

BULLDOG CAR WASH & XPRESS LUBE

1312 Big A Rd | Toccoa, GA 30577

Owner/User
Investment Opportunity
Offering Memorandum

Business & Real Estate For Sale



MATTHEWS™

EXCLUSIVELY LISTED BY



Haidyn DeJean

Associate

(404) 960-4638

haidyn.dejean@matthews.com

License No. SA706736000 (AZ)



Simon Assaf

SVP & Director

(949) 873-0275

simon.assaf@matthews.com

License No. BR663663000 (AZ)

Maxx Bauman

Broker of Record

License No. 451849 (GA)

Point of Contact





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PROPERTY OVERVIEW

Bulldog Car Wash & Xpress Lube
1312 Big A Rd, Toccoa, GA 30577



INVESTMENT HIGHLIGHTS

Property Highlights

- **Profitable Owner/User Investment Opportunity** – Rare opportunity to acquire the real estate, operating business, and equipment of a well-established and highly profitable express car wash and express lube operation.
- **Sonny's Equipment & Subscription-Based Revenue** – Facility features a 100-foot express tunnel equipped with Sonny's conveyor and washing systems. The operation utilizes an unlimited membership model, providing stable and recurring revenue.
- **Diversified Revenue Streams** – The business generates income from both an express car wash and an express lube center. Notably, it is the only express lube facility in the market, offering a competitive advantage and additional income diversification.
- **Established Operating History & Customer Reputation** – Operating successfully for over 20+ years under current ownership, the business maintains a strong presence in the local market, supported by a 4.4-star rating across 278+ Google reviews.
- **Strong Demographics & High Traffic Exposure** – Located along Big A Road with traffic counts exceeding $\pm 18,600$ vehicles per day. The surrounding area includes a ± 3 -mile population of $\pm 13,765$ and a ± 5 -mile population of $\pm 19,871$, with projected 5-year growth above 2%.
- **Strategic Retail Corridor Location** – Positioned within a main commercial corridor, the property benefits from adjacency to national retailers including Dunkin', Subway, Zaxby's, Raceway, and Advance Auto Parts, enhancing visibility and consumer traffic.
- **Proximity to Planned 90-Acre Development** – Situated approximately two miles from "The Reserve," a forthcoming ± 90 -acre mixed-use development comprising 150+ single-family homes, $\pm 38,000$ SF of commercial space, and community amenities, poised to drive future demand.
- **Potential Tax Advantages** – Under IRS Code Section 179, qualified property improvements may be eligible for immediate expensing of up to 40% of cost in the first year. Certain components may also qualify for bonus depreciation.*

*Matthews™ does not provide tax, legal, or accounting advice. Prospective investors should consult their advisors.**





