



INTERACTIVE
OFFERING MEMORANDUM

SUDS CAR WASH

EXCLUSIVELY LISTED BY:



BROKER OF RECORD

KYLE MATTHEWS

License No. 2022018843 (MO)



INVESTMENT HIGHLIGHTS

OWNER/USER OPPORTUNITY – OPPORTUNITY TO ACQUIRE THE BUILDING, BUSINESS AND UNDERLYING REAL ESTATE.

BRAND NEW IN-BAY AUTO – IN JUNE OF 2024 A BRAND NEW 2024 MODEL JIM COLEMAN EFUSION IN-BAY AUTOMATIC WAS ADDED TO THE BUILDING VALUED AT \$250K.

RENOVATED SITE – THE SITE HAS HAD ALMOST \$400,000 IN UPGRADES TO THE EQUIPMENT AND PROPERTY ITSELF PROVIDING AN OPPORTUNITY FOR AN OWNER TO BEGIN OPERATIONS IMMEDIATELY WITH NEW EQUIPMENT.

HIGHLY VISITED TOURIST AREA – BRANSON MISSOURI WAS VISITED BY OVER 10 MILLION PEOPLE IN 2021 WITH 2021 BEING THE BIGGEST YEAR-OVER-YEAR INCREASE SINCE THE EARLY 90'S.

PHENOMENAL POSITIONING – WITH OVER 30 HOTELS IN A 1-MILE RADIUS, THIS SITE IS HAS HIGH EXPOSURE TO THE INFLUX OF TOURISTS EACH YEAR.

MONTHLY SUBSCRIPTION UPSIDE – WITH A NEWLY INTRODUCED MONTHLY PROGRAM, THERE ARE CURRENTLY 80 MONTHLY CLUB MEMBERS, WHICH LEAVES SIGNIFICANT UPSIDE FOR THE NEW OWNER.

LOW COMPETITION – THERE IS ONLY ONE OTHER CAR WASH WITHIN 3 MILES OF THIS WASH.

QUALIFIES FOR BONUS DEPRECIATION – CAR WASHES QUALIFY FOR BONUS DEPRECIATION WHICH ALLOWS YOU TO WRITE OFF THE ENTIRE COST OF THE PURCHASE IN YEAR 1.



INVESTMENT SUMMARY

» ADDRESS	2876 Green Mountain Dr, Branson, MO 65616
» LIST PRICE	\$1,300,000
» VACUUM SETUP	Jim Coleman Combo Vacuums
» TYPE OF SALE	Business & Real Estate
» LOT SIZE	±1.00 AC
» CAR WASH TYPE	3 Self-Service Bays 1 Touchless Automatic 1 Brush Automatic
» EQUIPMENT	Coleman Hanna, Hamilton, & JE Adams
» YEAR BUILT	2006



FINANCING INQUIRIES

For financing options reach out to:

