



FINISH LINE EXPRESS PORTFOLIO

Dothan, AL 36305

Business &
Real Estate Sale

Offering Memorandum

1721 Ross Clark Cir



2688 Hartford Hwy



MATTHEWS™

1721 Ross Clark Cir



EXCLUSIVELY LISTED BY

Hutt Cooke

Broker Of Record

Broker Lic. No. 000168807 - 0 (AL)

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MATTHEWS™

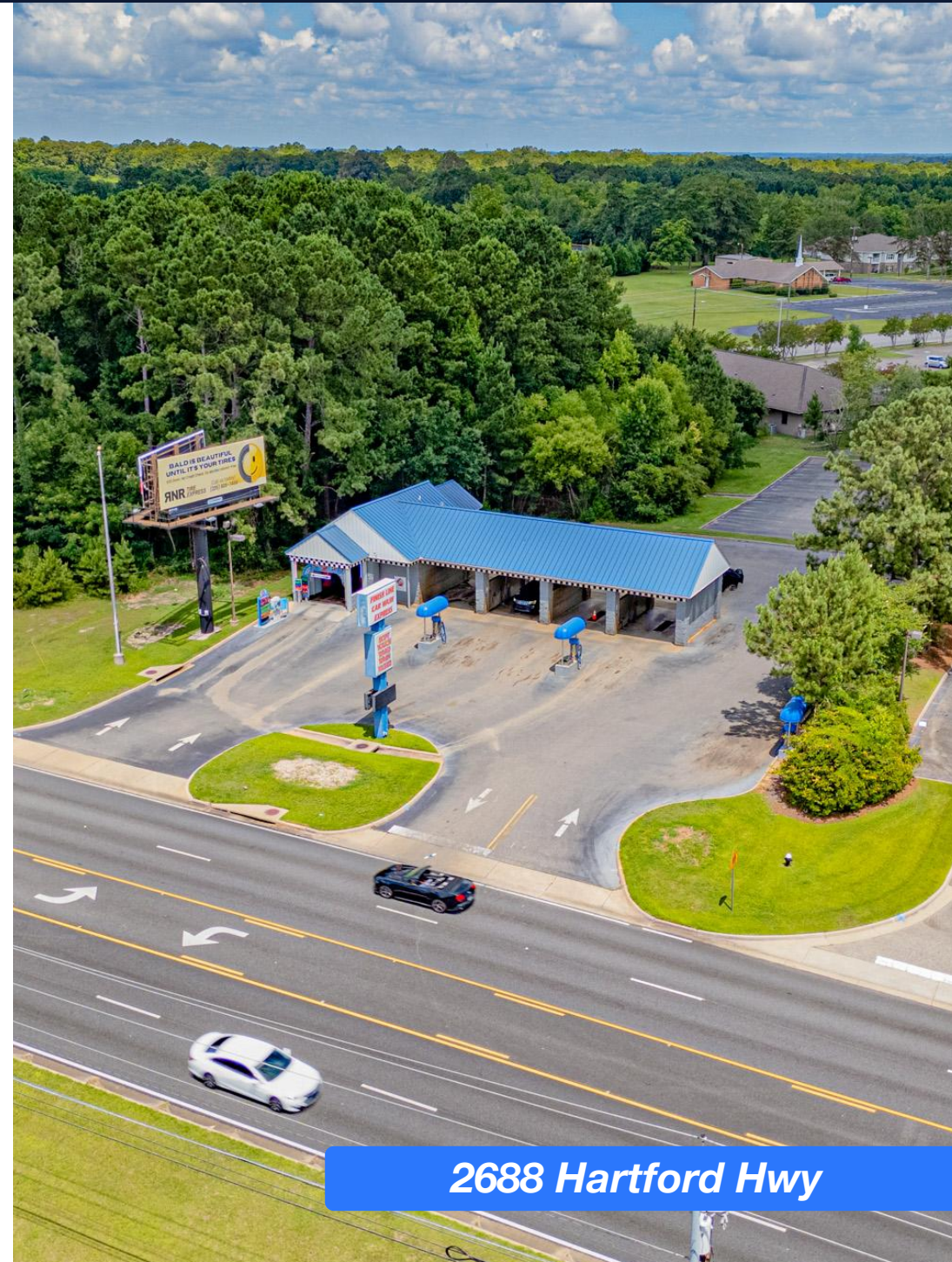
INVESTMENT HIGHLIGHTS

\$1,151,000
Portfolio List Price

Property Highlights

- **2-Unit Portfolio Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate for two established car washes in Dothan, AL.
- **High Traffic Counts** – 2688 Hartford Hwy has exposure to 14,000+ VPD, with 1721 Ross Clark Cir seeing over 27,000+ VPD providing excellent visibility.
- **Limited Direct Competition** - The surrounding area shows minimal saturation of similar car wash services, and any nearby new entrants are not expected to significantly impact customer retention due to the site's proven service quality, trusted reputation, and local brand recognition.
- **Well Kept Facilities** – Current ownership is local to the subject assets and has done an excellent job maintaining the condition of the properties. The next owner will enjoy a highly reduced level of expected deferred maintenance.
- **Strong Financial Performance** – Both washes have proven an established local track record, resulting in strong profit margins and high overall profitability.
- **Special Tax Advantage** - Under IRS Code Sections 179 & 168 (k), these types of properties can qualify for business expense deductions up to 40 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.

**Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or be relied on for tax, legal or accounting advice*



2688 Hartford Hwy

PROPERTY OVERVIEW

Finish Line Car Wash Portfolio
1721 Ross Clark Cir



2688 Hartford Hwy
Dothan, AL 36305

±474 SF

GLA

2017

Year Built

±28,000

Vehicles Per Day

±0.46 AC

Lease Type



Facility Summary

Express
Wash Type

60 ft Automatic
Tunnel Length

2 Vacuums
Vacuums

24/7
Hours of Operation



Southern Bone & Joint Specialists
Dothan East

Grady's Walk
±56 Units



Subject Property

Ross Clark Circle ±23,000 VPD

E Cottonwood Rd

Houston County Farm Center

Dothan Fire Department

Tristate Medical Supply



PROPERTY OVERVIEW

Finish Line Car Wash Portfolio
2688 Hartford Hwy



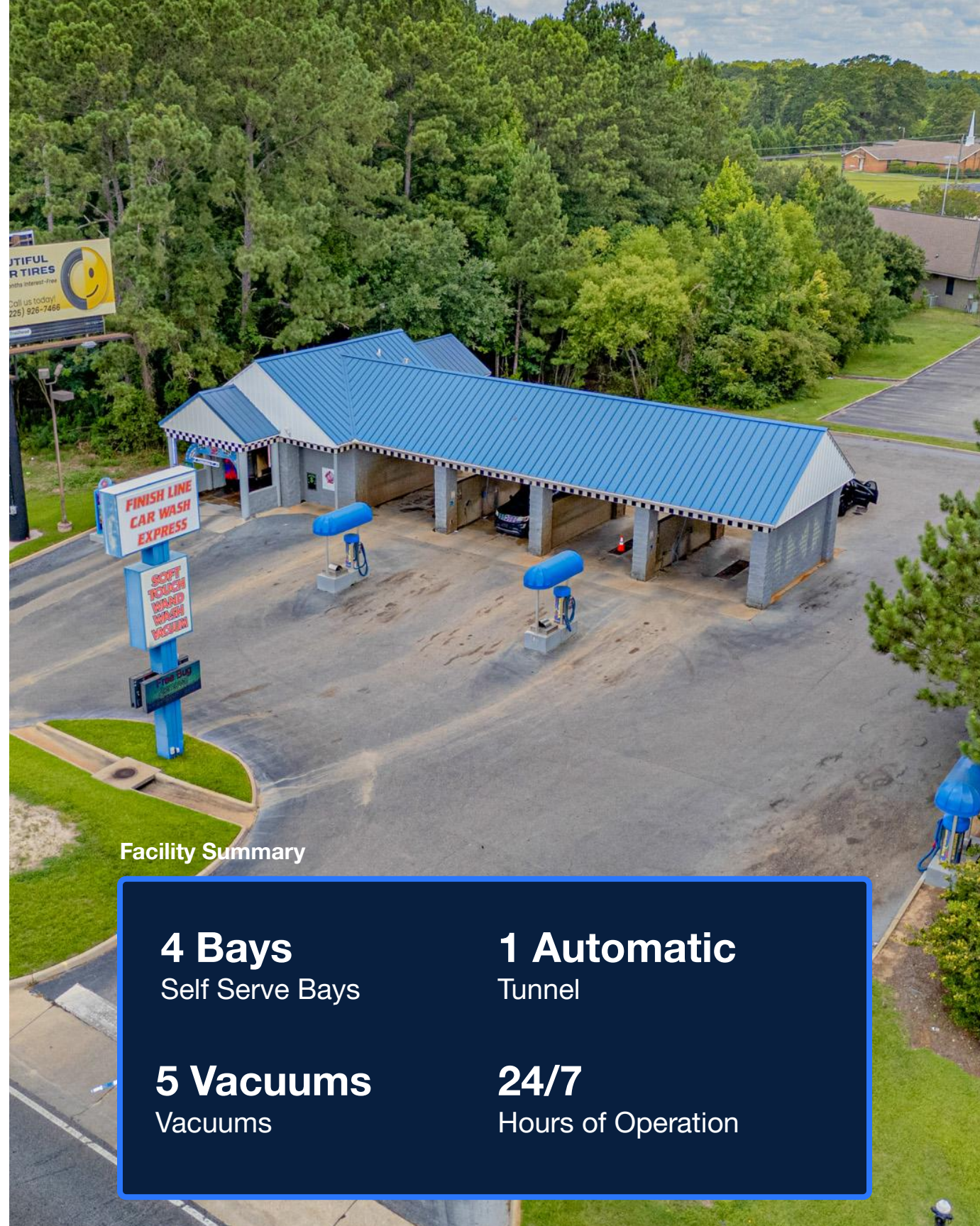
2688 Hartford Hwy
Dothan, AL 36305

±2,907 SF
GLA

2002
Year Built

±14,060
Vehicles Per Day

±0.58 AC
Lease Type



Facility Summary

4 Bays
Self Serve Bays

1 Automatic
Tunnel

5 Vacuums
Vacuums

24/7
Hours of Operation

CARmax

DOUBLE TREE
BY HILTON



Dorchester Court
±39 Units

RaceTrac **Advance Auto Parts**



GTR Tire

±39,000 VPD **231**



Honeysuckle Childcare & Preschool

STORAGE
Rentals of America

LOWE'S

Beaver Creek Homes

EYE SURGICAL ASSOCIATES

JACK'S DRUGS
MIDLAND CITY • DOTHAN
HOMETOWN PHARMACY

Subject Property

Honeysuckle Rd ±15,630 VPD

Hartford Hwy ±14,060 VPD

Fox Run Apartments
±156 Units

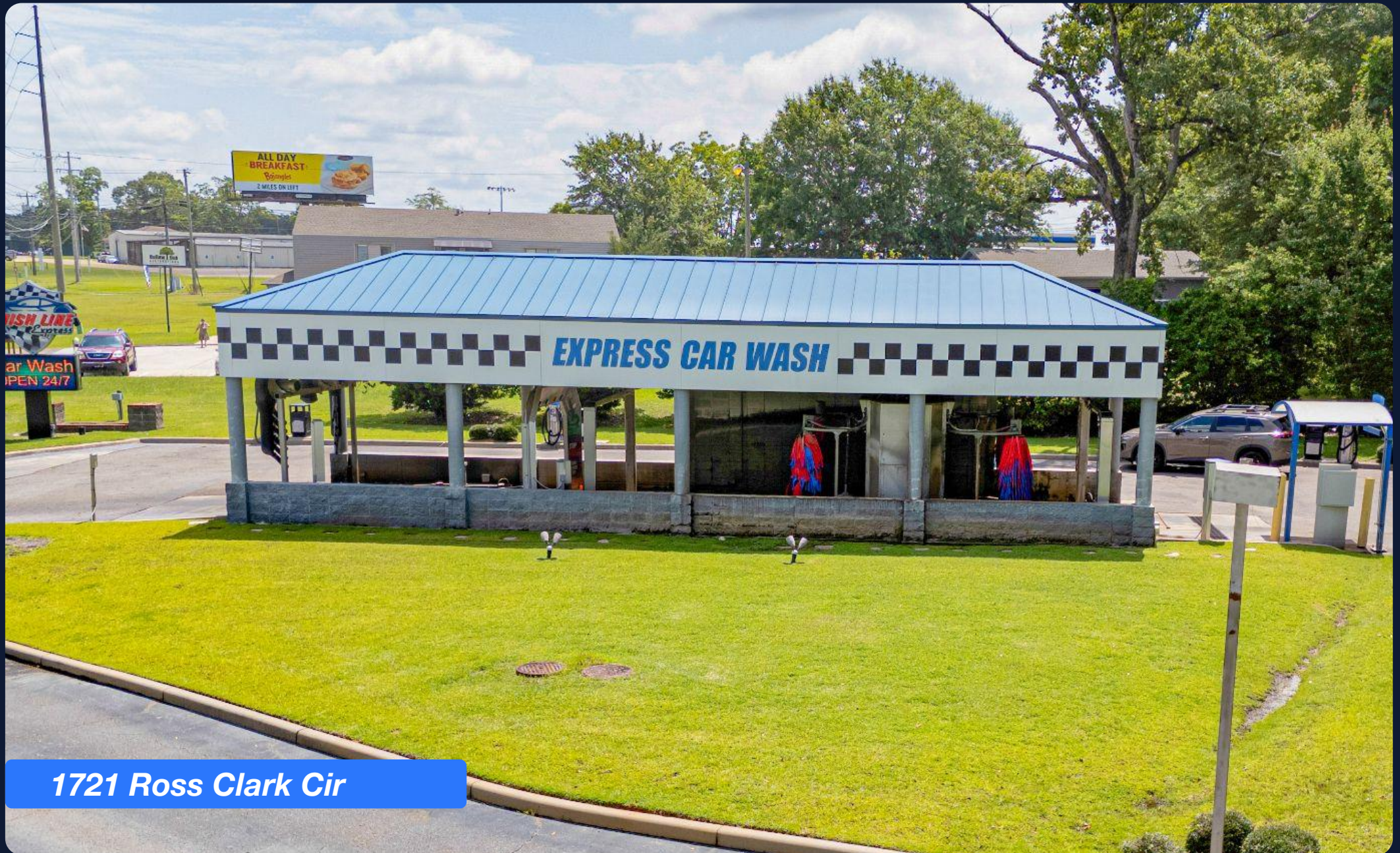
TRISTATE COMMUNITY PHARMACY

DOLLAR GENERAL



MARKET OVERVIEW

Finish Line Car Wash Portfolio
Dothan, AL 36305



1721 Ross Clark Cir

DOTHAN, AL

Local Market Overview

Dothan, Alabama serves as a commercial and service center for the Wiregrass region of Southeast Alabama, Southwest Georgia, and the Florida Panhandle. Its location at the convergence of three major U.S. highways creates consistent traffic flow through the city, making it ideal for