4.7%, and a pro-business climate that continues to attract significant investor interest from those seeking stability and long-term growth.

An aerial photograph of a car wash facility. The main image shows a large parking lot with several long, parallel car wash bays. The bays have green and white striped awnings. To the right of the bays is a large, white, rectangular building. In the foreground, there is a large, paved area with some trees and a few parked cars. A blue callout box is overlaid on the image, containing the text "SUPER STAR CAR WASH" and the address "6559 EAST NORTHWEST HIGHWAY DALLAS, TX". An inset image in the bottom right corner shows a closer view of the car wash bays, highlighting the red and white striped awnings and the cars being washed.

**SUPER STAR
CAR WASH**

6559 EAST NORTHWEST HIGHWAY
DALLAS, TX

E NW HWY

Retail Rd

Skillman @
Theater - N
- Ns

17 minutes | 0.4 mi



017

020

SUPER STAR
CAR WASH

6559 East Northwest
Highway, Dallas, TX

Arboreal Dr

Northwest
@ Abrams -
W - Ns

4 minutes | 0.2 mi



020

Northwest
@ Lovers -
E - Fs

11 minutes | 0.1 mi



020

6559 East Northwest Highway

Bennington Dr

An aerial map of Dallas, Texas, with various retail and dining store locations marked by white callout boxes containing their logos. The stores include In-N-Out Burger, Walmart, Costco, Target, Home Depot, Best Buy, TJ-Maxx, Nordstrom, The Cheesecake Factory, Eataly, Chick-fil-A, Pizzeria Uno, and others. A specific location is highlighted with a star and labeled "SUPER STAR CAR WASH 6559 East Northwest Highway, Dallas, TX".

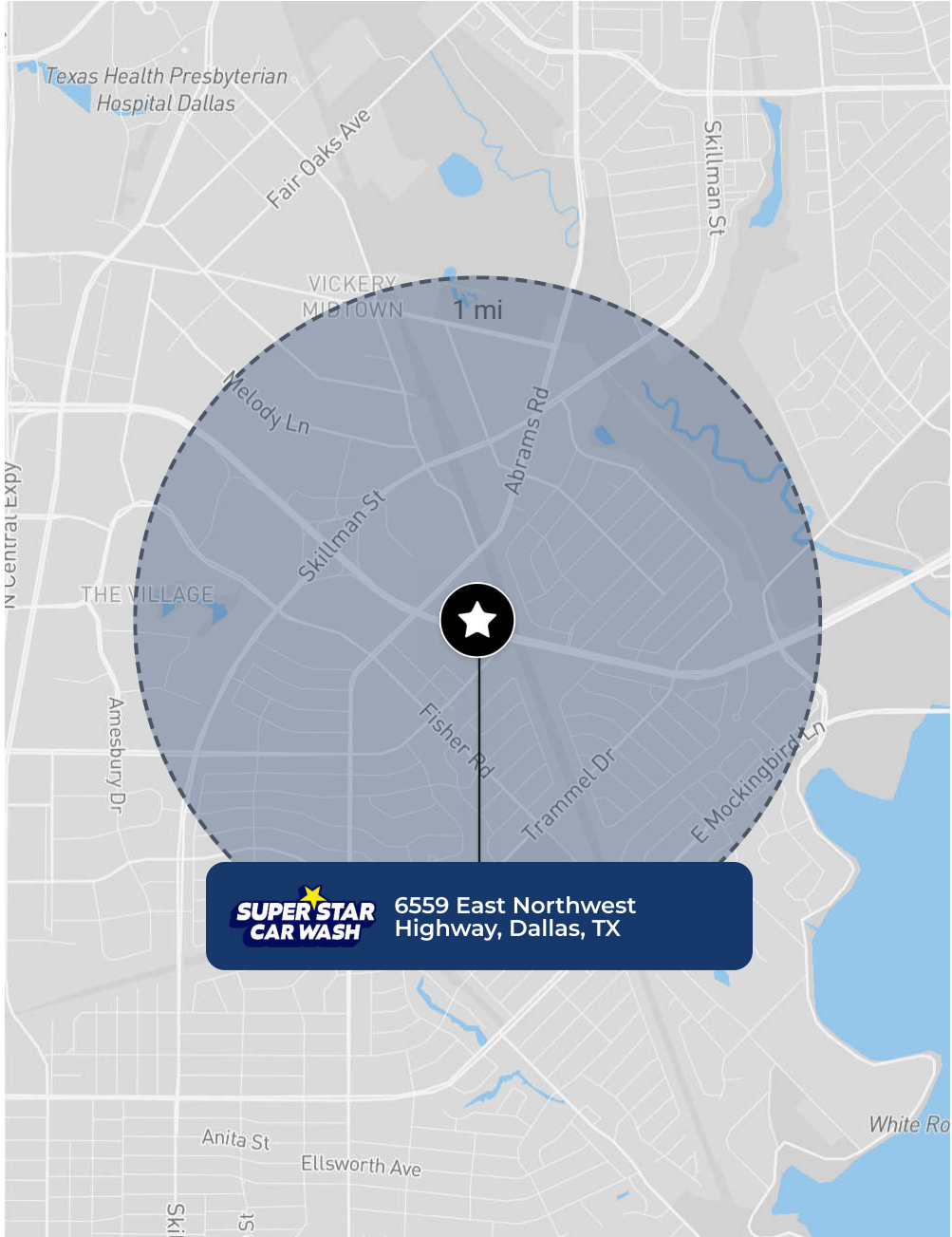


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Current Total Population	25,206	157,622	437,774
Projected Population (2029)	25,353	157,382	438,133
Median Age	32.0	35.5	35.5
Average Household Size	1.90	2.10	2.10
Median Household Income	\$54,441	\$74,278	\$69,693
Per Capita Income	\$41,097	\$44,447	\$44,447
DFW Housing Starts (2024)	-	53,169	53,169
DFW Projected New Apts (2025)	-	28,958	28,958

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	12,805	71,096	200,376
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$54,441	\$74,278	\$69,693
Average House Value	\$434,743	\$617,370	\$481,937

Demographics data derived from AlphaMap





CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group, ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor and ParaSell, Inc. listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor, ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group and ParaSell, Inc. with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, ParaSell, Inc. nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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