

THE BUBBLE ZONE CAR WASH & LUBE CENTER

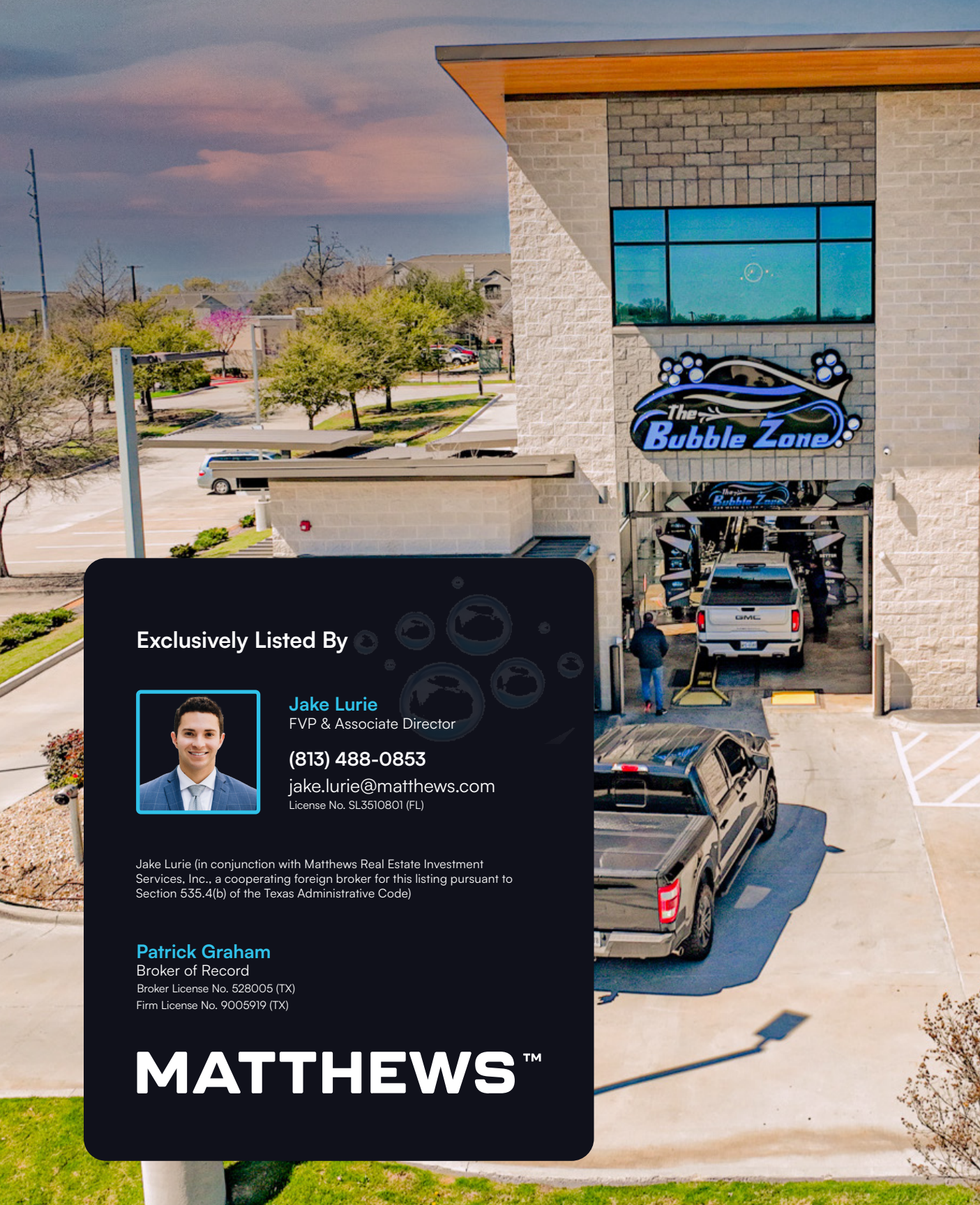
5243 Naaman Forest Blvd, Garland, TX 75040



State-of-the-Art Build-Out | Owner/User | Business & Real Estate For Sale

Offering Memorandum

MATTHEWSTM



Exclusively Listed By



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Jake Lurie (in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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PROPERTY OVERVIEW

