



CONFIDENTIAL INFORMATION MEMORANDUM





CONFIDENTIALITY

This Confidential Information Memorandum (“**CIM**”) is being provided to you as recipient (“**Prospective Purchaser**”) subject to the terms of the Confidentiality Agreement (the “**Agreement**”) signed by Prospective Purchaser, and this CIM constitutes part of the confidential information (“**Property Information**”) defined in the Agreement, regarding the Property.

Attlee Realty, LLC., a Texas limited liability company (collectively the “**Broker**”) has been retained by PRIME CEREAL LLC, a Texas limited liability company (“**Owner**”) as the exclusive Broker to sell Owner’s Property.

The information contained in this CIM was obtained from sources believed to be reliable but is subject to verification by you as the recipient or Prospective Purchaser. No representations or warranties, express or implied, are made as to the accuracy or reliability of this information, and Prospective Purchaser bears sole responsibility for verification of the information contained herein and bears all risk for any inaccuracies. As the recipient or Prospective Purchaser, you will conduct your own research and due diligence of the Property, independently, and without reliance upon Broker or of the Owner.

The Information in this CIM is intended solely for the Prospective Purchaser’s own limited use in considering whether to pursue further research for the purpose of a potential transaction regarding the Property. No agreement will exist that is binding upon Owner, or any of its affiliates, until Owner or its affiliate executes a formal binding agreement of sale. Owner reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property, and to terminate discussions and negotiations with any party at any time.

Prospective Purchaser shall not directly or indirectly contact or initiate contact with anyone associated with or employed at the Property at any time without the express written consent of the Owner or Broker.

Prospective Purchaser Shall Not Circumvent Broker: If Prospective Purchaser breaches the terms of the Agreement, enters into communications or relationship with any of the Property or businesses named or any other business or property of the Owner or in any way interferes with Broker’s right to a fee within 24 months hereafter, Prospective Purchaser shall be personally liable to Broker and shall immediately pay Broker the lesser of 6% of the purchase price, or the full commission due under the agreement between Broker and Owner, plus attorney’s fees, legal cost, all related damages and collection cost. Prospective Purchaser shall conduct all inquiries into and discussions with the named business or Property exclusively through Broker to protect Broker’s right to a fee from Owner. Prospective Purchaser further understands that if Prospective Purchaser becomes manager or buys, trades, leases or exchanges any of the businesses disclosed to Prospective Purchaser, then a fee will be due to the Broker. Prospective Purchaser understands if Prospective Purchaser makes the purchase through Broker, Prospective Purchaser will not be liable for the fee unless agreed otherwise in writing by Broker and Prospective Purchaser.

No portion of this CIM may be copied, reproduced, or disclosed to anyone.

THE LOCAL WASH

This investment portfolio features two express car washes located in East Texas delivering convenience and quality while offering cleaning materials, soap applicators, and LED lighting. Both locations include an XpresWash tunnel with auto data controls and other systems in the backrooms. Exit to choose from five recently updated vacuum stations featuring air detailing and hose to set/check tire pressure, micro-fiber towels, and trash cans.

Business Hours

- Monday to Sunday: 7:15 AM - 8:00 PM

<https://www.thelocalwash.com/>

<https://www.facebook.com/thelocalwash/>



Local Wash: 201 E End Blvd N

- County: Harrison
- Lot Size: 0.637 ac. / 27,748 sq. ft.
- Building: 2,427 sq. ft.
- Year Built: 1977/2008
- Zoning: C CARWASH

DEMOGRAPHICS			
2023	1 Mile	2 Mile	3 Mile
Population	3,386	14,783	22,066
Average HH Income	\$60,432	\$61,876	\$63,586
COMPETITION			
Name	Type	Distance (mi.)	
Tidal Wave	EXP	0.3	
Smitty’s	EXP	0.7	
Local Wash 2	EXP	0.8	
TRAFFIC			
TXDOT	2022	21,435	

EQUIPMENT

Tunnel: 85 ft. Sonny's/Belanger	RFID: XpresWash
Auto Data Controls	5 Fragramatic Air/Vac Combo Stations
POS: Hamilton HTK	10 total vacuums



Potential Number of Cars Pull a Day: Metropolitan Area: 193 to 247 (0.9 - 1.15% of AADT count) | Rural Area: 643 to 857 (3 - 4% of AADT count)

Local Wash 2: 1405 United Flight 93 Blvd

- County: Harrison
- Lot Size: 0.781 ac. / 34,020 sq. ft.
- Building: 4,375 sq. ft.
- Year Built: 2008
- Zoning: C CARWASH

DEMOGRAPHICS

2023	1 Mile	2 Mile	3 Mile
Population	22,497	11,945	21,227
Average HH Income	\$67,840	\$58,953	\$63,325

