



LEGACY CAR WASH

COMING SOON!

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.

SFR Realty, LLC, an Oklahoma limited liability company, in referral consultation with Attlee Realty, LLC, a Texas limited liability company, as Owner’s broker (collectively the “**Broker**”) has been retained by GANPATI 123, LLC, a(n) Oklahoma limited liability company (“**Owner**”) as the exclusive Broker to sell Owner’s Property.

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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.

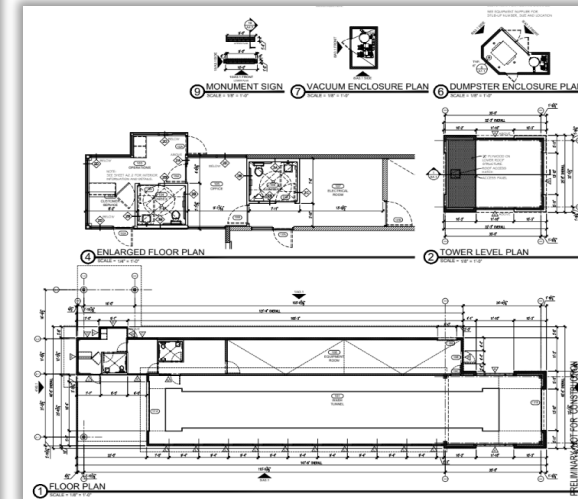
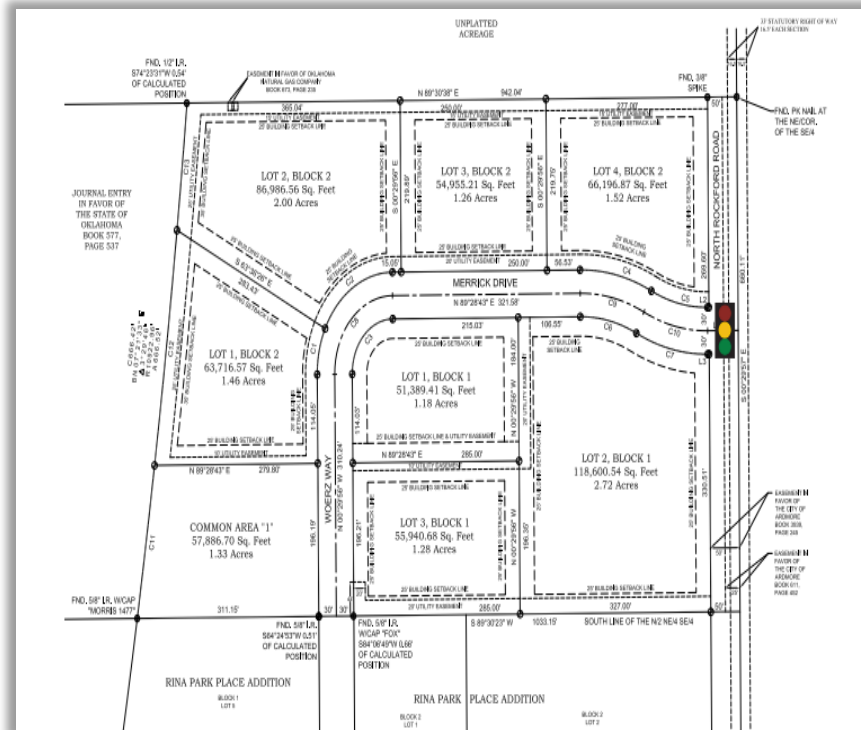
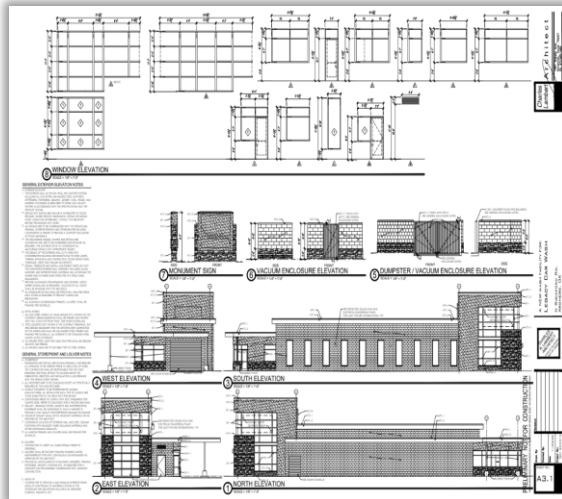
Prospective Purchaser shall not directly or indirectly contact or initiate contact with anyone associated with or employed at the Property at any time without the express written consent of the Owner or Broker.

