

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 Acre Site | Open 24/7

EXCLUSIVELY
PRESENTED BY



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MANAGING PARTNER

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Trevor M. Niemann

PARTNER

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Lucky Duck Auto Wash

3900 BROADWAY AVENUE · HALTOM CITY, TX 76117

INVESTMENT SUMMARY

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THE OFFERING

Self-Serve Car Wash

Owner / investor sale · fee simple or sale-leaseback

PRICING & RETURNS

Asking Price *Available on request*

Going-In Cap Rate *Underwriting on request*

In-Place NOI (T-12) *To qualified parties*

Full T-12, rate card, and revenue detail provided under NDA.

SITE

0.799 Acres **34,804 SF**

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

IMPROVEMENTS

2,346 SF **BUILT 1980**

Wash & equipment structure · TAD class: Car Wash - Self Service

OPERATING BRAND



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

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
- Value-add: in-bay **automatic wash** advertised, not yet operational

TRADE AREA · 5-MILE (ACS 2024)

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

1- and 3-mile site-centered rings: *STDB / Esri report on request*

The information contained herein was obtained from sources deemed reliable; however, Eagle Nest Brokerage LLC, Eagle Nest Property Group LLC, and their related brokers, agents, affiliates, representatives, partners, and clients make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale; or withdrawal without notice.

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.

SITE IN CONTEXT

Broadway Avenue at the N. Beach Street corridor



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Lucky Duck Auto Wash

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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 (built 1980)
- Generous paved yard for vehicle stacking and circulation

OPERATIONS

- Open 24 hours · touchless and mobile payment
- Marketed in English and Spanish to the local community
- Equipment list, age, and condition: *available under NDA*
- Rate card and trailing revenue by stream: *available under NDA*

VALUE-ADD

- In-bay **automatic wash** advertised as coming, not yet operational · identified near-term upside
- Repositioned and rebranded from the prior Rub-A-Dub Carwash since the November 2024 acquisition

PARCEL · TARRANT APPRAISAL DISTRICT

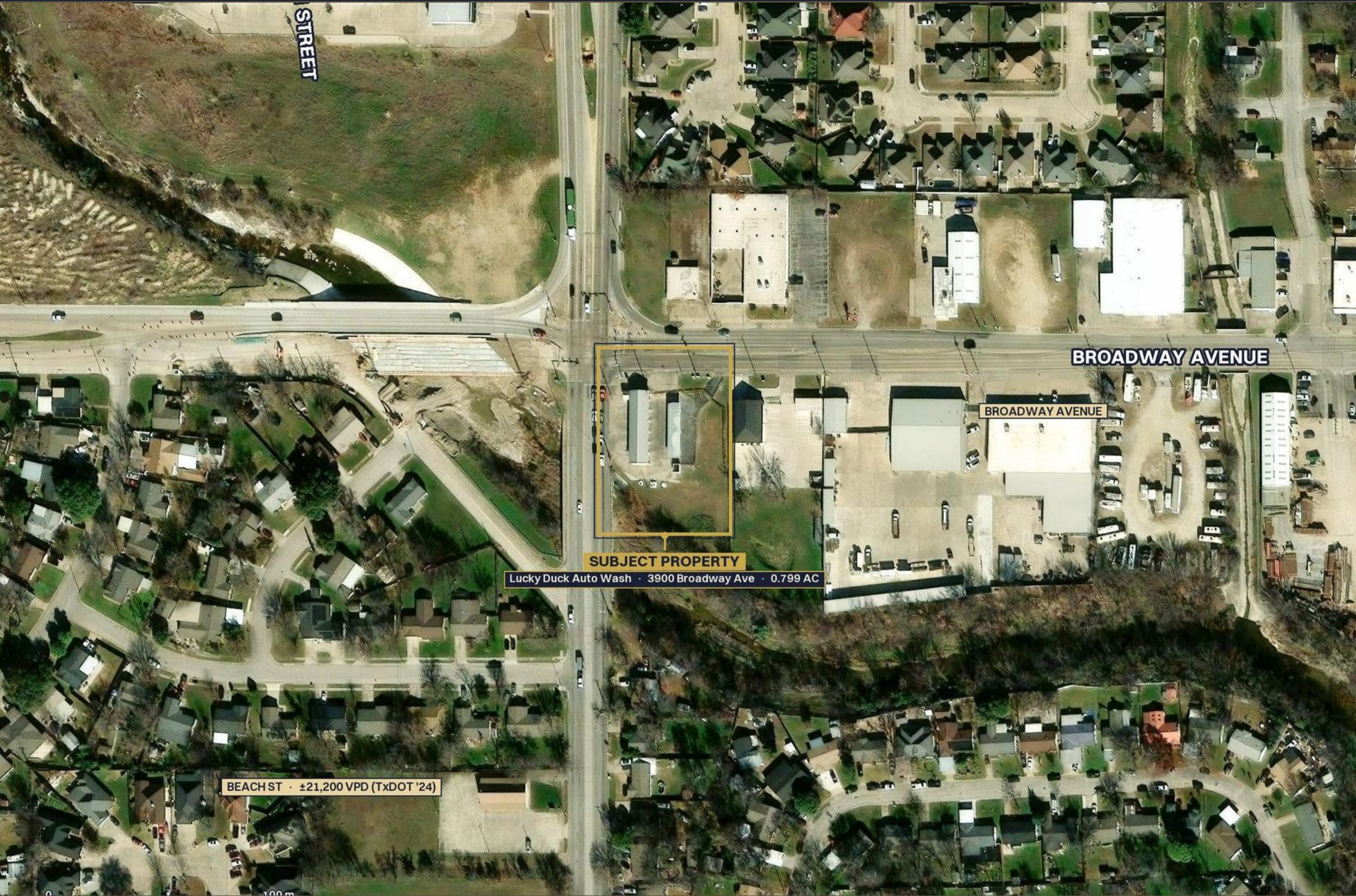
Account **03869474**
Legal Elliston, John W Survey, A-472, Tract 1B & 1B1
Land ±0.799 AC · 34,804 SF
Building 2,346 SF · year built 1980
Use class Car Wash - Self Service
Mapsco TAR-050W · deed inst. D224213069

