

Offering Memorandum



Montana Acquisitions

Billings • Butte • Great Falls • Helena

The Offering

Investors are presented with a rare opportunity to acquire a portfolio of operational, premium-located Town Pump Express CarWash sites across Montana. This acquisition represents a strategic value-add play, offering immediate market presence, accelerated revenue generation, and the competitive advantage of owning locations developed to Town Pump's rigorous standards.

The portfolio consists of multiple high-performing, membership-networked express wash locations, each positioned in prime trade areas—many adjacent to or integrated with Town Pump Fuel Centers, some of the most trafficked retail assets in the state.

This is a turnkey, scalable platform designed for operators or investors seeking rapid expansion without the delays, risks, and capital drag associated with new construction.

Strategic Rationale

This acquisition offers a rare combination of speed, scale, and stability. Investors gain immediate entry into Montana's growing express wash market with locations that outperform typical new-build economics. The portfolio's strategic positioning, operational maturity, and premium construction standards create a defensible competitive moat and a platform for future expansion.

INVESTMENT HIGHLIGHTS

Value-Add Acquisition With Immediate Competitive Advantage

Acquiring existing, fully operational express wash locations instantly removes a competitor from the market, strengthening the buyer's regional footprint and customer capture.

Efficient Rebranding Pathway

The portfolio is structured for streamlined rebranding, allowing the buyer to quickly align the sites with their operational model, pricing strategy, and membership platform.

Strong Workforce Stability

Town Pump is recognized as a Top 26 employer for retention, providing the buyer with a trained, stable workforce and reducing onboarding and turnover costs.

Multiple Strategic, Prime Locations

Each site is positioned in high-visibility, high-traffic corridors, with all locations networked through a unified membership system—a proven driver of recurring revenue and customer loyalty.

Eliminates the Delays and Risks of New Development

This acquisition bypasses entitlement delays, permitting delays, construction timelines and site development risks.





Established Operations in Prime, High Traffic Locations

Great Falls | 2500 10th Ave S

- Built 2021
- 1.6 acres
- 315' of frontage
- 33,117 vehicles per day

Helena | 3161 N Sanders St (Ground Lease)

- Built 2019
- 1.4 acres, interchange location
- Direct access/commuter traffic
- 17,192 vehicles per day

Billings | 691 S Shiloh Rd

- Built 2024
- 1.6 acres
- 475' of frontage (high visibility)
- 16,425 vehicles per day

Butte | 3528 Harrison Ave

- Built 2024
- 1.9 acres
- 200' of frontage
- 21,210 vehicles per day

Why This Portfolio Stands Out

This is a rare opportunity to acquire scale across multiple Montana markets with built-in traffic, visibility, and connectivity. Each site stands alone as a strong performer—together, they create a high-exposure, resilient portfolio positioned for immediate and long-term returns.

- *Over 6.5 acres across Montana's most active markets*
- *Interchange and arterial street locations*
- *Daily traffic counts exceeding 33,000 vehicles at peak sites*
- *Strong frontage lengths ideal for retail, QSR, fuel, or service uses*
- *All locations are Membership Networked, enhancing operational synergy and tenant demand*

\$38,500,000 Sales Price

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HELENA, MT 3161 N SANDERS ST



BILLINGS, MT 691 S SHILOH RD



BUTTE, MT 3528 HARRISON AVE

