





1. Business Overview

2. Open Locations

3. Look-Book





Business and Transaction Overview

Attlee Realty is pleased to introduce Shine Express Car Wash (the “Company”), an opportunity to acquire one existing express car wash in Arlington, TX.

- **The Offering:** The Company is exploring the sale of an established express Car Wash in Arlington, TX.

- **Market Location:**

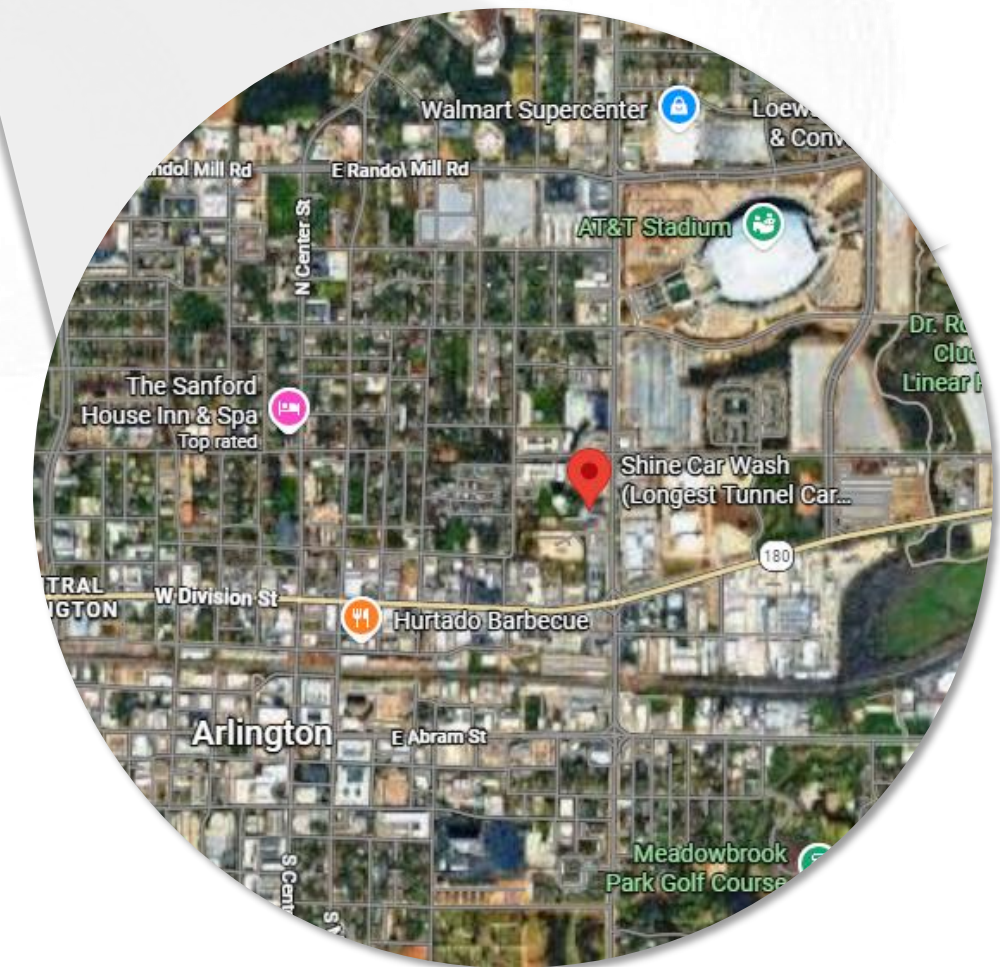
Population & Market Size: Arlington, TX has a population of ~400K and ranks as the third largest city in the Dallas–Fort Worth metroplex, as well as the 7th largest in the state

Economic Base & Key Demand Drivers: The economy is diversified across Retail Trade, Health Care & Social Assistance, Manufacturing sectors, complemented by major attractions such as AT&T Stadium and Six Flags Over Texas drive significant visitor footfall and local spending

Connectivity & Regional Access: The city benefits from central positioning within the DFW metroplex, with access to I-20, I-30, and SH 360, supporting strong connectivity and commuter inflows

Development & Infrastructure Activity: A \$410M redevelopment of the Sheraton hotel site and a \$45M boutique hotel (Caravan Court) are underway, reflecting continued investment in hospitality and urban revitalization. Additionally ongoing mixed-use and downtown redevelopment projects (residential, retail, adaptive reuse) indicate sustained urban densification and commercial activity

- **Current Operations:** TBU





Car Wash Menu

#1 SHINE

\$20
SINGLE WASH

\$35
MONTHLY WASH

#2 WHEELS

\$15
SINGLE WASH

\$30
MONTHLY WASH

#3 CLEAN BASIC WASH

\$10
SINGLE WASH

\$25
MONTHLY WASH



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Arlington Overview | 316 N Collins St, Arlington, TX 76011



FINANCIAL SUMMARY

Dec 2025

Car Count	89,700 ⁽¹⁾
Average Ticket Price	\$
Total Revenue	\$
Net Income	\$
Net Income Margin (%)	
Memberships	TBU