Hunter Matson
+1 (305) 495-0077
hunter.matson@matthews.com

WHITE WATER

AQUARIUM AT THE BOARDWALK



SURREY VACATION RESORT



BROOKWOOD INN



GREEN MOUNTAIN INN

SUBJECT PROPERTY

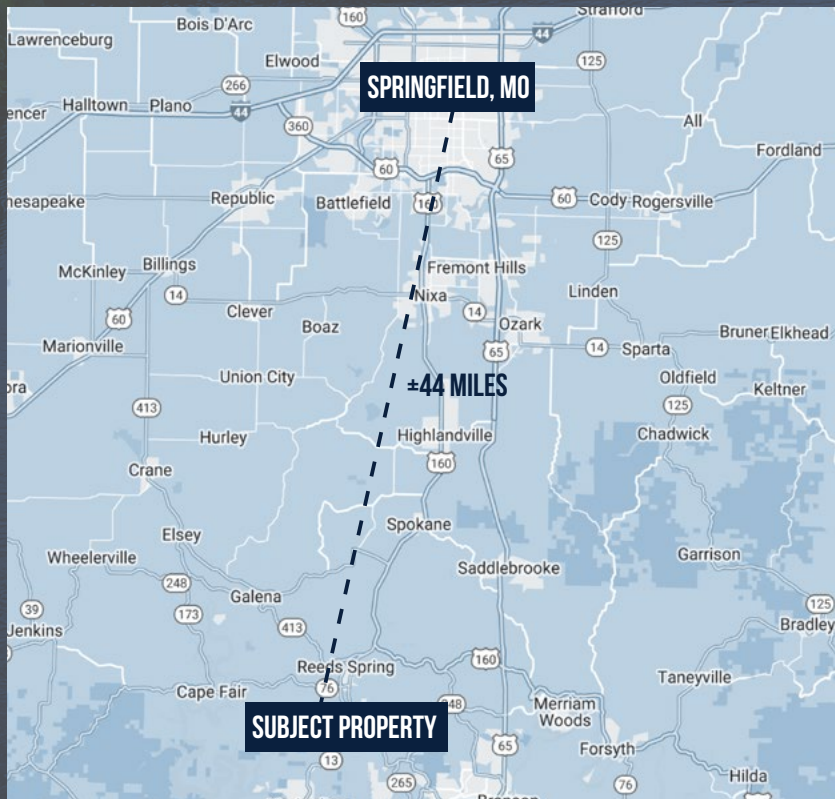




AREA OVERVIEW

BRANSON, MO

Situated in the heart of the Ozark Mountains in southwest Missouri, Branson is home to around 13,000 residents. The city has an incorporated boundary of over 21 square miles. Within the city is a variety of attractions including 40 music theaters, 13 golf courses, and 3 lakes. Popular tourist destinations include Table Rock State Park, Silver Dollar City, and the Titanic Museum Attraction. Due to its abundant number of attractions, tourism is the chief industry that supports the local economy of the city. Around 7.2 million visitors visit Branson each year and spend a total of \$1.7 billion. The region surrounding the city offers numerous institutions of higher education including College of the Ozarks, Ozarks Technical Community College, Gibson Technical Center, Drury University, Evangel University, and Missouri State University. Branson is connected to Springfield to the north and Little Rock to the south by the U.S. Route 65, giving it access to two major cities with a combined population of over 360,000 residents. With its strong tourism industry, beautiful area, and ideal location between two major cities, Branson is the perfect place to start a business and raise a family within a community that lives a small-town lifestyle.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2023 Estimate	14,992	30,919	61,687
2028 Projection	15,495	32,148	63,243
2020-2023 Growth	2.13%	2.49%	1.56%
2023-2028 Growth	3.35%	3.98%	2.52%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2023 Estimate	5,816	12,673	25,424
2028 Projection	5,976	13,133	26,035
2020-2023 Growth	1.20%	1.93%	1.34%
2023-2028 Growth	2.75%	3.63%	2.40%
INCOME	3-MILE	5-MILE	10-MILE
Average HH Income	\$67,484	\$76,019	\$73,897

ATTRACTIONS

Table Rock State Park

Table Rock State Park is one of the most popular tourist attractions in Branson. Outdoor enthusiasts can enjoy the natural get-away by engaging in lakeside recreation such as camping, hiking, and biking. Visitors can also rent boats and enjoy watersports such as jet skiing and paddle boarding.

Silver Dollar City

Comprised of 40 rides and attractions, the Silver Dollar City theme park has something to offer everyone visiting Branson. The 1880s-style theme park offers a variety of fun and exciting rides for thrill-seekers and relaxed visitors alike. The theme park also hosts lots of live shows, performances, and festivals. Annual festivals include The Festival of Wonder, Bluegrass and BBQ, and Star-Spangled Summer to name a few. A unique feature of Silver Dollar City is the 100 local craftsmen, ranging from blacksmiths to glassblowers, giving on-site demonstrations of craft techniques and practices from the 1880s. The theme park is home to Marvel Cave, a stunning historical cave that is designated as a National Natural Landmark by the US Department of the Interior.

Titanic Museum

Branson also boasts its own Titanic Museum Attraction. Visitors are transported back to the original voyage of the Titanic in 1912 the moment they enter the museum as they are given a boarding pass that features the name of an original passenger. As visitors go through the museum, they will find both original artifacts, including life vests and personal letters, and replicated sections of the original ship built to scale, including the Grand Staircase and the cramped lower-class quarters. It also features interactive exhibits where guests can sit in an actual-sized lifeboat from the ship, dip their hand in 28-degree water, and attempt to maintain balance on different slopes of ground that reflect the angle of the ship as it cracked and sank. At the end of a guest's visit, they will be informed whether the name of the original passenger they were given at the beginning of their visit survived the sinking of the Titanic.

ECONOMY

Branson, Missouri, is a vibrant city known for its thriving tourism industry and robust economy. Situated in the picturesque Ozark Mountains, Branson attracts millions of visitors each year, making tourism the primary driver of its economy. The city is renowned for its live entertainment shows, theme parks, outdoor recreational activities, and beautiful natural scenery. The tourism sector has created a wide range of employment opportunities, from performers and hospitality staff to retail workers and tour operators.

Branson's economy also benefits from a diverse range of businesses and industries beyond tourism. The city has experienced significant growth in recent years, attracting entrepreneurs and investors looking to capitalize on its expanding market. Retail and dining establishments are plentiful, catering to the needs of both residents and tourists alike. Additionally, Branson has seen an increase in real estate development, with new residential and commercial projects adding to the city's economic landscape.

The economic impact of Branson's thriving tourism industry extends beyond the city itself. The surrounding region benefits from increased job opportunities, tax revenue, and business partnerships. Local businesses often collaborate with each other to create unique experiences and package deals, further boosting the overall economic vitality of the area.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2876 Green Mountain Dr, Branson, MO 65616** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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