

LASER CAR WASH

[bracket]

206 WINCHESTER DRIVE, TYLER, TX 75701



OVER 100,000 RESIDENTS WITHIN A 5-MILE RADIUS  
TRAFFIC COUNTS MORE THAN 28,000 PER DAY  
OVER \$65K IN RECENT CAPITAL IMPROVEMENTS OVER 10

OFFERING MEMORANDUM  
LIST PRICE: \$1,050,000



BRACKET OVERVIEW

ONLINE AUCTION EXPERTS

At Bracket Real Estate it is our goal to simplify and expedite the sale of property through the utilization of technology, facilitated by our dedicated online marketplace experts.

We are a brokerage firm that connects the physical and digital worlds to help make selling commercial real estate simple, fast, and transparent. Owners of commercial real estate deal with the lengthy and complicated process of selling their assets because there are few alternatives to the traditional methods – until now. At Bracket we bring speed and simplicity to the commercial real estate transaction, ensuring ownerships of all sizes are exposed to a fair and transparent process to sell their properties with higher certainty.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Bracket Real Estate, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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# PROPERTY SUMMARY + INVESTMENT HIGHLIGHTS

- › Turnkey Laser Wash – with huge upside potential through further automation, monthly subscriptions, and operational efficiencies.
- › Facilities span 4,000 SF on 0.86 acres, featuring 2 self-automated touchless tunnels with FRP panels. 6 coin-operated covered vacuums and opportunity for revenue growth through monthly subscriptions.
- › Situated off Broadway Ave, benefiting from over 28,000 vehicles per day across Winchester and S. Broadway Ave. This high-traffic location ensures strong customer potential and visibility. Over 100,000 residents within a 5-mile radius.
- › The property greatly benefits from being well-positioned in a dense urban land area consisting of national and local tenants, shopping centers, hospitality accommodations as well as academic institutions.
- › Over \$65,000 invested in the last 2 years, ensuring a modern, efficient facility ready for immediate operation or continued passive management.
- › High-quality wash experience with the use of a brushless system that minimizes scratches and swirl marks, enhancing customer satisfaction and repeat business.

Property Type	Car Wash
Square Footage	4,000 - 2 automated tunnels with FRP boards
Clearance	7’ Ft.
Floors	2
Acreage	0.86
Year Built	1999
Year Renovated	2009 and 2022-2024 (\$
Amenities	+/- 2,000 SF covered, 6 coin-operated vacuums. Monthly subscription options. Video Surveillance Upstairs and downstairs office, lobby, and vending machines.





4,000 SF - 2 automated tunnels with FRP boards.

Video Surveillance.



Shed was recently built to house (2) Extra PDQ M5 laser wash machines, these machines are used as back ups or for donor parts for existing machines.



+/- 2,000 SF covered, 6 coin-operated vacuums.



Upstairs and downstairs office, lobby, and vending machines.