EQUIPMENT DETAILS

Type	Express
Equipment	Sonny's
Tunnel Length	~164' ft.
Vacuums	~18
Point of Sale System	02 DRB Point of Sale Systems

SITE DETAILS

Lot Size/ Building Size	0.66 acres/ 10,282 sq ft.
Daily Traffic Count	30,262 ⁽²⁾ / 18,546 ⁽³⁾
Open Date	2021
Real Estate	TBU

DEMOGRAPHICS

1 Mile Radius

3 Mile Radius

Population	14,610	153,403
Median HH Income	\$42,265	\$54,788
No. of Households	5,357	58,533
Median Age	31	33.10
Daytime Employees	15,717	76,108
Population Growth '25 - '30	7.67%	5.40%
Household Growth '25 - '30	8.29%	5.63%

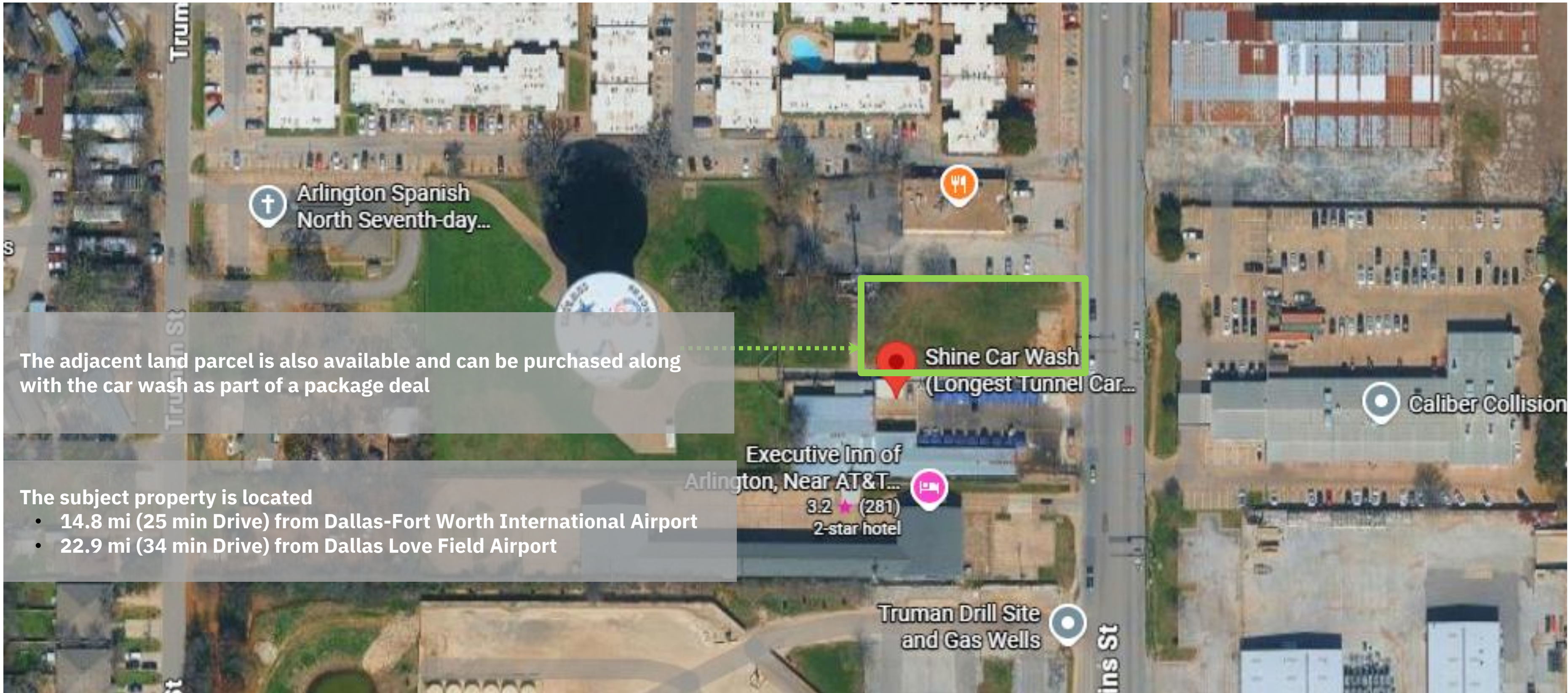


Arlington Overview | Market Map





Express Car Wash & Land Parcel – A Complete Package Deal





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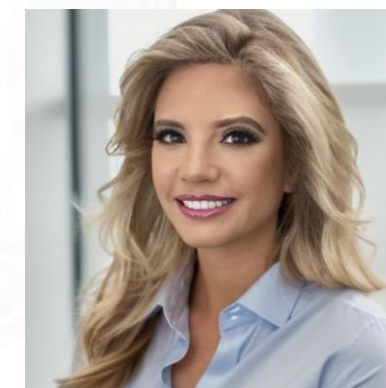


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