Subject
Property



Stephens County High School
±1,142 Students



Big A Elementary
±436 Students

Stephens County Middle School
±860 Students



The Reserve
Development



1312 Big A Rd
Toccoa, GA 30577

\$3,024,000

List Price

1994

Year Built

±24,300

Vehicles Per Day

100ft

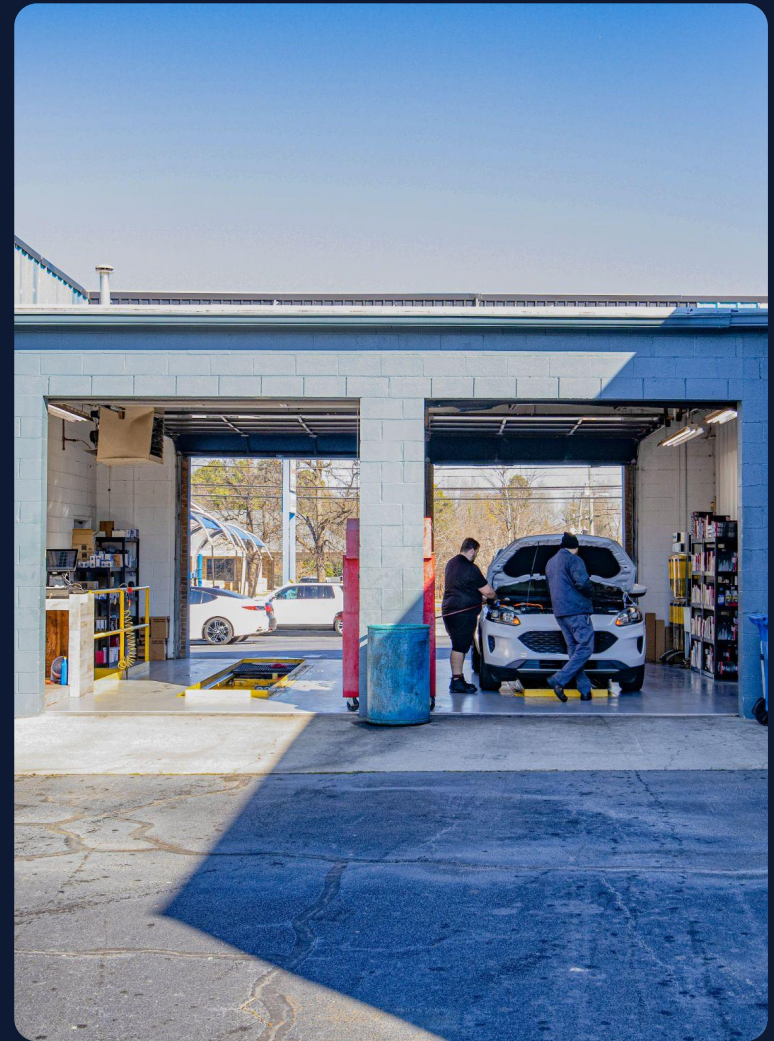
Tunnel Length

±0.60 AC

Lot Size



PROPERTY PHOTOS



PROPERTY SUMMARY

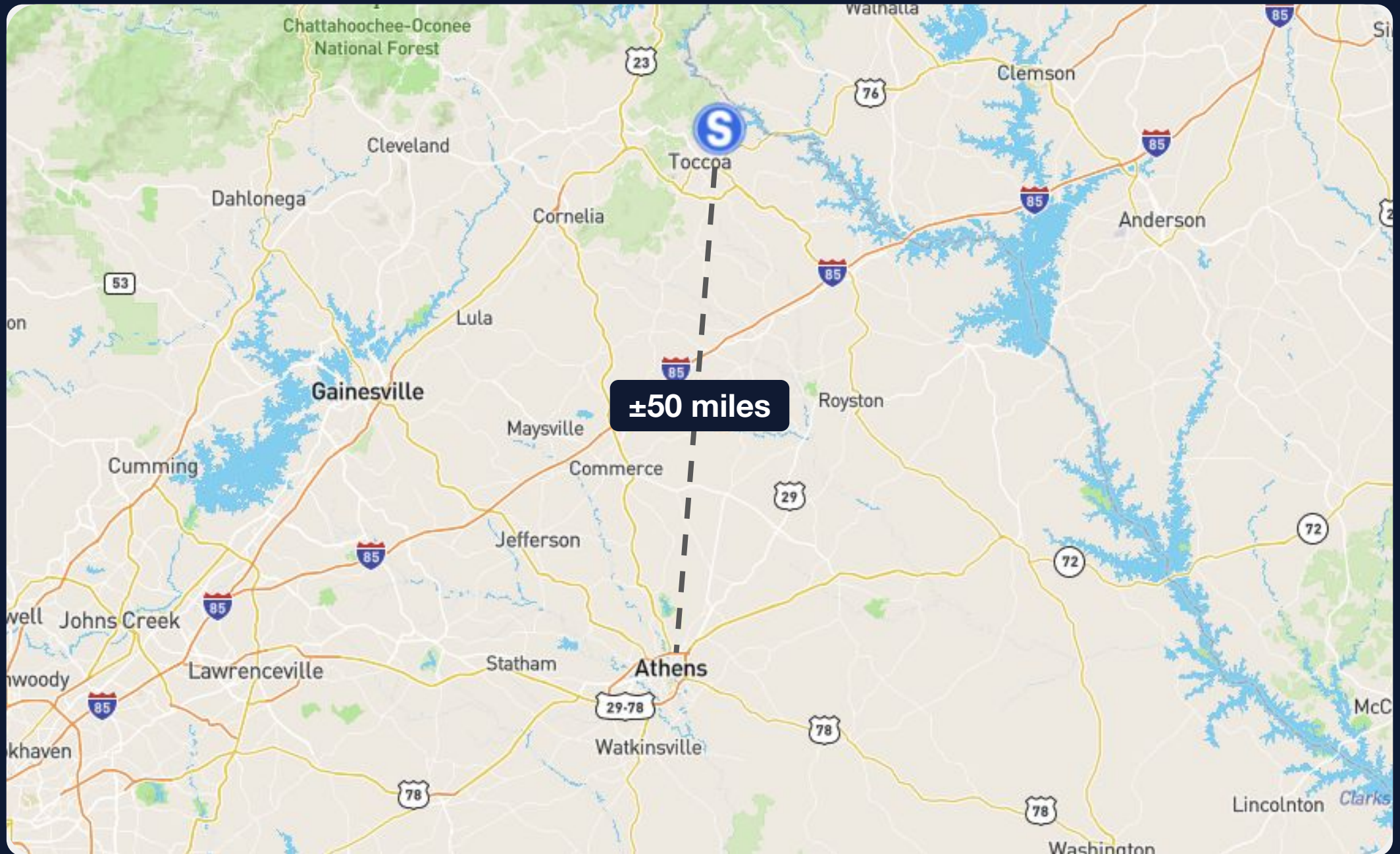
Property Details

Address	1312 Big A Rd, Toccoa, GA 30577
List Price	\$3,024,000
Business Name	Bulldog Car Wash & Xpress Lube
Services	Express Car Wash & Oil Change
Tunnel Length	100 ft
Equipment	Sonny's Enterprises
Vacuums	10
Unlimited Membership Model	Yes
Year Built	1994
Lot Size	±0.60 AC
Traffic Counts (Big A Rd)	±24,300 VPD



MARKET OVERVIEW

Bulldog Car Wash & Xpress Lube
1312 Big A Rd, Toccoa, GA 30577



TOCCOA, GA

Local Market Overview

Toccoa is a city in Stephens County with a population of around $\pm 9,170$ residents. Located approximately ± 50 miles north of Athens and ± 90 miles northeast of Atlanta, it functions as a local hub for northeast Georgia. The area includes a traditional downtown with retail, services, and restaurants that serve both city residents and nearby rural communities. Toccoa is known for regional attractions such as Toccoa Falls, Currahee Mountain, and Henderson Falls Park, which support steady tourism. Transportation access includes U.S. Highway 123, several Georgia state routes, a stop on Amtrak's Crescent line, and a local general aviation airport.

Toccoa economy is built around manufacturing, retail, healthcare, and education. The city's industrial parks and workforce training programs support small and mid-sized employers, while nearby Athens expands the accessible labor and consumer market. Car-dependent traffic patterns and regional travel corridors support demand for service-based retail. A car wash in this area would benefit from steady local vehicle use, tourism traffic, and limited saturation in the immediate area. The presence of schools, healthcare facilities, and downtown businesses contributes to consistent weekday and weekend vehicle flow.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	13,545	18,104	36,709

Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,402	7,151	14,287

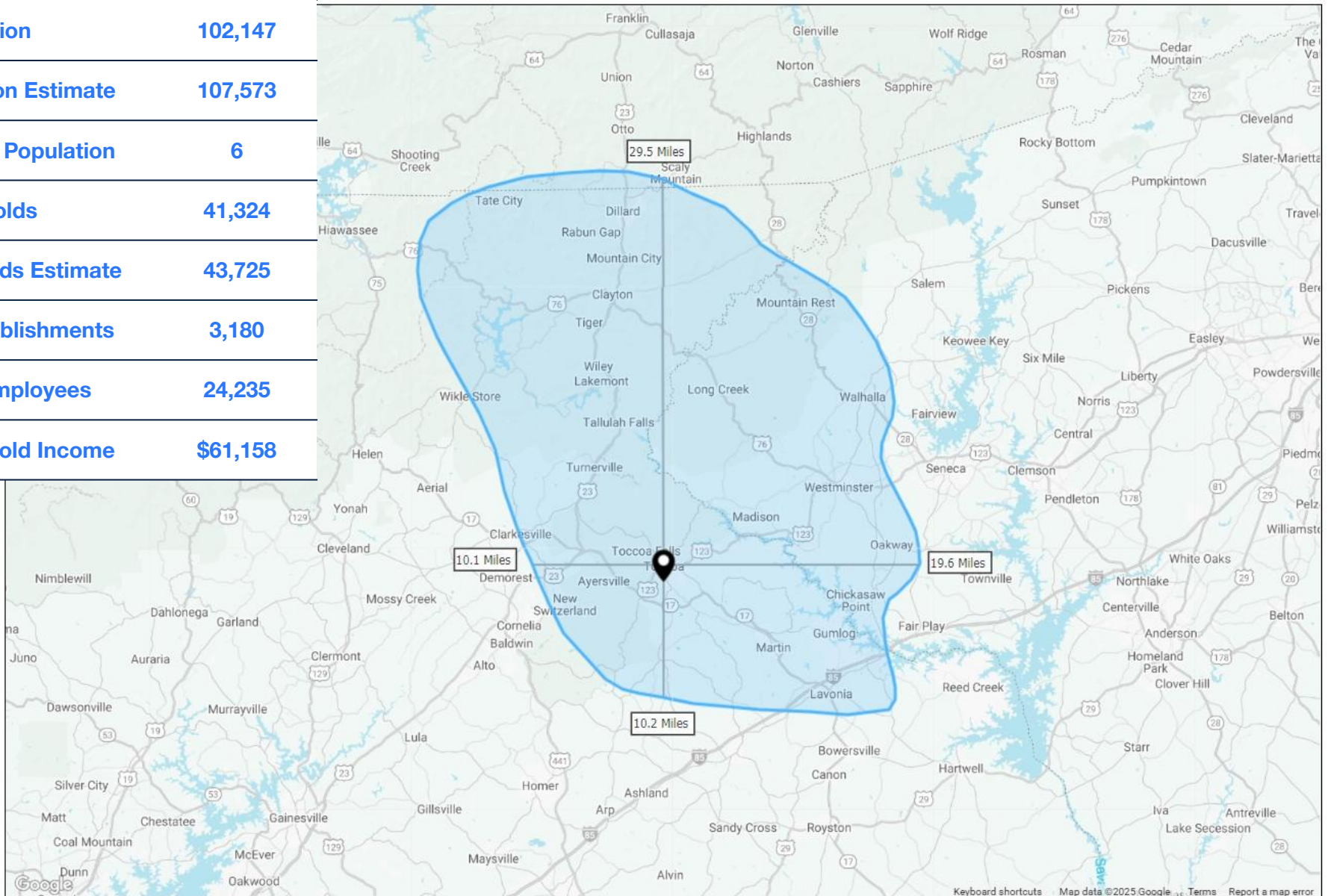
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$72,439	\$69,214	\$79,776

TOCCOA REGIONAL TRADE AREA

Regional Trade Area Demographics

Population	102,147
5-Year Population Estimate	107,573
Group Quarters Population	6
Households	41,324
5-Year Households Estimate	43,725
Workplace Establishments	3,180
Workplace Employees	24,235
Median Household Income	\$61,158

Toccoa, GA - Regional Trade Area



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ATHENS, GA MSA

Home to over 127,000+ residents, Athens is the sixth-largest city in Georgia and a cultural and educational hub located ±70 miles northeast of Atlanta. Nestled at the edge of the Blue Ridge foothills, the city blends historic charm with modern energy, anchored by the University of Georgia. Its restored Victorian downtown offers art galleries, boutiques, and iconic music venues, reflecting a legacy that helped launch bands like R.E.M. and The B-52s. Popular attractions such as the Georgia Museum of Art, State Botanical Garden, and Sandy Creek Park contribute to Athens' strong tourism appeal.

Athens' economy is driven by higher education, healthcare, manufacturing, and agribusiness. The University of Georgia plays a central role in employment and innovation, while Piedmont Athens Regional and St. Mary's Health Care System support a growing medical sector. Tourism and small businesses further stimulate the local market. The region's Gross Domestic Product reached approximately \$11.9 billion in 2024, with strong indicators of continued growth in 2025. A young, skilled workforce and active public-private development ensure Athens remains a dynamic and economically resilient metro.



