

# OWNER/USER EXPRESS CAR WASH

14965 OLD HICKORY BLVD | NASHVILLE, TN 37211



## EXCLUSIVELY LISTED BY

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## EXECUTIVE OVERVIEW

- **OWNER/USER OPPORTUNITY:** Unique opportunity to acquire a newly repositioned express car wash consisting of business, building, and underlying real estate.
- **SIGNIFICANT CAPEX:** The site layout and building are undergoing extensive renovations along with a newly installed equipment package. The site is slated to be delivered in Q2 2024.
- **EXPRESS IMPROVEMENTS:** The property features a well-designed layout with  $\pm 4,300$  SF of wash improvements, including a 100ft Express Tunnel, (3) Pay Stations and (23) Vacuums. The improvements are situated on a 0.90-acre lot, offering ample space for current operations.
- **STRATEGIC LOCATION & VISIBILITY:** Situated on Old Hickory Blvd with a traffic count of  $\pm 39,000$  vehicles per day (VPD) with an additional  $\pm 37,800$  VPD on Nolensville Pike. The car wash also benefits from a highly visible pylon sign and convenient accessibility with center turning lane.
- **NEIGHBORING MARKET DRIVERS:** The site is across the street from the South Plaza & Hickory Plaza Shopping Centers, which house daily needs retailers like: Lowe's, Big Lots, Dollar Tree, Kroger, Starbucks, Regions Bank, AutoZone, and more.
- **DESIGNED BY INDUSTRY EXPERTS:** The improvements and layout were designed by Car Wash Architect, an award winning, multi-faceted architectural, planning and engineering firm.
- **NASHVILLE METROPOLITAN STATISTICAL AREA:** Nashville is the most populous metro area in Tennessee with just over 2 million people.
- **HIGH BARRIER TO ENTRY:** With car wash permits becoming increasingly more difficult to secure in the Nashville market, this creates a great opportunity to secure a foothold in a highly desired market.
- **OPPORTUNITY TO PERSONALIZE:** The current owner will leave the building coloring, branding and signage blank for new operator to design the sites appearance to their company standard.
- **NEW DEVELOPMENTS:** The incoming addition of e-commerce giant Amazon, investment management firm Alliance Bernstein, technology behemoth Oracle, and the new \$2.1 billion Tennessee Titans stadium – real estate industry professionals continue to see the Music City as the place to be and invest in despite a year of national decline in property sales and developments.
- **QUALIFIES FOR BONUS DEPRECIATION:** Car washes qualify for bonus depreciation which allows for additional tax benefits.  
\*Please consult your CPA for details.









MCMURRAY MIDDLE SCHOOL  
727 STUDENTS



OLD HICKORY BLVD  
± 39,000 VPD



VINTAGE EDGE APARTMENTS  
191 UNITS



NASHVILLE COLLEGIATE PREP  
318 STUDENTS



# PROPERTY OVERVIEW



**UNDISCLOSED**  
LIST PRICE

## FINANCING

For Financing information please  
reach out to:

Hunter Matson  
hunter.matson@matthews.com  
(720) 241-5581

<b>ADDRESS</b>	14965 Old Hickory Blvd, Nashville, TN 37211
<b>YEAR BUILT/RENOVATED</b>	1998/2024
<b>TYPE OF SALE</b>	Building, business and real estate
<b>CAR WASH TYPE</b>	Express
<b>LOT SIZE</b>	±0.90 AC
<b>GLA</b>	±4,300 SF
<b>APN</b>	162-00-0-252-00

<b>EXPRESS TUNNEL LENGTH</b>	100 FT
<b>EXPRESS TUNNEL EQUIPMENT</b>	SONNY'S
<b>NUMBER OF PAY STATIONS</b>	3
<b>PAY STATION EQUIPMENT</b>	SONNY'S
<b>NUMBER OF VACCUMS</b>	23
<b>VACCUM EQUIPMENT</b>	SONNY'S



# AREA OVERVIEW

## NASHVILLE, TN

With a population of over 693,000 residents in the city, Nashville is the most populated city in Tennessee. A major center for the music industry, especially country music, Nashville is commonly known as “Music City.” Nashville is also a major center for healthcare, publishing, private prison, banking, automotive, and transportation industries. It is also home to numerous colleges and universities, including Vanderbilt University, Belmont University, Fisk University, and Middle Tennessee State University. Nashville is sometimes referred to as “Athens of the South” due to its large number of educational institutions. With a vibrant economy and a variety of exciting entertainment options, Nashville is a growing city that exudes southern charm.