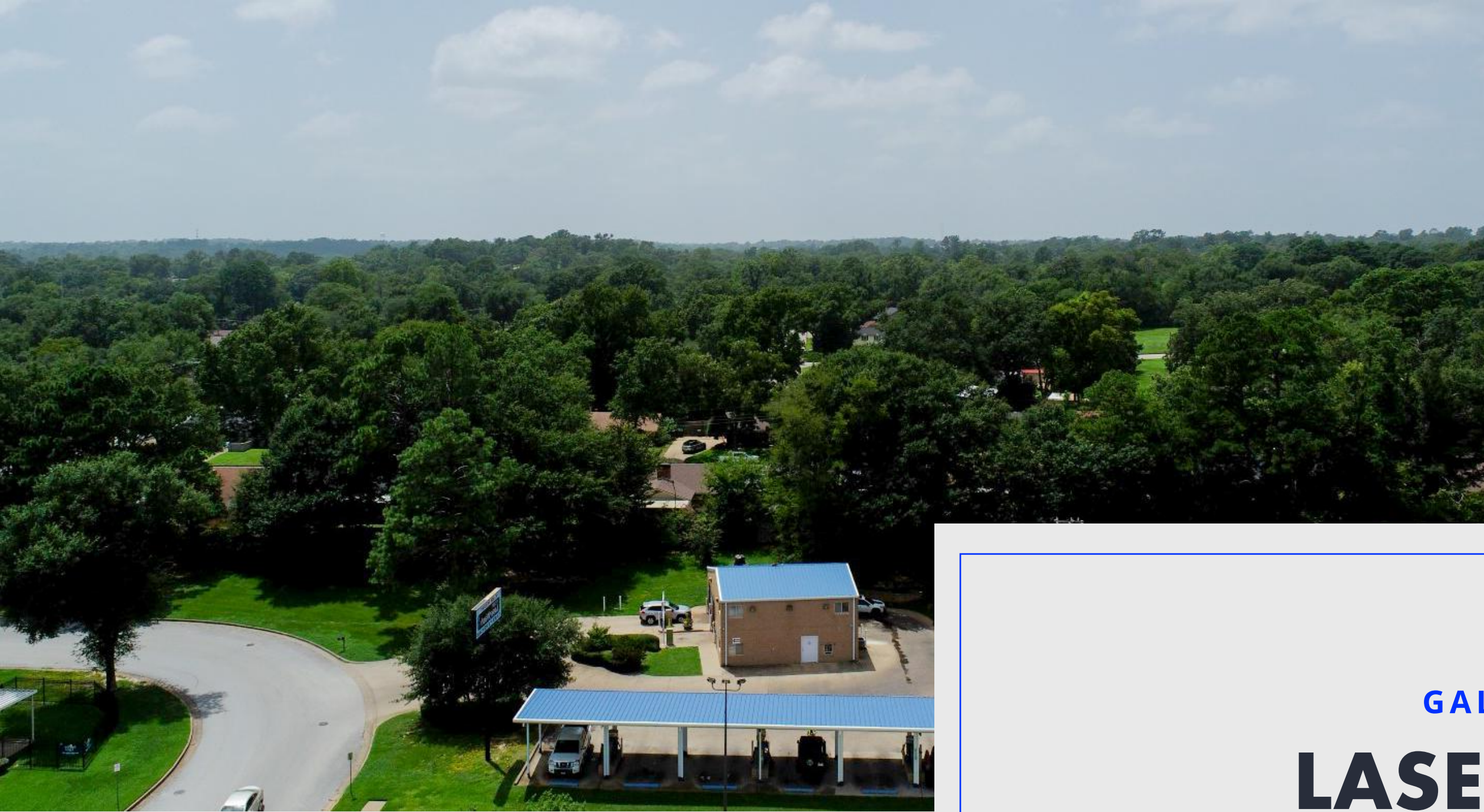
Tyler Laser Car Wash Service and Pricing

SERVICES	RAIN-X WASH \$14 /WASH	TRIPLE FOAM WAX \$12 /WASH	ULTIMATE WASH \$10 /WASH
Rain-X Complete Car Protectant	✓		
Hot Soap Passes (Double)	✓	✓	
Hot Soap Passes (Single)			✓
Gatlin Gun Side Blaster	✓	✓	✓
High Pressure Wash	✓	✓	✓
Hot Foaming Wax	✓		✓
Triple Foam Wax		✓	
Spot Free Rinse	✓	✓	✓
Dryer	✓	✓	✓
Ceramic Coating	✓		

INITIAL PURCHASE OF VALUE CARD		VALUE CARD RECHARGE	
COST OF CARD	WASH VALUE	COST OF RECHARGE	WASH VALUE
\$25	\$28	\$15	\$18
\$40	\$45	\$30	\$36
\$72	\$81	\$75	\$90
\$100	\$118	\$100	\$120

You can purchase your Value Card at the kiosk located next to the office.