The Bubble Zone Car Wash & Lube Center

5243 Naaman Forest Blvd, Garland, TX 75040



Investment Highlights

Property Highlights

- **Turnkey Car Wash & Automotive Service Business:** Opportunity to acquire both the real estate and operating business, allowing investors to immediately benefit from an established operation with strong EBITDA potential.
- **Brand New 2024 Construction:** State-of-the-art facility completed in March 2024, featuring modern architecture, premium equipment, and minimal deferred maintenance.
- **High-Capacity Express Wash Infrastructure:** Equipped with a 135-foot PECO conveyor tunnel, providing high throughput capacity for volume-driven wash operations.
- **Multiple Revenue Streams:** The property combines express car washing, detailing services, and automotive repair, including a six-bay auto service center, enhancing overall revenue diversification.
- **Premium Customer Experience:** Luxury customer lounge featuring coffee bar, kids playroom, retail counter, and charging stations, creating a differentiated customer experience compared to typical wash facilities.
- **Extensive Automotive Service Facilities:** Includes ±3,763 SF six-bay auto repair facility, service pits, bulk oil dispensing station, and detailing bays for additional service offerings.
- **Robust Equipment & Technology Package:** Features DRB POS system, bank tubing cash handling system, video surveillance, mat cleaner, tire air station, and extensive operational infrastructure.
- **Environmentally Friendly Water Reclaim System:** Super Clear 500 three-tank 1,500-gallon water reclaim system significantly reduces water usage and **operating costs**.
- **Significant On-Site Amenities:** Includes 23 vacuum stations, detailing bays, manager's office, break room with kitchen, equipment room, and second-floor owner's office suite.

Location Highlights

- **Prime Retail Corridor:** The property sits in a highly trafficked area with Academy Sports, Walmart, Sam's Club, Office Depot, Target, Lifetime Gym, Buffalo Wild Wings, Raising Canes and several other high-profile retailers in the immediate vicinity.
- **High Traffic Location:** Bubble Zone is located directly off President George Bush Turnpike (91,000+ VPD) and Garland Avenue (23,000+ VPD). The site sits next to the Curtis Culwell Center and Naaman Forest High School, generating consistent traffic from nearby retail, community events, school activities, and daily commuters.
- **Dense Residential Base:** Located along Naaman Forest Boulevard in Garland, the site is surrounded by established residential neighborhoods that provide a strong built-in customer base and steady neighborhood demand throughout the day.



Property Overview

\$10,998,000

List Price

Business and Real Estate For Sale Together

Car Wash Features

Car Wash Equipment PECO

Tunnel Length 135 Feet

POS System DRB

Vacuum Count 23

Auto Bays 6

GLA (SF) ±9,756

Lot Size (AC) ±1.8

Year Built 2024



Site Plan



Interior Photos

Automotive Waiting Room



6-Bay Auto/Lube Center



Underground Pits



Child Play Ground





Walmart Supercenter
 Top 1% of National Locations
 Source: AlphaMap

Firewheel Town Village
 ±154 Units

tru
 by HILTON

Gilbreath-Reed Career and Technical Center
 ±3,400 Students

Naaman Forest High School
 ±2,600 Students

Holiday Inn

TEXAS ROADHOUSE

Wingstop

HYATT PLACE

CURTIS CULWELL CENTER

President George Bush TPKE

± 91,200 VPD

sam's club
 Top 2% of National Locations
 Source: AlphaMap

Academy SPORTS+OUTDOORS
 Top 3% of National Locations
 Source: AlphaMap

SONIC

Subject Property

Naaman Forest Blvd

Comerica





Dane Park North Garland
±338 Units

Berkshire Spring Creek
±448 Units

Stoneleigh on Spring Creek
±497 Units

The Hendry
±399 Units



TARGET
Top 6% of National Locations
Source: AlphaMap

President George Bush TPKE ± 91,200 VPD



N Garland Ave ± 23,800 VPD

Academy
SPORTS+OUTDOORS
Top 3% of National Locations
Source: AlphaMap

Subject Property

Naaman Forest Blvd



TARGET
 Top 6% of National Locations
 Source: AlphaMap

BLACK ROCK
 COFFEE BAR

Raising Cane's
 CHICKEN FINGERS

Walmart
 Supercenter
 Top 1% of National Locations
 Source: AlphaMap

President George Bush TPKE ± 91,200 VPD

crumbl cookies
tropical CAFE
 SMOOTHIE
PANDA EXPRESS
 CHINESE KITCHEN

7 ELEVEN

TACO BELL

sam's club
 Top 2% of National Locations
 Source: AlphaMap

HYATT PLACE

THAI Noodle Wave
FIREWHEEL
 MODERN DENTISTRY

Wendy's

Red Robin
 GOURMET BURGERS AND BREWS

SONIC

Academy
 SPORTS+OUTDOORS
 Top 3% of National Locations
 Source: AlphaMap

Subject Property

Southlake Blvd ± 43,000 VPD

Comerica

Naaman Forest Blvd





5320 N Garland Ave | Garland, TX 75040

Located ±0.7 Miles Away From Subject Property

Walmart is the largest retailer in the world by revenue and one of the most influential companies in the global retail industry. Founded by Sam Walton in 1962 and headquartered in Bentonville, Arkansas, the company operates thousands of stores worldwide and serves millions of customers each day. Walmart offers a broad assortment of products, including groceries, clothing, electronics, home goods, and everyday essentials, with a strong focus on keeping prices low for consumers. Its operations include Walmart Supercenters, discount stores, Neighborhood Markets, e-commerce platforms, and the Sam's Club warehouse chain.