Top Employers



UNIVERSITY OF
GEORGIA



Athens Regional
HEALTH SYSTEM



RELIANCE
Power

ABB

HERITAGE RISE

Overview

Heritage Rise is a forthcoming luxury multifamily community scheduled for delivery in early 2026 that will enhance the residential profile of Toccoa, Georgia. The development introduces a mix of one-, two-, and three-bedroom apartment homes designed with Craftsman-inspired architecture and modern living standards. Its scale and quality position it as a leading residential offering within the local market.

Residential Design

The community features open-concept floor plans that prioritize natural light, functionality, and flexibility. Thoughtful layouts provide clear separation between living and sleeping areas, while select units offer private balconies. These design elements appeal to a broad renter base and support long-term tenancy and resident satisfaction.

Target Demographic

Heritage Rise is well suited for families, professionals, and renters seeking higher-quality housing in a growing submarket. By offering a range of unit sizes and modern amenities, the community attracts stable, income-producing households that contribute to consistent population growth and consumer demand in the surrounding area.

Commercial Synergy

Located near schools, employers, and essential services, Heritage Rise strengthens the local consumer base and drives both daytime and evening activity. The influx of residents is expected to support nearby retail, office, and service-oriented businesses, creating meaningful synergy for adjacent commercial real estate.

HAVENBLOOM

Overview

Havenbloom is a boutique multifamily community planned for early 2026 delivery, offering modern one- and two-bedroom apartment homes in a low-density setting. Composed of 8-plex residential buildings, the project delivers an intimate, neighborhood-oriented living experience that complements larger residential developments in the area.

Interior Features

Residences at Havenbloom feature contemporary finishes, open layouts, nine-foot ceilings, and hardwood-style flooring. Private patios or balconies enhance livability, while efficient unit design maximizes usable space. These features align with current renter preferences and support tenant retention.

Workforce Housing Appeal

Designed with working professionals in mind, Havenbloom caters to individuals and couples seeking proximity to employment centers without sacrificing quality of life. Pet-friendly accommodations and convenient on-site parking further enhance its appeal to today's workforce renters.

Location Advantage

Situated adjacent to Toccoa's industrial and employment corridor, Havenbloom provides immediate access to major job centers while maintaining a quiet residential environment. This close relationship between housing and employment reinforces workforce stability and strengthens demand drivers for nearby commercial properties.



UNIVERSITY OF GEORGIA

The University of Georgia, also known as UGA, is a public flagship research university in Athens, Georgia. Founded in 1785, it is one of the oldest public universities in the United States. UGA is comprised of 18+ schools and colleges. It offers 100+ baccalaureate degrees in 142+ fields, 150+ master's degrees in 135+ fields, specialist in education degree in 8+ major fields, 4+ doctoral degrees in 87+ areas, professional degrees in law, pharmacy, and veterinary medicine, and more than 130 study abroad & exchange programs. Currently, more than 29,000+ undergraduate students and more than 9,000 graduate/professional students are enrolled at the university.

The University of Georgia Bulldogs participates in 9 men's varsity sports and 12+ women's varsity sports. UGA Bulldogs compete in the Southeastern Conference at the NCAA Division I level. It has achieved approximately 45+ national championships and boasts one of the best college football tailgates in the nation. Overall, the University of Georgia has a \$6.5 billion economic impact on the state of Georgia.



43,888+ Undergraduate & Graduate Students

52+ National NCAA Division 1 Championships

340,000+ Total living Alumni

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1312 Big A Rd, Toccoa, GA, 30577** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.



A tall blue sign for Bulldog Car Wash. The top section features a cartoon bulldog wearing a red jersey with the letter 'B' and a blue cap. Below the bulldog, the text 'Bulldog' is written in a large, red, stylized font, and 'CAR WASH' is in a black, blocky font. The bottom section of the sign has a white background with the text 'FREE VACUUM' in blue, blocky letters.

Bulldog
CAR WASH
FREE VACUUM

Pizza Hut
MADDOX
DRUGS
Pickup



A blue building with a sign that says 'CAR WASH' above the entrance. To the right of the entrance is a sign for 'Xpress Lube' in red and white. There are several cars parked in front of the building, and a person is visible near the entrance.

CAR WASH
Xpress Lube



Four car wash stations with blue and silver equipment. Each station has a blue canopy and a silver vacuum unit. A white SUV is parked in the first station, and a dark car is in the second. A person is visible near the third station.