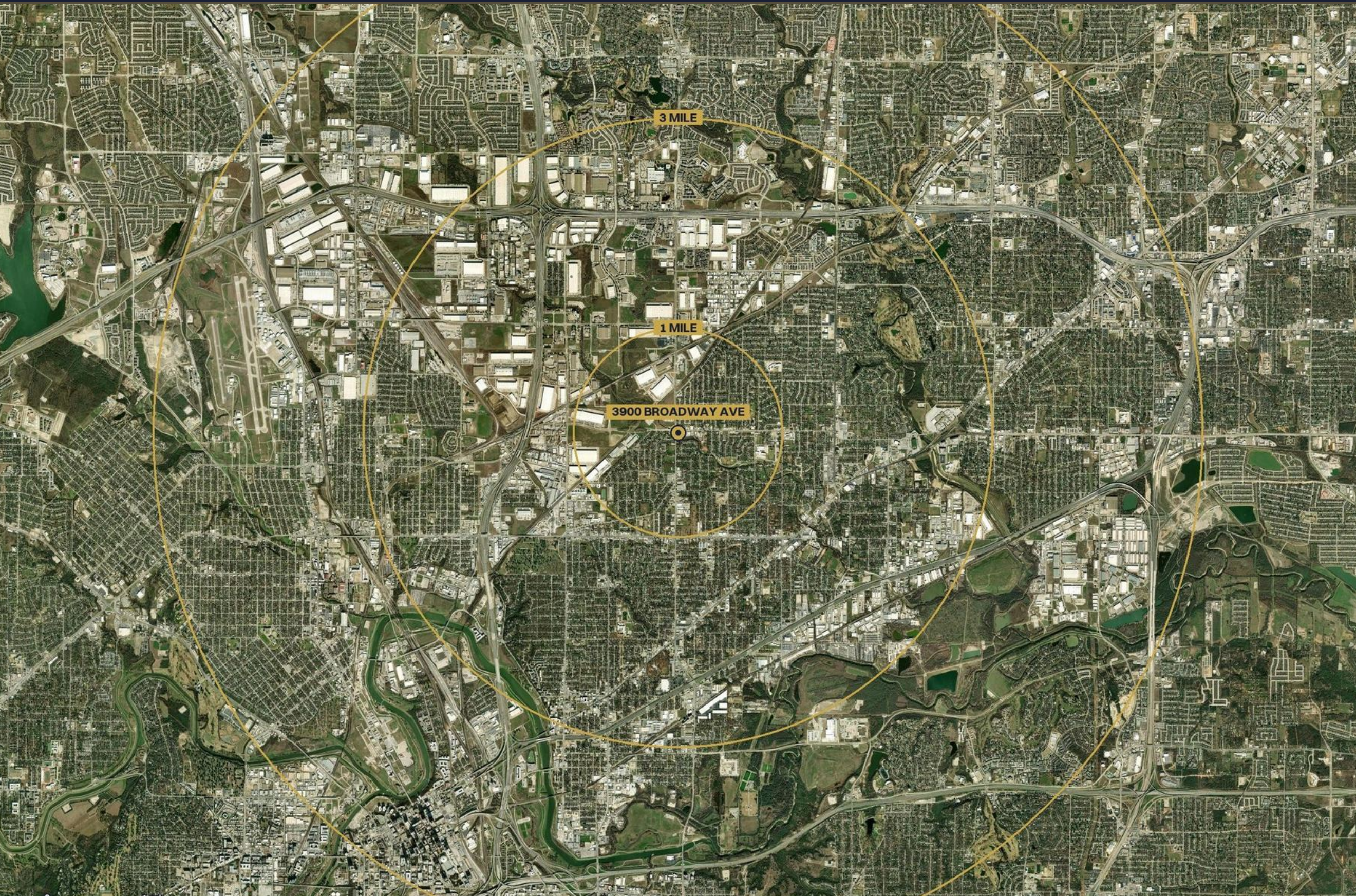
ZONING · UTILITIES · ENVIRONMENTAL

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

THE FACILITY







Lucky Duck Auto Wash

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INVESTMENT RATIONALE

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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 CURRENT OWNERSHIP

Since 2024

Repositioned from Rub-A-Dub Carwash

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. The information contained herein was obtained from sources deemed reliable; Eagle Nest Brokerage LLC, Eagle Nest Property Group LLC, and their related parties make no guarantees or warranties as to accuracy and assume no liability for errors, omissions, change of price, prior sale, or withdrawal without notice.

Sources: net-lease car wash market commentary (2024-2026); U.S. Census Bureau population and ACS 2024 estimates.

THE MARKET

Haltom City · Tarrant County · the No. 4 U.S. metro and among the fastest-growing



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REQUIRED DISCLOSURE

Information About Brokerage Services.

TEXAS LAW REQUIRES

All real estate licensees in Texas are required by law to provide this notice to all prospective sellers, buyers, landlords, and tenants in residential and commercial real estate transactions.

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.

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.

License Holder Contact Information.

DESIGNATED BROKER OF FIRM

Randolph Robert Smith

LICENSE NO.

849512

BROKERAGE FIRM

Eagle Nest Brokerage LLC

LICENSE NO.

9012179

SALES AGENT

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This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services.

BUYER / TENANT / SELLER / LANDLORD

SIGNATURE

DATE

