



## CONFIDENTIAL INFORMATION MEMORANDUM SUMMARY



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# 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 (“**Broker**”) has been retained by Dupriest Investments Inc., 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.

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Introducing the go-to destination for top-quality car care. This flex car wash is known for offering a range of services including express exterior washes and extensive detailing options. These detailing services include meticulous attention to both the interior and exterior of your vehicle, ensuring every inch is spotless and well-maintained. Whether a local or a traveler passing through Dallas needs a quick wash or a detailed clean, Elite Car Wash is equipped to handle vehicles with professionalism and care.

## 1812 W Park Row Dr, Arlington, TX 76013

- County: Tarrant
- Lot Size: 0.8777 ac. / 38,231 sq. ft.
- Building: 5,553 sq. ft.
- Year Built: 1979
- Zoning: C1 CARWASH

### DEMOGRAPHICS

2023	1 Mile	3 Mile	5 Mile
Population	13,066	125,640	304,982
Average HH Income	\$80,357	\$80,624	\$84,315

### COMPETITION

Name	Type	Distance (mi.)
Lube Express	FS + Lube	> 0.1
Take 5	Flex	1.8
Shine	Flex	3.7
Carmel	Flex	3.8
Wash Masters	Flex	4.0

### TXDOT TRAFFIC

W Park Row	2022	13,083
S Field	2022	20,531

### LINKS

[CAD](#)

[TAX](#)

[Equipment List](#)

[Demographic Report](#)

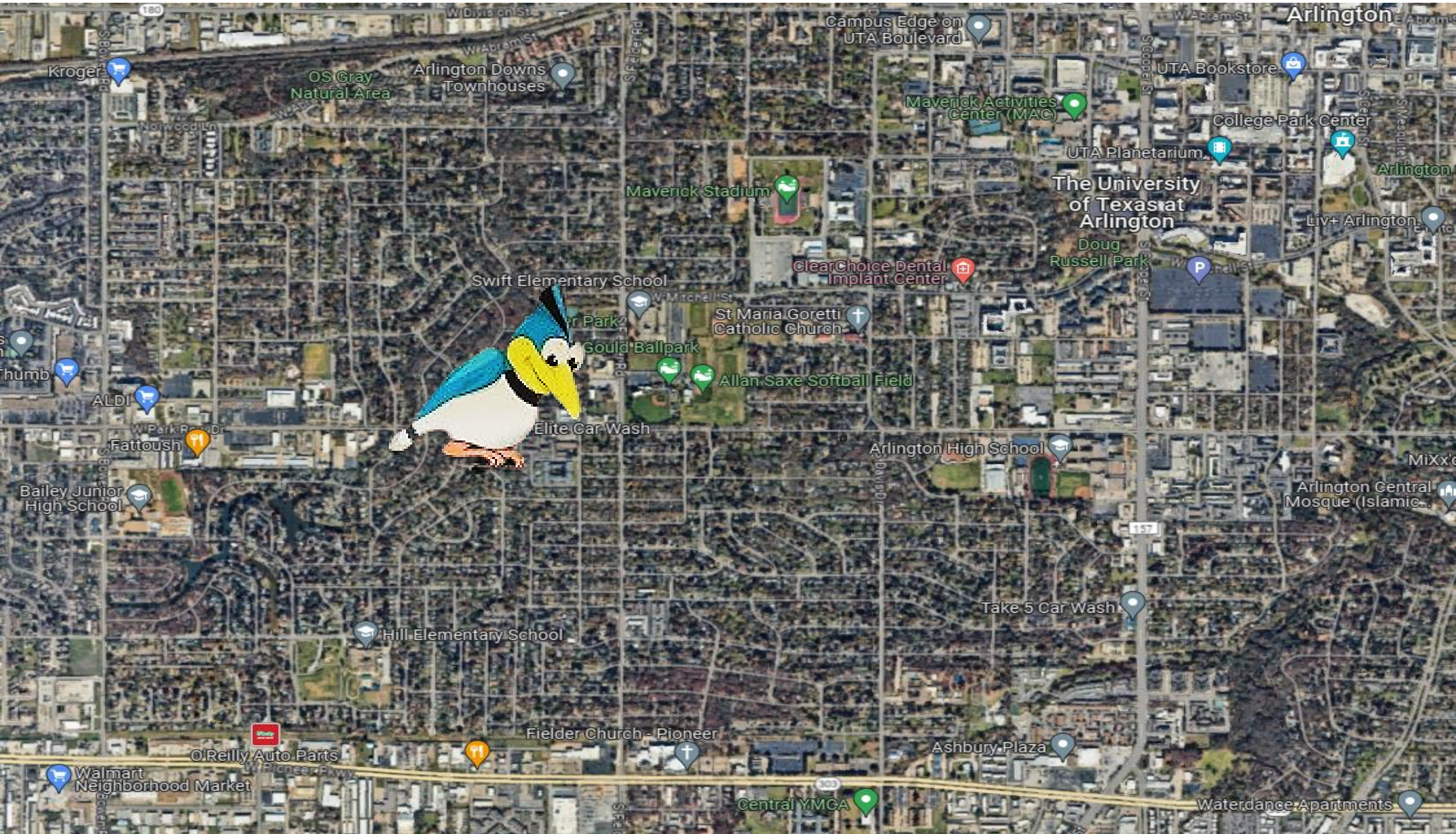
[Equipment Invoice](#)

[Traffic Report](#)



**Potential Number of Cars Pull a Day:** Metropolitan Area: 118 to 150 (0.9 - 1.15% of AADT count) | Rural Area: 392 to 523 (3 - 4% of AADT count)









# 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.



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