GALLERY

# LASER CAR WASH





FINANCIALS

2023 Seller P&L

Income	
Cash Sales	\$35,409.00
Car Wash Income – Other	177,790.38
Equipment Sales	2,500.00
Total Income	215,699.38
Operating Expenses	
Personnel	70,300.42
G&A	26,861.71
R&M	14,571.43
CAM	3,730.00
Utilities	28,766.51
Taxes & Insurance	10,972.19
Total Operating Expenses	155,202.26
NOI	\$60,497.12

2023 Adjusted P&L

Income	
Cash Sales	\$35,409.00
Car Wash Income – Other	177,790.38
Total Income	213,199.38
Operating Expenses	
Personnel	34,218.39
G&A	20,763.97
R&M	14,571.43
CAM	3,730.00
Utilities	25,783.62
Taxes & Insurance	10,972.19
Total Operating Expenses	110,039.60
NOI	\$103,159.78

Operational Adjustments

- 1. Reduced total income by \$2,500 equipment sales. Non-reoccurring revenue
- 2. Reduced personnel by \$36,082.03. These labor costs were related to extensive capital projects completed during 2023. They are non-recurring.
- 3. Reduced G&A by \$6,097.74 by removing seller specific expenses. Line items include fuel expense (\$3,072.75), gift card fee (\$857.10), payroll related expenses (\$2,167.89).
- 4. Removed \$2,982.89 telephone expense. This was for the seller’s personal telephone expenses



FINANCIALS

2024 Seller P&L

Income	
Cash Sales	\$33,226.68
Car Wash Income – Other	215,052.31
Total Income	248,278.99
Operating Expenses	
Personnel	59,271.01
G&A	32,175.91
R&M	9,228.16
CAM	2,810.00
Utilities	31,696.81
Taxes & Insurance	13,652.44
Total Operating Expenses	148,834.33
NOI	\$99,444.66

2024 Adjusted P&L

Income	
Cash Sales	\$33,226.68
Car Wash Income – Other	215,052.31
Total Income	248,278.99
Operating Expenses	
Personnel	34,384.32
G&A	27,821.78
R&M	9,228.16
CAM	2,810.00
Utilities	27,539.16
Taxes & Insurance	13,652.44
Total Operating Expenses	115,435.86
NOI	\$132,843.13

Operational Adjustments

1. Reduced personnel by \$24,886.69. These labor costs were related to extensive capital projects completed during early 2024.
2. Reduced G&A by \$4,354.13 by removing seller specific expenses. Line items include fuel expense (\$2,794.86), gift cards (\$534.84), and meals & entertainment (\$1,024.43).
3. Removed \$4,157.65 telephone expense from Utilities. This was for the seller’s personal telephone expenses



PROFORMA ANALYSIS

Fiscal Year Ending Hold Period	2026 1	2027 2	2028 3	2029 4	2030 5	2031 6	2032 7	2033 8	2034 9	2035 10
Income										
Annual Income	\$260,700	\$268,521	\$276,577	\$284,874	\$293,420	\$302,223	\$311,289	\$320,628	\$330,247	\$340,154
Total Income	260,700	268,521	276,577	284,874	293,420	302,223	311,289	320,628	330,247	340,154
Operating Expenses										
Personnel	36,104	37,187	38,303	39,452	40,635	41,854	43,110	44,403	45,735	47,108
G&A	28,656	29,516	30,401	31,313	32,253	33,220	34,217	35,243	36,301	37,390
R&M	9,505	9,790	10,084	10,386	10,698	11,019	11,349	11,690	12,041	12,402
CAM	2,951	3,040	3,131	3,225	3,321	3,421	3,524	3,629	3,738	3,850
Utilities	28,916	29,783	30,677	31,597	32,545	33,522	34,527	35,563	36,630	37,729
RE Taxes	8,006	8,246	8,494	8,748	9,011	9,281	9,560	9,846	10,142	10,446
Insurance	6,174	6,359	6,550	6,746	6,949	7,157	7,372	7,593	7,821	8,056
Total Operating Expenses	120,312	123,921	127,639	131,468	135,412	139,475	143,659	147,969	152,408	156,980
NOI	140,388	144,600	148,938	153,406	158,008	162,748	167,631	172,660	177,839	183,174
Cash Flows	\$140,388	\$144,600	\$148,938	\$153,406	\$158,008	\$162,748	\$167,631	\$172,660	\$177,839	\$183,174

