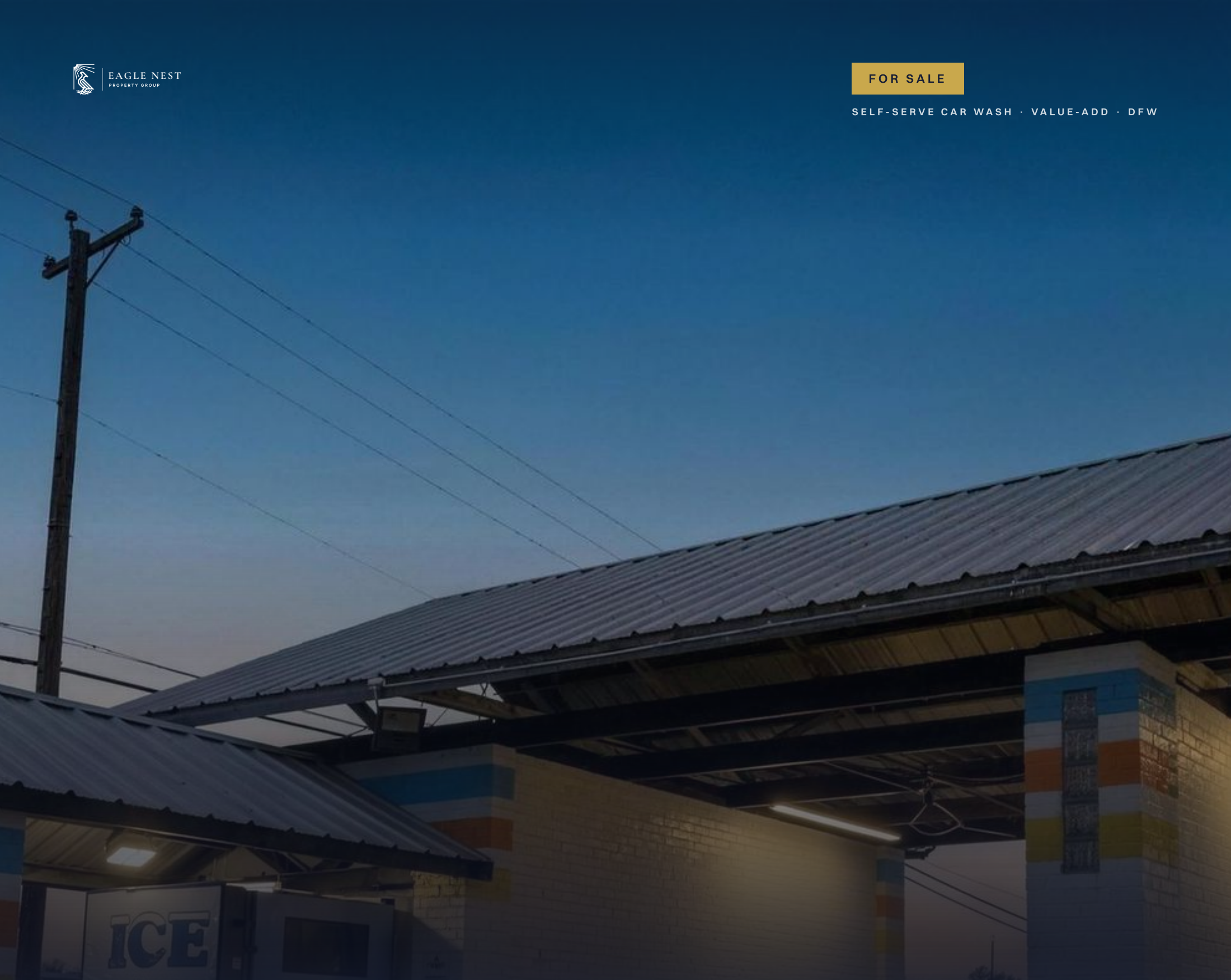




EAGLE NEST PROPERTY GROUP · HALTOM CITY, TEXAS

Lucky Duck Auto Wash.

3900 Broadway Avenue · Haltom City, TX 76117 · Tarrant County

6 Self-Serve Bays | 4 Vacuum Stations | 0.799 Acres | Open 24/7

EXCLUSIVELY
PRESENTED BY



Stuart W. Monteith

MANAGING PARTNER

713.562.7770 · stuart@eaglenestpg.com



Trevor M. Niemann

PARTNER

310.427.4381 · trevor@eaglenestpg.com

THE OFFERING

Self-Serve Car Wash

Owner / investor sale · fee simple or sale-leaseback

OPERATING BRAND



Rebranded from the former Rub-A-Dub Carwash under current ownership since November 2024.

