

Business and Real Estate
Investment Opportunity

Offering Memorandum

MATTHEWS™



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CARSTAR Collision Masters

996 Old Rte 66 | St Robert, MO 65584

Exclusively Listed By



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Table of Contents

04 Property
Overview

08 Tenant
Overview

09 Market
Overview

PROPERTY OVERVIEW

CARSTAR Collision Masters
996 Old Rte 66 St Robert, MO 65584



Investment Highlights

Property Highlights

- **Established Turnkey Collision Repair Business**

CARSTAR Collision Masters operates as a fully functioning collision repair facility with an established operating history, trained staff, equipment, and an existing customer base. A buyer can step into a business that is already producing revenue and serving the local market without the significant startup costs, construction timelines, permitting challenges, and marketing efforts typically required to launch a new collision repair operation. The existing systems, operational processes, and reputation within the community provide a strong foundation for continued operations and future growth.

- **Real Estate Included Creating Long Term Asset Value**

The offering includes both the operating business and the underlying real estate, creating a unique opportunity for a buyer to control the physical location of the operation while building equity in the property. Many collision repair businesses operate under long term leases, exposing owners to rent increases or relocation risks. Ownership of the real estate eliminates these concerns while providing an appreciating asset that can be leveraged for financing, held for long term investment, or potentially redeveloped in the future. This structure also provides flexibility for future owners to lease the facility to an operator if desired.

- **Strategic Location Near a Major Military Installation**

The facility is located in St. Robert, Missouri, immediately adjacent to Fort Leonard Wood, one of the United States Army's largest and most active training installations. The base supports a substantial and continually renewing population of military personnel, civilian employees, contractors, and family members. This population generates ongoing demand for automotive services, including collision repair, as thousands of vehicles move through the area each year. The constant turnover of military personnel also creates a recurring influx of new residents and potential customers.





EAA Chapter 1402
Airport

Pilot FLYING

LOWE'S

CHEVROLET
GMC

Schnucks

Ford

Walmart
Supercenter

6
mobile

± 44,600 VPD

bomgaars
Wendy's McDonald's

Sullivan High School
±708 Students

Super
8

Sullivan Middle School
±353 Students

Cracker
Barrel

DOLLAR GENERAL

Comfort
INN & SUITES

Subject
Property

SLP
LIGHTING

SULLIVAN 6 CINEMA

BJC Health

Missouri Baptist Sullivan Hospital
±35 Beds

KLOGS
FOOTWEAR

HARMON
TRUCK SERVICE

Ditch Witch
Worx

Google Earth

996 Old Rte 66
St Robert, MO 65584

±8,418 SF
GLA

±1.10 AC
Lot Size

±44,600
Vehicles Per Day

1966
Year Built

\$65.33
Price/SF Building

\$550,000
Building Price

\$200,000
Business Price

\$750,000
List Price

Contact Broker
For More Financial Information



Tenant Summary

Year Founded
1989

Headquarters
Charlotte, NC

Franchisee of
Driven Brands Inc.

CARSTAR Employees
5,000+

CARSTAR Locations
700+

System-Wide Annual Revenue
\$6.5 Billion



Tenant Overview

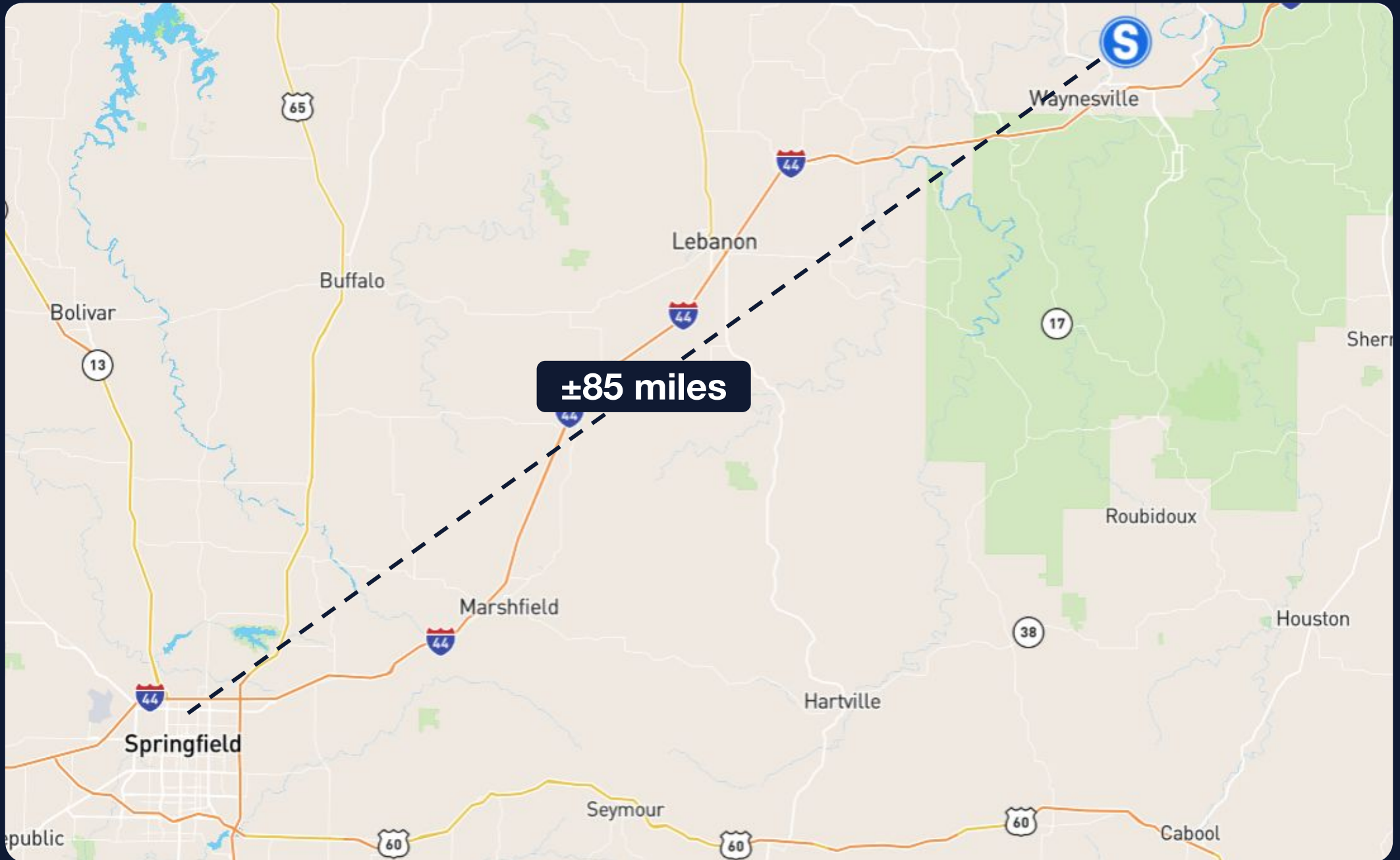
CARSTAR is one of North America's largest and most respected networks of independently owned and operated collision repair facilities. Founded in 1989, CARSTAR has built a strong reputation for delivering high-quality automotive repair services, specializing in collision repair, paintless dent removal, and storm damage restoration. With more than 700+ locations across the United States and Canada, CARSTAR has established itself as a trusted provider in the automotive aftermarket industry..