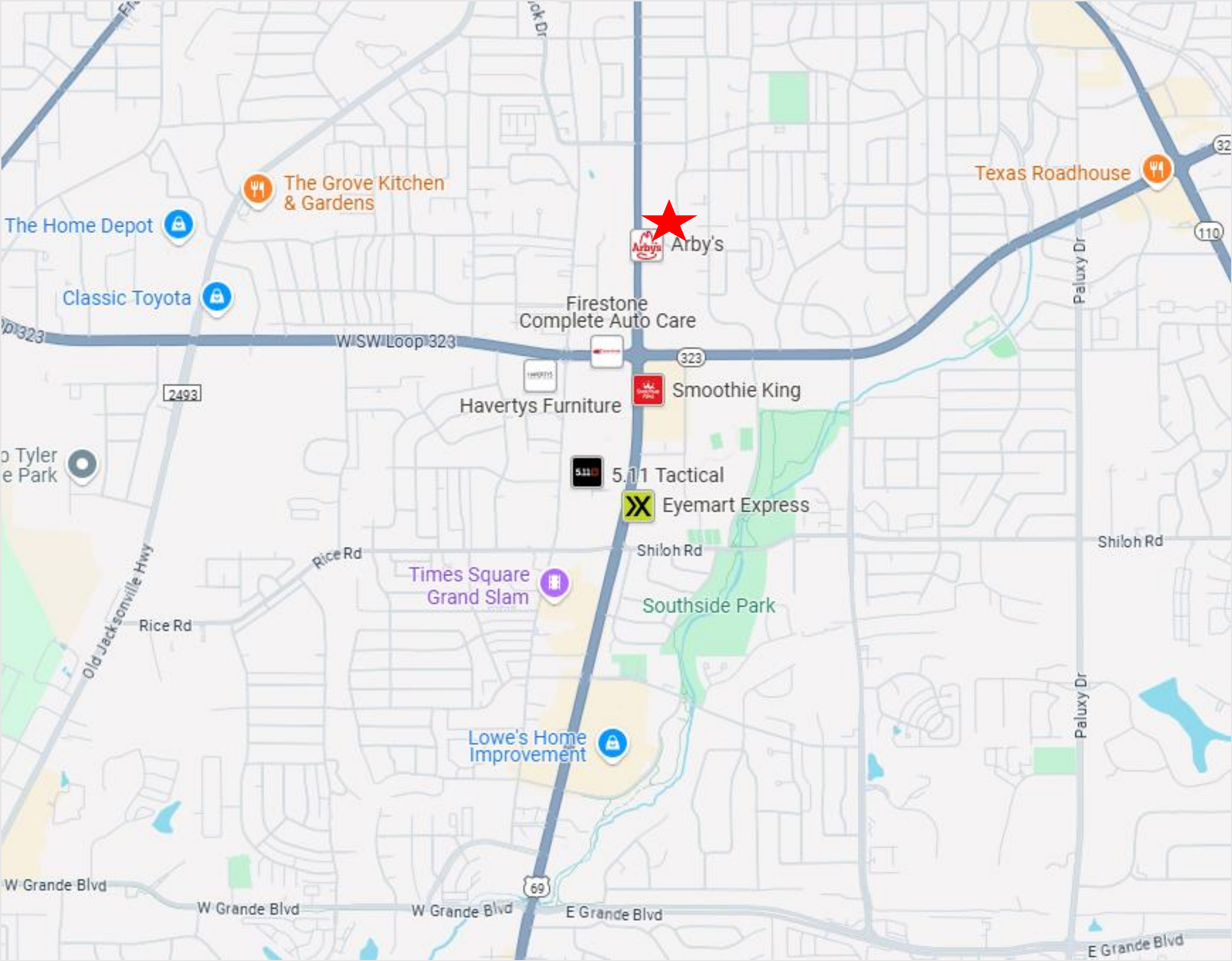


LOCATION OVERVIEW





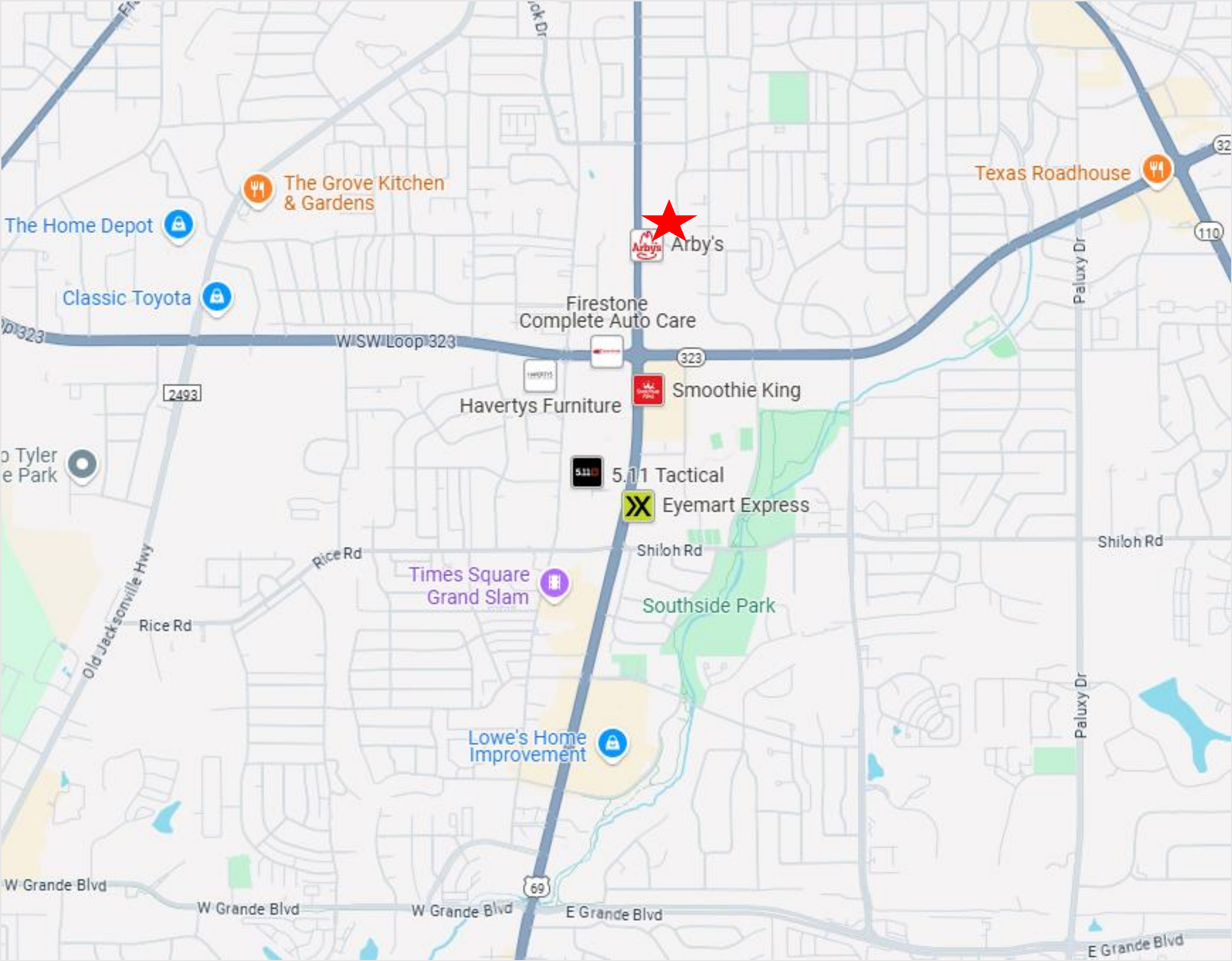
DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2010 Population	6,840	64,338	101,328
2023 Population	6,619	69,069	112,893
2028 Population Projection	6,637	70,463	115,828
Business			
2023 Est. Total Businesses	1,245	6,738	9,512
2023 Est. Total Employees	10,,72	67,568	86,787
Households			
2010 Households	3,047	26,875	39,740
2023 Households	2,899	28,332	43,672
2028 Household Projection	2,898	28,822	44,718
Income			
Avg Household Income	\$86,921	\$74,394	\$75,592
Median Household Income	\$67,907	\$53,861	\$75,592
Median Home Value	\$192,977	\$179,409	\$171,245