PRICING & RETURNS

Asking Price	On request
Going-In Cap Rate	On request
In-Place NOI (T-12)	Qualified parties
Full T-12, rate card, and revenue detail provided under NDA.	

THE WASH

- 6 high-pressure self-serve wand bays
- 4 vacuum and dryer stations
- 24/7 ice and water vending machine
- Touchless and mobile payment · open 24 hours
- In-bay automatic wash advertised, not yet operational

SITE

0.799 Acres 34,804 SF

Broadway Avenue frontage at the N. Beach Street corridor · TAD 03869474

TRADE AREA (ACS 2024)

METRIC	5-MILE	ZIP 76117
Population	252,309	32,950
Households	95,334	11,798
Median HH Inc.	\$73,276	\$51,670

1- and 3-mile rings: **STDB report on request**

IMPROVEMENTS

2,346 SF BUILT 1980

TAD class: Car Wash - Self Service

Sources: parcel & improvements · Tarrant Appraisal District (acct 03869474). Demographics · U.S. Census ACS 2024 5-year estimates. Italicized fields available to qualified parties under confidentiality. Obtained from sources deemed reliable; no warranty as to accuracy; subject to change, prior sale, or withdrawal without notice.

SITE IN CONTEXT

Broadway Avenue at the N. Beach Street corridor



IMPROVEMENTS

- 6 high-pressure self-serve wand bays
- 4 vacuum and dryer stations
- 24/7 ice and water vending machine
- 2,346 SF wash and equipment structure (1980)
- Generous paved yard for vehicle stacking

PARCEL · TARRANT APPRAISAL DISTRICT

Account **03869474**
Legal Elliston, John W Survey, A-472, Tract 1B & 1B1
Land 0.799 AC · 34,804 SF
Building 2,346 SF · built 1980
Use class Car Wash - Self Service
MapscotAR-050W · deed D224213069

OPERATIONS & VALUE-ADD

- Open 24 hours · touchless and mobile payment
- Marketed in English and Spanish locally
- In-bay **automatic wash** advertised, not yet operational · upside
- Repositioned from the prior Rub-A-Dub Carwash (Nov 2024)
- Equipment list, age, rate card, revenue: *available under NDA*