drive-by retail and automotive services. The area is supported by a diverse local economy, with strong foundations in healthcare, education, agriculture, and retail. Residents benefit from a favorable cost of living and a growing interest from businesses seeking to serve both local consumers and regional travelers.

The local market for car wash services reflects consistent demand and room for growth, supported by year-round driving conditions and a community reliant on personal vehicles. A mix of national brands and independent operators signals a healthy balance of competition and opportunity. Dothan's infrastructure, accessibility, and ongoing development activity continue to support service-oriented retail, making it a strategically sound location for a car wash investment. The city's growth trajectory and regional importance offer long-term upside for well-positioned commercial assets.



Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	32,705	69,746	102,442
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	14,127	29,606	42,467
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$91,102	\$90,469	\$68,628

ALBANY, GA MSA

Economy

Albany's economy is anchored by resilient sectors such as healthcare, education, manufacturing, and logistics. Major employers include Phoebe Putney Health System, Albany State University, and Procter & Gamble, each contributing to a stable employment base and steady consumer demand. The city's role as a regional service hub for surrounding rural counties supports consistent economic activity, particularly in retail, essential services, and distribution.

The market also benefits from industrial and logistics infrastructure that supports warehousing and regional supply chains. Albany's access to CSX rail, a regional airport, and key highway routes makes it attractive for distribution-oriented businesses. Ongoing investment in workforce development and technical training—especially through local institutions like Albany Technical College—reinforces labor availability and enhances the long-term viability of businesses operating in the area.

Attractions

Albany offers a mix of recreational, cultural, and civic amenities that help generate foot traffic and reinforce local engagement. Chehaw Park and Zoo, the Flint RiverQuarium, and the Thronateeska Heritage Center serve as regional draws for families, school groups, and tourists. These attractions support year-round visitation and add depth to the city's community-oriented appeal, which complements the presence of daily-needs retailers.

In addition to its destination attractions, Albany maintains a network of neighborhood parks, sports complexes, and civic venues that host local events and activities. Community hubs such as the Albany Civic Center and Veterans Park Amphitheater provide space for concerts, festivals, and sports tournaments that attract both residents and out-of-town visitors. These ongoing activities contribute to strong daytime and weekend traffic patterns—factors that support sustained visibility and performance for retail tenants.



Georgia is recognized for its strong economic fundamentals, pro-business environment, and sustained population growth. With **no state property tax** and a strategic location in the Southeast, Georgia supports business development across industries, particularly in **logistics, manufacturing, and retail**. Albany benefits from this broader statewide momentum while serving as a key commercial center within southwest Georgia.



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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 2688 Hartford Hwy, Dothan, AL, 36305 ("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.

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