ACCESS/VISIBILITY



Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
S Broadway Ave	Winchester Dr N	25,398	2020	0.08 mi
S Broadway Ave	Winchester Dr N	28,016	2022	0.09 mi
S Broadway Ave	E Amherst St N	28,474	2022	0.22 mi
S Broadway Ave	Shelley Dr S	33,000	2015	0.22 mi
Old Bullard Rd	Rudman Rd S	5,936	2022	0.27 mi
Old Bullard Road	Rudman Rd S	5,537	2020	0.27 mi
Donnybrook Ave	Brookwood Dr N	2,585	2022	0.27 mi
S Donnybrook Ave	E Amherst St S	3,103	2022	0.31 mi
S Broadway Ave	Samuel St N	25,358	2022	0.33 mi



# MARKET/SUBMARKET

In 2022, Tyler, TX had a population of 235k people with a median age of 37.2 and a median household income of \$69,053. Between 2021 and 2022 the population of Tyler, TX grew from 231,429 to 234,667, a 1.4% increase and its median household income grew from \$62,518 to \$69,053, a 10.5% increase.

The 5 largest ethnic groups in Tyler, TX are White (Non-Hispanic) (58.5%), Black or African American (Non-Hispanic) (16.9%), White (Hispanic) (12.8%), Two+ (Hispanic) (4.8%), and Other (Hispanic) (2.39%). The largest universities in Tyler, TX are The University of Texas at Tyler (2,953 degrees awarded in 2022), Tyler Junior College (229355) (2,452 degrees), and Texas College (89 degrees). In 2022, the median property value in Tyler, TX was \$201,400, and the homeownership rate was 68.7%.

Most people in Tyler, TX drove alone to work, and the average commute time was 23.2 minutes. The average car ownership in Tyler, TX was 2 cars per household. Tyler attracts and retains companies of all sizes and sectors from agriculture to health services. Major business clusters in Tyler include agribusiness, energy, health services, manufacturing, and transportation and logistics. Major employers in Tyler include Delek Refining, John Soules Food, Kent Water Sports, Trane, and Tyler Pipe Company. Market access, a strong talent pipeline and diverse economic base put Tyler on track to outpace U.S. growth rates. Tyler’s access to key markets and talent pipeline fueled by three colleges and universities are attracting a wide-reaching set of companies looking to grow their footprint from East Texas. A two-hour drive from Dallas, the Tyler area offers economic opportunity with quick connections to the big city. Tyler is known for a high concentration in health services as the home of three primary hospitals and several specialty clinics.