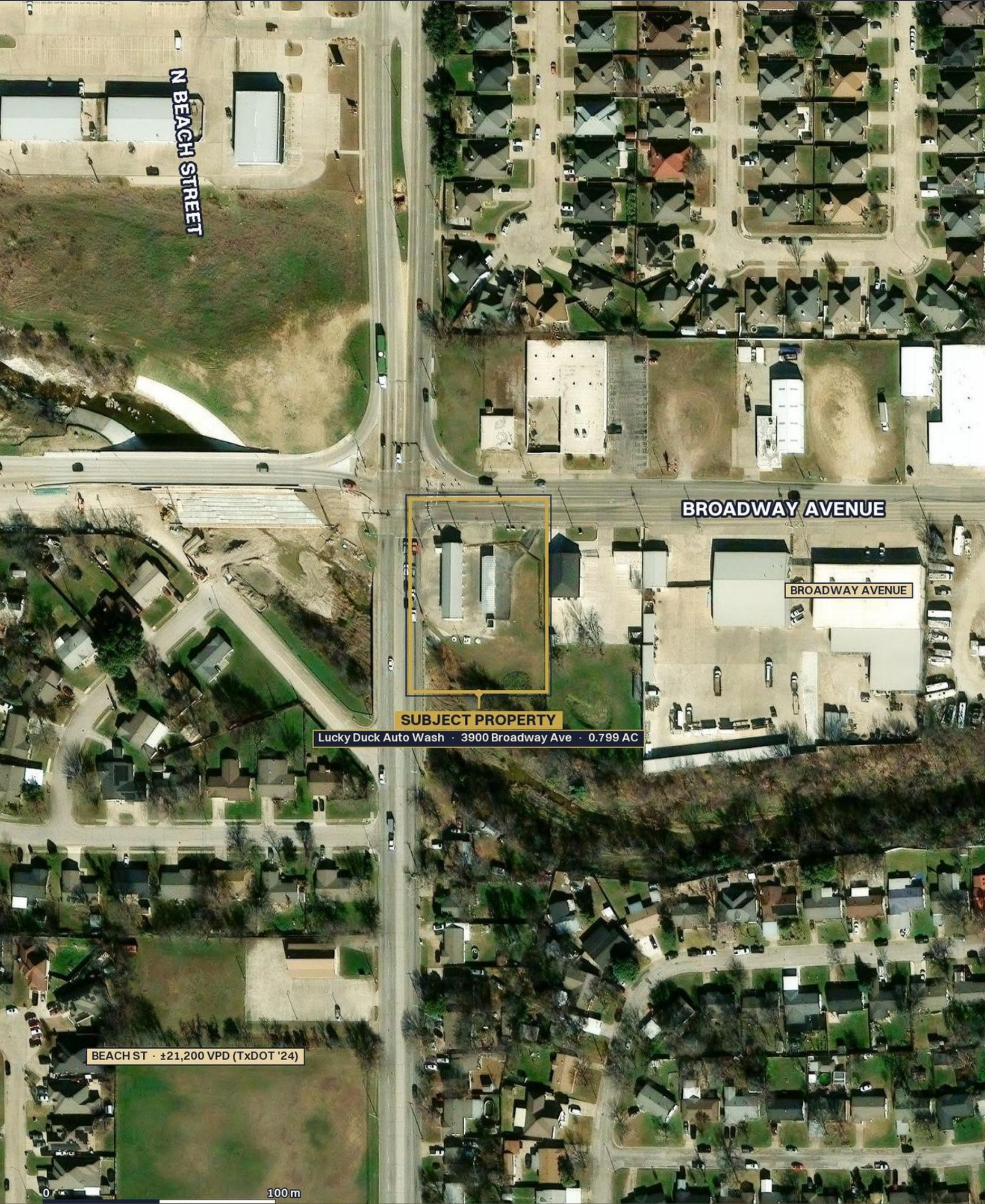
ZONING · UTILITIES · ENVIRONMENTAL

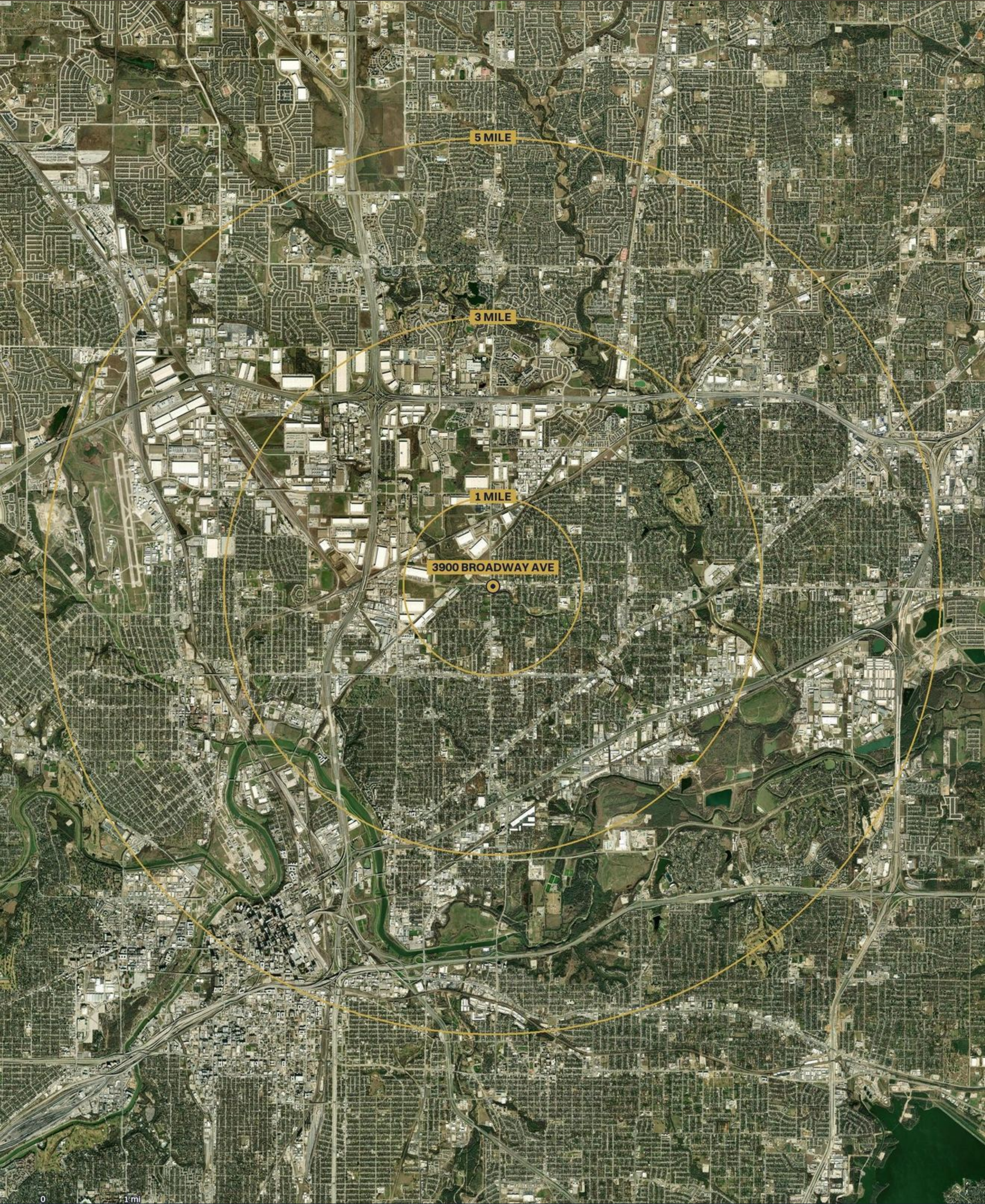
Zoning City of Haltom City · *verified in diligence*
Utilities / metering *detail in diligence*
Phase I ESA *available on request*
Survey, easements, stacking *available in diligence*