Franchisee Overview

Headquartered in Charlotte, North Carolina, CARSTAR operates as a subsidiary of Driven Brands Holdings Inc. (NASDAQ: DRVN), a leading automotive services company that also owns nationally recognized brands such as Maaco, Meineke, and Take 5 Oil Change. CARSTAR supports its franchisees through centralized marketing, insurance partnerships, and standardized operational procedures, ensuring consistent service and strong brand recognition across its network. One of its rapidly expanding operators is Puget Collision, a multi-shop operator founded in 2022 by industry veteran Joe Morella that specializes in auto body collision repair across the western United States. Through strategic acquisitions—including multiple CARSTAR and Fix Auto USA franchise locations—Puget Collision has grown to more than 50 locations across Washington, Oregon, California, and Colorado as of December 2024.

MARKET OVERVIEW

CARSTAR Collision Masters
996 Old Rte 66 St Robert, MO 65584



St Robert, MO



Market Demographics

13,965

3 Mile Population

\$97,560

Average HH Income

\$233,000

Median Property Value

Local Market Overview

St. Robert, Missouri sits in the heart of Pulaski County along Interstate 44, a key east-west transportation corridor connecting the region to Springfield and St. Louis. The city functions as the primary commercial gateway to Fort Leonard Wood, a major U.S. Army installation that trains tens of thousands of military personnel annually and anchors the regional economy. This steady military presence creates consistent demand for logistics, maintenance, construction support, and supply-chain services that rely on industrial and flex space in the surrounding community.

In addition, the Technology Park at Fort Leonard Wood facilitates collaboration between military operations, private industry, and academic institutions, reinforcing the area's role as a hub for defense-related innovation and support services. Ongoing infrastructure investments, including the expansion of the Waynesville–St. Robert Regional Airport and improved connectivity along I-44 and historic Route 66, continue to strengthen the region's accessibility and long-term economic outlook.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	13,965	26,313	46,937
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	5,626	9,777	14,507
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$97,560	\$91,129	\$88,665

Springfield, MO | MSA

Local Market Overview

Springfield, Missouri, stands out as the economic, cultural, and educational hub of southwest Missouri, serving a broad regional trade area. The city continues to experience steady growth, supported by a young and expanding workforce that values convenience and quality in dining. With multiple universities, a strong medical community, and robust retail corridors, Springfield benefits from consistent foot traffic and a customer base that skews toward students, professionals, and families.

The city's diverse economy — anchored by healthcare, higher education, retail, and manufacturing — provides long-term stability and resilience, while its central location along major transportation routes strengthens its role as a commercial hub for the Midwest. Rising incomes and steady consumer spending drive growth in retail and service sectors, creating an attractive environment for fast-casual concepts. Together, these factors make Springfield an ideal market for Chipotle, with the demographics, traffic drivers, and economic foundation to support strong and sustainable performance.

Third-Largest City In Missouri

\$29.3 Billion Regional GDP



Missouri State

UNIVERSITY

Missouri State University, established in 1905, is a comprehensive public university located in Springfield, Missouri, and serves as the state's second-largest institution of higher learning with more than 23,000+ students. The university offers over 150+ undergraduate majors and more than 45+ graduate programs across disciplines such as business, education, health sciences, agriculture, and the arts. Guided by its unique public affairs mission, MSU emphasizes ethical leadership, cultural competence, and community engagement, preparing students for both professional achievement and civic responsibility. Its ±225-acre campus blends historic landmarks like Carrington Hall with modern academic, residential, and cultural facilities, including the Duane G. Meyer Library and the Juanita K. Hammons Hall for the Performing Arts. With more than 300+ student organizations, NCAA Division I athletics, and vibrant cultural and research opportunities, Missouri State University combines the breadth of a large public institution with a strong commitment to accessibility, affordability, and student success.

23,000

Enrollment

300+ Programs

Student Life



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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 **996 Old Rte 66, St Robert, MO, 65584** ("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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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.