### #4 FOR THE SOUTH’S BEST CITIES OVERALL

#### DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2028 Population Projection	91,144	176,086	553,574
2023 Population	91,348	174,637	535,691
Annual Growth 2010-2023	0.1%	0.4%	1.5%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Population Projection	35,684	67,919	225,161
2023 Population	35,853	67,564	217,694
Annual Growth 2010-2023	0.9%	1.1%	2.3%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$88,195	\$95,037	\$107,545





## ECONOMY

Nashville “adds an average of 100 people a day to its net population increase” (US Census Bureau). Currently, over 40,000 businesses are prospering in Nashville. According to Forbes, Nashville has a gross metro product of \$126.5 billion with tourism, education, and health care as its major industries. Although Nashville is renowned as a music recording center and tourist destination, its largest industry is health care. Over 16 publicly traded health care companies are headquartered in Nashville. The city is also home to more than 500 healthcare companies, including Hospital Corporation of America (HCA), the world’s largest private operator of hospitals and a Fortune 500 company with a total of 235,000 employees. The Nashville health care industry contributes an overall economic benefit of \$46.7 billion and more than 270,000 jobs to the local economy annually. Globally, Nashville’s health care industry generates more than \$92 billion in revenue and more than 570,000 jobs. In addition, Nashville is home to almost 400 professional service firms (e.g., accounting, architecture, finance, legal) that provide expertise in the health care industry. (healthcarecouncil.com)



## MAJOR EMPLOYERS

EMPLOYERS	EMPLOYEES
Vanderbilt University Medical Center	20,428
Nissan North America	10,750
HCA Healthcare Inc.	10,613
Vanderbilt University	6,912
Saint Thomas Health	6,243
Community Health Systems	4,700
Randstad	4,557
Asurion	3,600
The Kroger Co.	3,523
National HealthCare Corp.	3,250



# ATTRACTIONS

Nashville is the capital and largest city in Tennessee. It is a genuine geographic bull's eye. Nashville is perfectly positioned to draw people together. In 2019-20, Nashville brought in 16.1 million visitors. With more than 51,300 hotel rooms total in the MSA, Nashville is accommodating for all travelers. In the past 5 years, Nashville's demand (hotel rooms sold) has grown faster than any other top 30 US city. In addition, over 100 new restaurants, bars, and cafes opened in Nashville in 2019. Direct visitor spending was over \$7.52 billion in 2019, supporting over 74,000 jobs and generating \$566 million in state and local taxes.

## MUSIC CITY CENTER

The 2.1 million-square-foot Music City Center features more than 375,000 square feet of exhibit space, 128,000 square feet of meeting space, two ballrooms, a business center, and a 2,500-seat theater.

## GAYLORD OPRYLAND RESORT & CONVENTION CENTER

The largest non-gaming hotel property in the United States with 2,888 rooms and more than 700,000 square feet of meeting space, including 263,772 of contiguous exhibit space.

## NASHVILLE'S HONKY TONK HIGHWAY

Broadway is the busiest street in Nashville. The thriving downtown area is home to over 100 restaurants, bars, and music venues. Lower Broadway, also known as Nashville's Honky Tonk Highway, is the center of entertainment in Music City. A honky-tonk is an establishment that contains at least one stage and a bar. Lower Broadway is filled with honky-tonks giving it the popular tourist destination name.

## SPORTS

Nashville is home to three major sports teams: Tennessee Titans, Nashville Predators, and Nashville SC. The NFL's Tennessee Titans play at the Nissan Stadium and have an average fan attendance of 68,566 people. The Titans have achieved 2 league championships, 1 conference championship, and 10 division championships. The NHL's Nashville Predators play at the Bridgestone Arena and have an average fan attendance of 18,495 people. The Predators have achieved 1 conference championship and 2 division championships. The MLS's Nashville SC play at the Nissan Stadium and have an average fan attendance of 12,801 people.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant located on **14965 Old Hickory Blvd, Nashville, TN 37211** (“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. 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 detrimental to the interest of the Seller.

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 corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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 Seller 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 this Offering Memorandum.



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