SALES COMPS

1

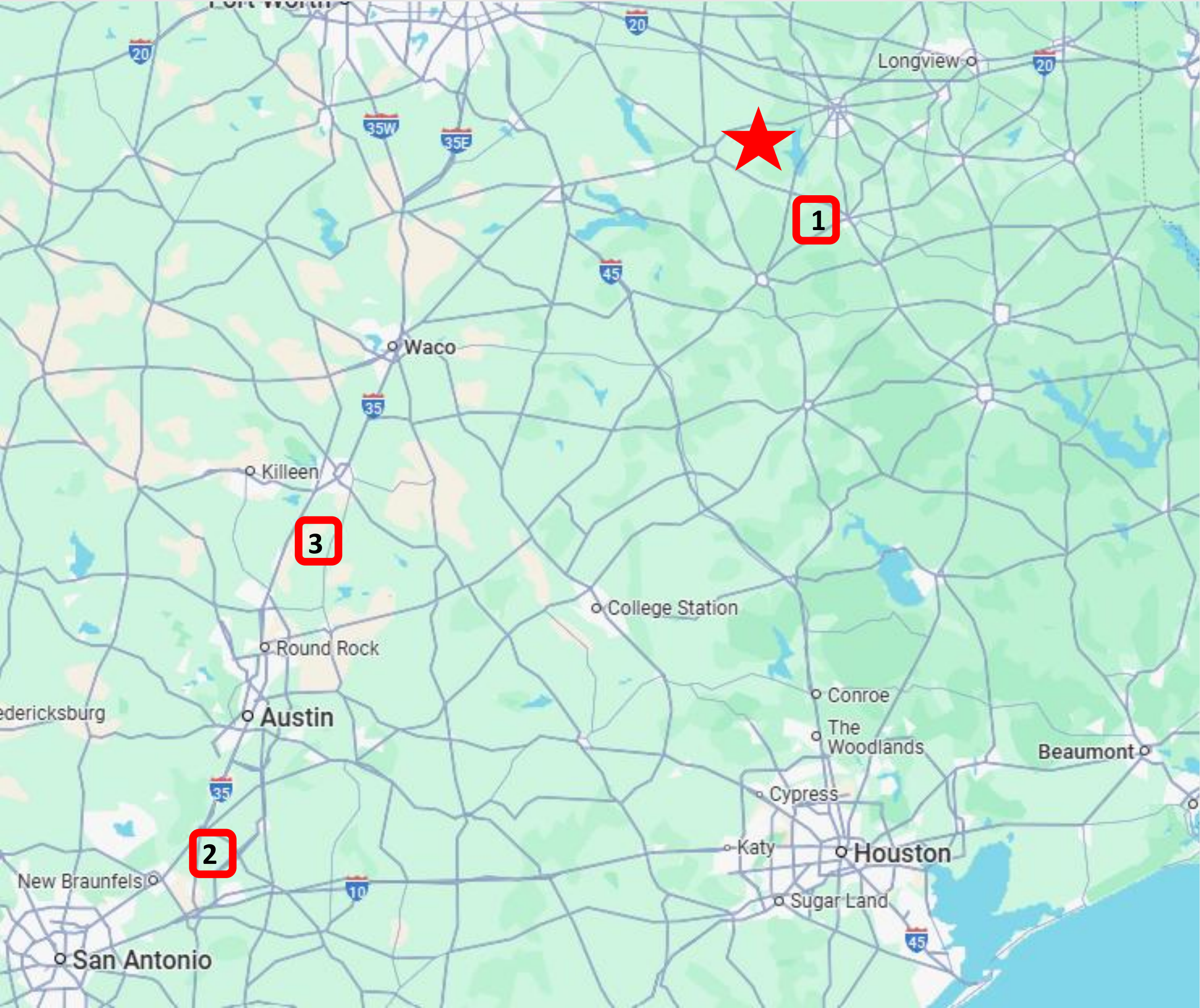
709 State Hwy. 110 North	
Square Footage	2,631
Sale Date	Under Contract
Sale Price	\$1,075,000
Price / Unit	\$408.59
Year Built	1984

2

1019 S. State Hwy. New Braunfels, TX 78130	
Square Footage	1,932
Sale Date	8/23/22
Asking Price	\$1,300,000
Price / Unit	\$672.88
Year Built	2001

3

1918 S. 31 <sup>st</sup> . St. Temple, TX 76504	
Square Footage	3,880
Sale Date	12/21/2023
Sale Price	1,000,000
Price / Unit	\$257.73
Year Built	2009



ASTERISK DENOTES TARGET PROPERTY





For any questions, please contact our team below.

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