COMPETITION

Name	Type	Distance (mi.)
Smitty's	EXP	0.2
Tidal Wave	EXP	0.5
Local Wash	EXP	0.8

TRAFFIC

TXDOT	2022	17,591
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EQUIPMENT

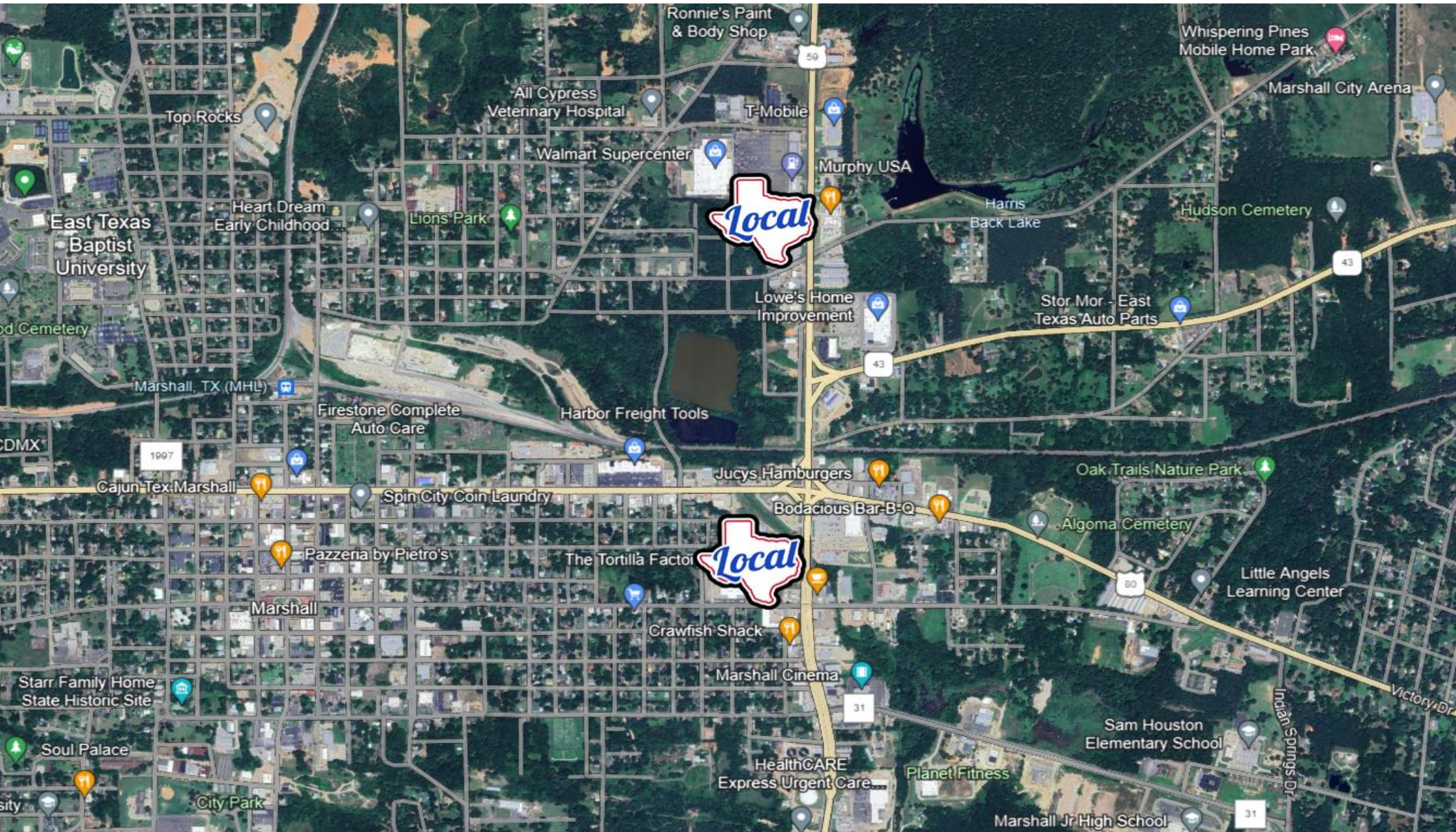
Tunnel: 125 ft. MacNeil/PECO	5 Framatic Air/Vac Combo Stations
POS: Hamilton HTK	10 total vacuums
RFID: XpresWash	Storage: DRB TCS 1 & DRB 2 Lane XPT/Readers/ SiteWatch



Potential Number of Cars Pull a Day: Metropolitan Area: 158 to 202 (0.9 - 1.15% of AADT count) | Rural Area: 528 to 704 (3 - 4% of AADT count)

PHOTOS







ADVISORY CONTACTS

Please direct all questions and information requests to the below contact. Please note that neither the Client nor any of the Client's employees should be contacted directly. This Confidential Information Summary and any following communications are subject to the terms and conditions of the NDA/Confidentiality Agreement previously executed.

Melissa Croll

melissa@attleerealty.com

PH. (214) 929-3388

Leila Harvey

leila.harvey@attleerealty.com

PH. (214) 929-3388

