

Silverstar Car Wash | Marion Road, Sioux Falls, SD

4916 S MARION ROAD



Offering Memorandum



Property Information

SECTION 1



Property Overview



Address

4916 S Marion Road
Sioux Falls, SD 57106

Square Footage

5,746 SF

Acres

1.18

Price

\$4,074,818

Cap

6.85%

Current Term Expiration

06/30/2039

Current Term Remaining

12+

Annual Base Rent

\$279,125

Rent Increases

1.5% Annually

Renewal Options

Two 10-Year

Property Highlights

Absolute NNN Lease -

Long-term absolute NNN lease with zero landlord responsibilities. Investors benefit from scheduled annual rent increases, more than 12 years of term remaining, and two 10-year renewal options, providing secure and predictable income.

Established Tenant -

The tenant has operated successfully at this location since 2010. Founded in 2010, Silverstar Car Wash has expanded to 35 locations across five Midwest states and continues to grow, underscoring its strength and stability as an operator.

E-Commerce Resistant Property -

Car washes are insulated from online retail disruption, as their services cannot be replicated or replaced through e-commerce. This is a necessary, on-site service requiring specialized infrastructure and direct customer use, making it a durable and recession-resistant asset class.

Potential Tax Advantages -

Car wash properties are eligible for bonus depreciation benefits, offering investors accelerated write-offs and potential tax savings. As rules may change, investors should always consult with their tax professional regarding current eligibility.

Strong Market Fundamentals -

Sioux Falls boasts a diversified economy anchored by healthcare, finance, and retail, supported by a growing, well-educated workforce. With no state personal income tax, a low cost of living, and a strategic location at the crossroads of I-29 and I-90, the city attracts both businesses and residents, fueling long-term growth.

Solid Demographics -

As South Dakota's largest city, Sioux Falls has posted consistent double-digit population growth every census for the last century. Within a five-mile radius, the population exceeds 180,000 with average household incomes above \$90,000, reflecting a strong consumer base.

Complete Highlights



Location Information

Building Name	Silverstar Car Wash Marion Road, Sioux Falls, SD
Street Address	4916 S Marion Road
City, State, Zip	Sioux Falls, SD 57106
County	Minnehaha
Signal Intersection	Yes
Nearest Highway	I-29
Nearest Airport	Joe Foss Field
Traffic Count	20.6K+ VPD - 57th Street

Building Information

NOI	\$279,125.00
Cap Rate	6.85%
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	2006
Construction Status	Existing
Free Standing	Yes
Number of Buildings	2
Parking Stalls	14

Tenant Profile

About Silverstar Car Wash

Silverstar Car Wash, founded in 2010 in Sioux Falls, South Dakota, has rapidly expanded to become one of the Upper Midwest's largest and fastest-growing car wash brands. The company operates over 35 locations across five states, with additional sites under development in key metropolitan areas.

Silverstar Car Wash continues to expand its footprint, aiming to be the first-choice car wash in every market it enters. Silverstar is renowned for its Unlimited Wash Pass program, which offers customers unlimited car washes for a flat monthly fee, along with complimentary services such as free vacuums, microfiber towels, and air for tire inflation.

SilverstarCar Wash was acquired by Mammoth Holdings, LLC in 2021. Headquartered in Dallas, Texas, Mammoth Holdings is one of the largest car wash operating platforms in the United States with over 150 locations, spanning 17 states and 20+ brands.

Mammoth Holdings was founded by Gary Dennis and Chip Hackett in 2002. Mammoth is customer-focused operationally; operator-focused in its approach to acquisitions; and seeks to be the partner-of-choice for car wash operators who desire liquidity, growth capital, and a tax-deferred equity investment opportunity.

From silverstarcarwashes.com and mammothholdings.com.



COMPANY
**SILVERSTAR
CAR WASH**

FOUNDED
2010

LOCATIONS
35

HEADQUARTERS
DALLAS, TX

WEBSITE
**SILVERSTAR
CARWASHES.COM**

OWNERSHIP
**PRIVATE
MAMMOTH
HOLDINGS, LLC**

Additional Photos



Location Information

SECTION 2



Aerial Map



Retailer Map



Google

Market Overview

About Sioux Falls, SD

Sioux Falls is South Dakota's largest city and a vibrant economic and cultural hub. The city has a population of over 200,000, with the broader metropolitan area reaching over 300,000 residents. Situated at the junction of I-29 and I-90, Sioux Falls serves as a strategic crossroads for commerce and transportation. The city's economy is diverse, with major sectors including healthcare, finance, retail, and manufacturing.

Residents and visitors alike enjoy a high quality of life in Sioux Falls and a cost of living that is below the national average, bolstered by the absence of a state personal income tax. The city boasts excellent public schools, a strong sense of community, and a low unemployment rate. Culturally, Sioux Falls has a lot to offer. Falls Park, with its iconic waterfalls and historic mill ruins, as well as the Washington Pavilion of Arts and Science, the Denny Sanford Premier Center, and a revitalized downtown area with shops, restaurants, and entertainment.



Demographics

	3 Mile	5 Mile	10 Mile
Population	97,649	196,449	244,796
Population 5-Yr Forecast	109,258	218,742	274,660
Households	42,841	80,543	97,803
Households 5-Yr Forecast	48,045	90,035	110,005
Average Household Income	\$91,960	\$92,922	\$97,690
Median Home Value	\$248,898	\$253,434	\$264,129
Median Age	38.5	37.2	36.8

Financial Analysis

SECTION 3



Offering Summary



\$4,074,818

PRICE



\$279,125

NET OPERATING INCOME



6.85%

CAP RATE



12+

TERM REMAINING

Address:

4916 S Marion Road
Sioux Falls, SD 57106

Lease Type:

NNN

Tenant:

Silverstar Car Wash (Mammoth Holdings, LLC)

Tenant Type:

Car Wash

Commencement:

6/28/2019

Expiration Date:

06/30/2039

Options:

Two 10-Year

Increases:

1.5% Annually

LL Responsibilities:

None

Guaranty:

Mammoth Holdings, LLC

Contact



Brian Brockman

In-State Broker
Bang Realty-Dakotas Inc
brian@bangrealty.com

513.898.1551
SD #14075

Confidentiality & Disclaimer

The following notices are provided by Bang Realty, Inc.

DISCLAIMER - The information contained herein was obtained from sources believed reliable, however, Bang Realty, Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Bang Realty, Inc. has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Bang Realty, Inc. does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY - This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Bang Realty, Inc.

NON-ENDORSEMENT NOTICE - Bang Realty, Inc. is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER - Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Bang Realty, Inc. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Bang Realty, Inc. does not guarantee financial performance of the property described herein. Bang Realty, Inc. Lease shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION - Bang Realty, Inc. is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

AMERICANS WITH DISABILITIES ACT - The United States Congress enacted the Americans with Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Bang Realty, Inc. are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES - If there is a breach or threatened breach of any of the foregoing, Owner and/or Bang Realty, Inc. shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Bang Realty, Inc. and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Bang Realty, Inc. from pursuing remedies available as a matter of law or in equity. Should Owner and/or Bang Realty, Inc. prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Bang Realty, Inc.'s reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion. © Bang Realty, Inc. All rights reserved.