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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CAR WASH DEVELOPMENT SITE

[1815 N Rockford Rd, Ardmore, OK 73401](#)



SUMMARY

- Region: Southern
- County: Carter
- Lot Size: 1.24 ac.
- Type: Express

DEMOGRAPHICS

2023	1 Mile	2 Mile	3 Mile
Population	2,423	11,094	20,370
Average HH Income	\$62,668	\$74,138	\$71,820

COMPETITION

Name	Type	Distance (mi.)
Take 5 Car Wash	EXP	2.2

TRAFFIC

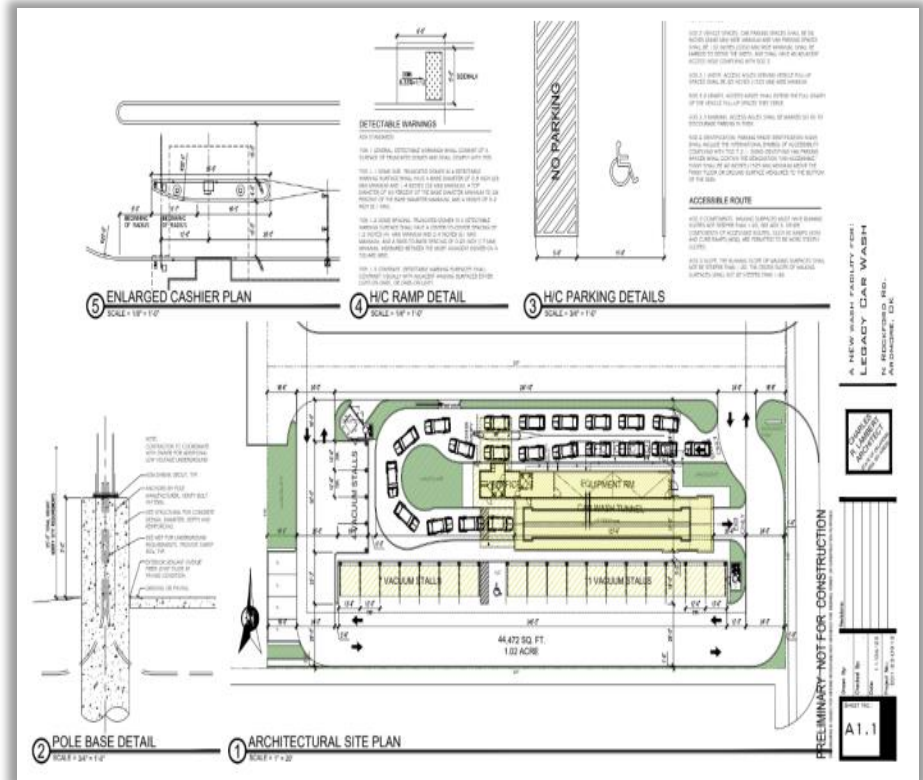
Source	Year	Count
OKDOT	2020	6,100

LINKS

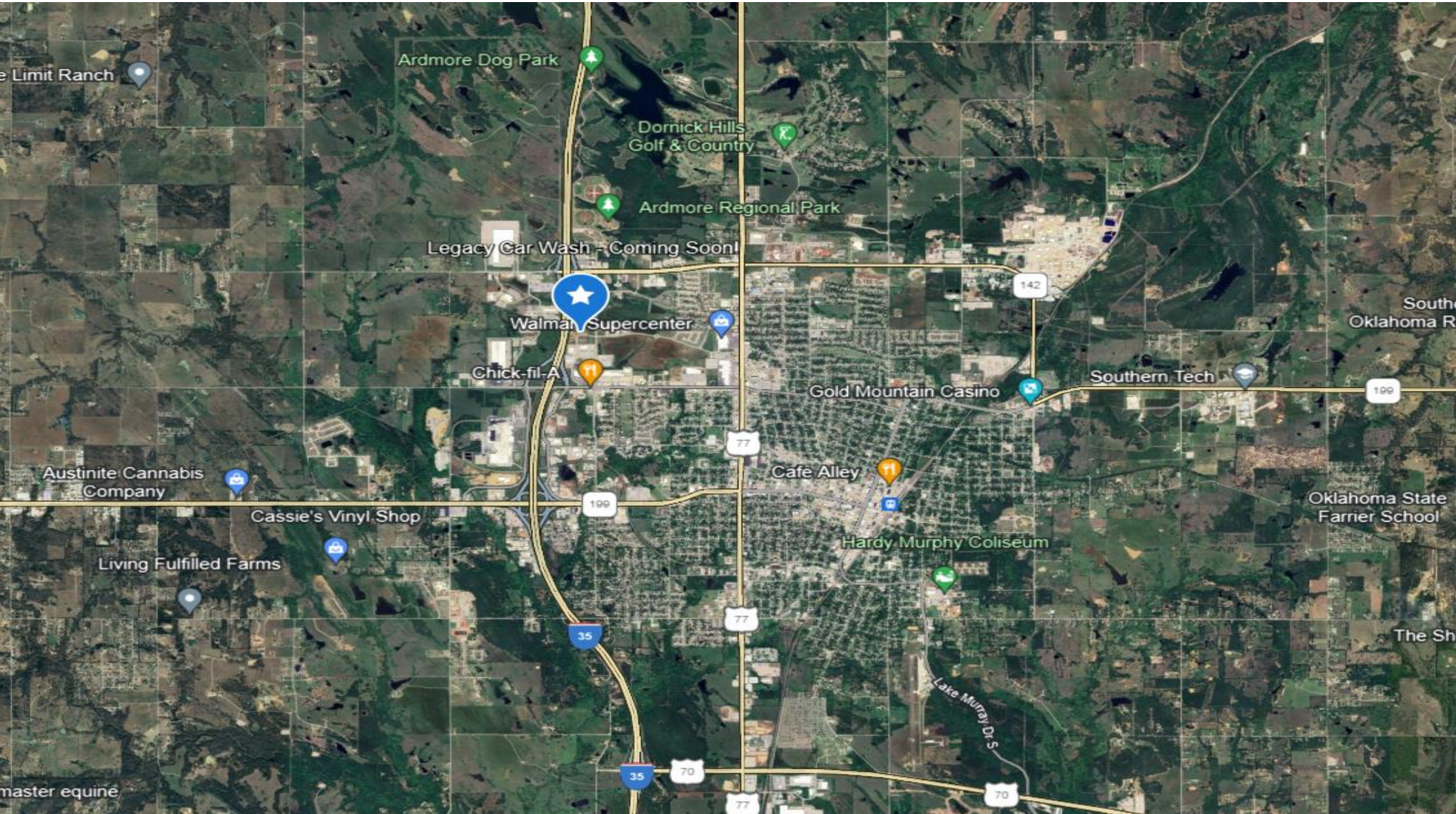
[Site Analysis](#)

[Demographic Report](#)

[Car Wash Plans](#)



Potential Number of Cars Pull in a Day: Metropolitan Area: 55 to 70 (0.9 - 1.15% of AADT count) | Rural Area: 183 to 244 (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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