THE FACILITY

3900 BROADWAY AVENUE · HALTOM CITY







THE ASSET CLASS

Car wash real estate draws net-lease and private capital for service-oriented, e-commerce-resistant income. Self-serve formats carry lighter labor and equipment loads than express tunnels, with the same corridor visibility and 24/7 revenue profile buyers underwrite.

TAX TREATMENT

The 2025 reinstatement of 100% bonus depreciation renewed buyer demand for car wash real estate, which typically reclassifies a high share of basis through cost segregation. Self-serve improvements are generally treated as 15-year land improvements, supporting accelerated depreciation for the right buyer.

PRICING CONTEXT

Net-lease car wash cap rates have generally run in the mid-5% to mid-6% range across 2025-2026, with smaller and self-serve assets toward the higher end, as on-market inventory has tightened. 1031-exchange buyers represent roughly 40% to 50% of net-lease demand. *Market reference only, not a valuation of this asset.*

WHY THIS ASSET

A repositioning in an infill Tarrant County trade area: an established self-serve format with a rebrand underway, an advertised automatic bay (not yet operational) as identified upside, and a compact footprint that fits an owner-operator, a 1031 buyer, or a regional consolidator.

METRO

Dallas-Fort Worth

No. 4 U.S. metro · ±8.3M residents

COUNTY

Tarrant

2.23M residents

5-MILE POPULATION

252,309

95,334 households · ACS 2024

5-MILE MEDIAN INCOME

\$73,276

Trade-area households · ACS 2024

IMMEDIATE COMMUNITY

Haltom City

ZIP 76117 · 32,950 residents

UNDER OWNERSHIP

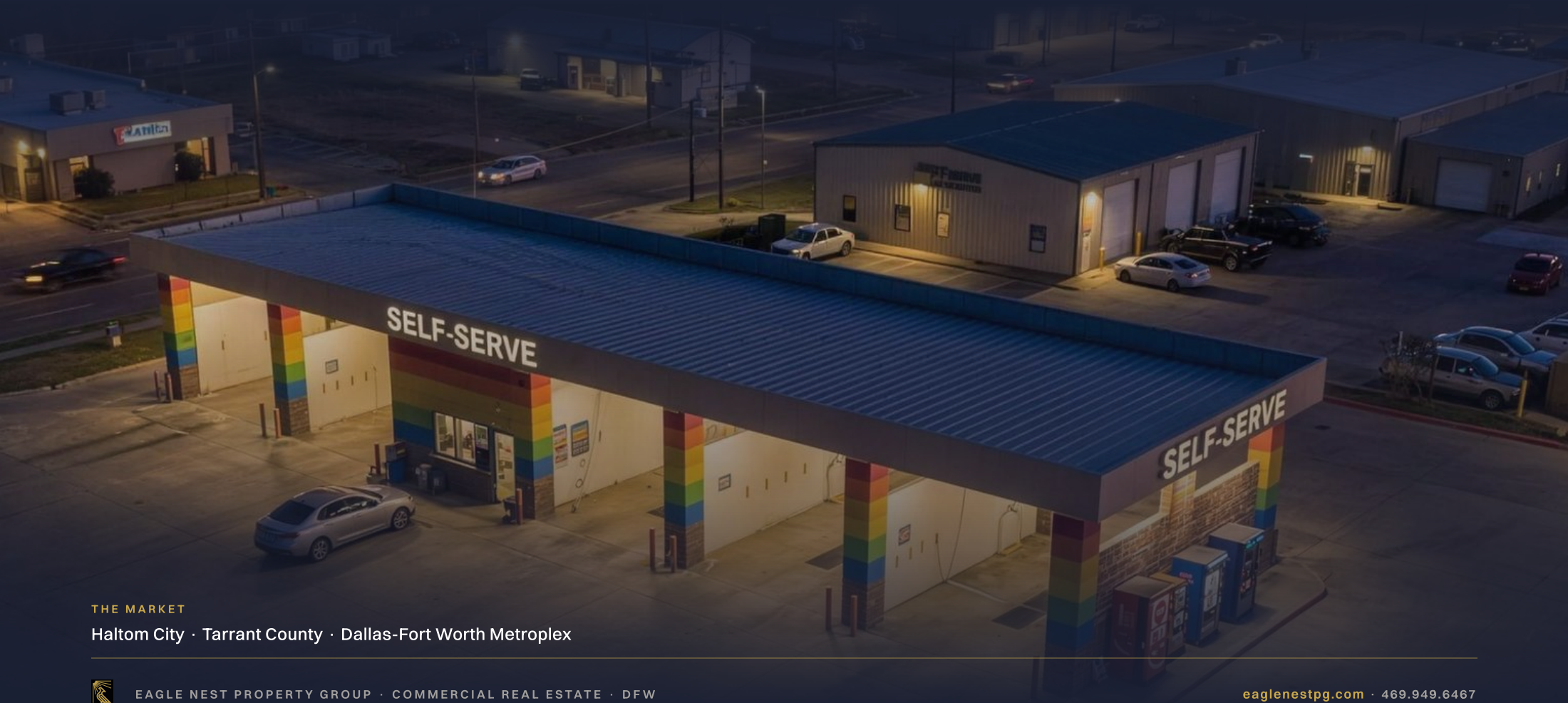
Since 2024

Repositioned from Rub-A-Dub

Market statements are general industry context compiled from third-party net-lease research and are not a representation of the value, cap rate, or returns of the subject property. Obtained from sources deemed reliable; no guarantee or warranty as to accuracy.
Sources: net-lease car wash market commentary (2024-2026); U.S. Census Bureau population and ACS 2024 estimates.

THE MARKET

Haltom City · Tarrant County · Dallas-Fort Worth Metroplex



REQUIRED DISCLOSURE

Information About Brokerage Services.

TEXAS LAW REQUIRES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Types of Real Estate License Holders. A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A Broker's Minimum Duties. Put the interests of the client above all others; inform the client of material information; answer the client's questions and present any offer to or counter-offer from the client; and treat all parties to a real estate transaction honestly and fairly.

WAYS THE BROKER CAN REPRESENT YOU

- As Agent for Owner** · the broker represents the seller or landlord through a written listing agreement.
- As Agent for Buyer / Tenant** · the broker represents the buyer or tenant through a written representation agreement.
- As Intermediary** · the broker represents both parties, only with the written consent of each, and must treat each party honestly and fairly.

An intermediary may, with written consent, appoint a different license holder associated with the broker to each party to communicate with, carry out the instructions of, and provide opinions and advice to each party.

DESIGNATED BROKER OF FIRM

Randolph Robert Smith

LICENSE NO.

849512

BROKERAGE FIRM

Eagle Nest Brokerage LLC

LICENSE NO.

9012179

SALES AGENT

Stuart W. Monteith · License No. 695927

EMAIL

stuart@eaglenestpg.com

PHONE

713.562.7770

To avoid disputes, all agreements between you and a broker should be in writing and clearly establish the broker's obligations and your obligations. You should ask the broker to explain the types of representation available and which is best for you. This notice is being provided for information purposes and does not create an obligation for you to use the broker's services.

BUYER / TENANT / SELLER / LANDLORD

SIGNATURE

DATE