TOP 1%

Of National Locations

TOP 3%

Of State Locations

TOP 2%

Of City Locations



5150 N Garland Ave | Garland, TX 75040

Located ±0.1 Miles Away From Subject Property

Sam's Club is a membership-based warehouse retail chain owned by Walmart Inc. Founded in 1983 and named after Walmart founder Sam Walton, the company operates hundreds of warehouse clubs across the United States and internationally. Sam's Club sells a wide range of products, including groceries, electronics, household goods, and office supplies, often in bulk quantities at discounted prices for members. The stores are typically large warehouse-style locations designed to provide value through lower prices and high-volume sales, making them popular among families and small businesses.

TOP 2%

Of National Locations

TOP 4%

Of State Locations

TOP 7%

Of City Locations

Source: AlphaMap



4920 N Garland Ave | Garland, TX 75040

Located ± 0.1 Miles Away From Subject Property

Academy Sports + Outdoors is a major sporting goods and outdoor recreation retailer in the United States. The company offers a wide range of products for sports, fitness, hunting, fishing, camping, and outdoor activities, along with apparel and footwear for men, women, and children. Founded in 1938 and headquartered in Katy, Texas, Academy has grown into a large chain with hundreds of stores across the country as well as an online shopping platform. The brand is known for providing a broad selection of national brands and its own private-label products at competitive prices, making sporting and outdoor gear accessible to families, athletes, and outdoor enthusiasts alike.

TOP 3%

Of National Locations

TOP 3%

Of State Locations

TOP 3%

Of City Locations



5301 N Garland Ave | Garland, TX 75040

Located ± 0.8 Miles Away From Subject Property

Target is a major American retail corporation that operates large discount stores selling a wide variety of general merchandise and groceries. Headquartered in Minneapolis, Minnesota, the company opened its first Target store in 1962 and has since grown to operate more than 2,000 locations across the United States. Target is known for offering stylish, trend-focused products at relatively affordable prices, combining everyday essentials with clothing, home goods, electronics, and food. The retailer emphasizes design and value, often partnering with well-known brands and designers while also offering its own private-label products.

TOP 6%

Of National Locations

TOP 8%

Of State Locations

TOP 3%

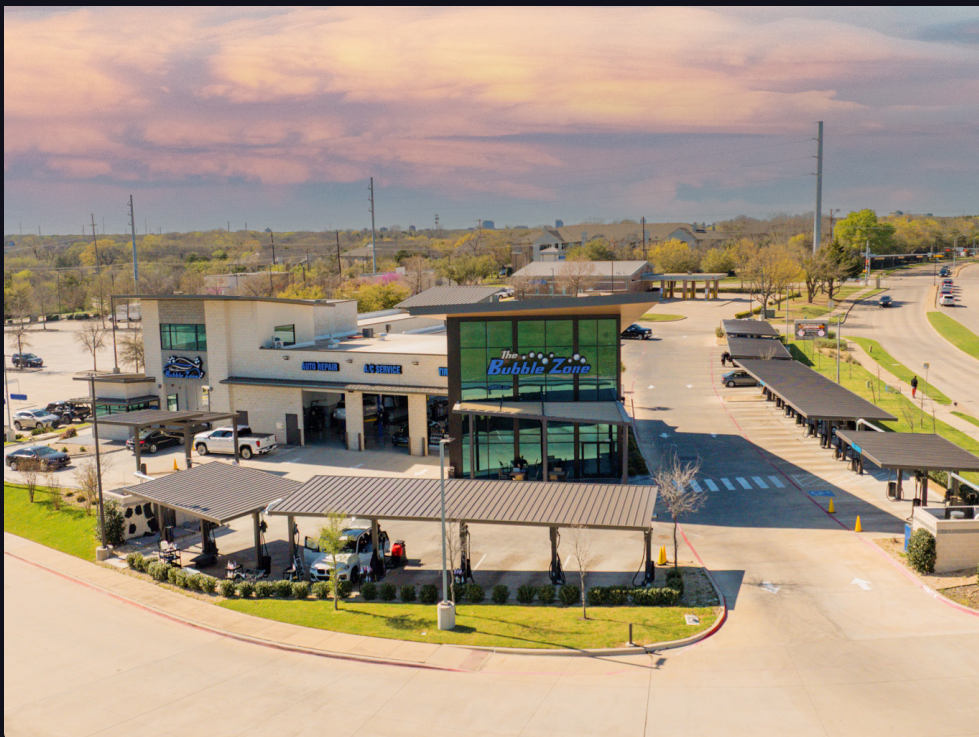
Of City Locations

Source: AlphaMap

Property Photos



Property Photos



MARKET OVERVIEW

The Bubble Zone Car Wash & Lube Center

5243 Naaman Forest Blvd, Garland, TX 75040



Dallas, TX MSA

GARLAND, TX

Market Demographics

245,298

Total Population

\$74,717

Median HH Income

2.5%

Population Growth Since 2020

81,954

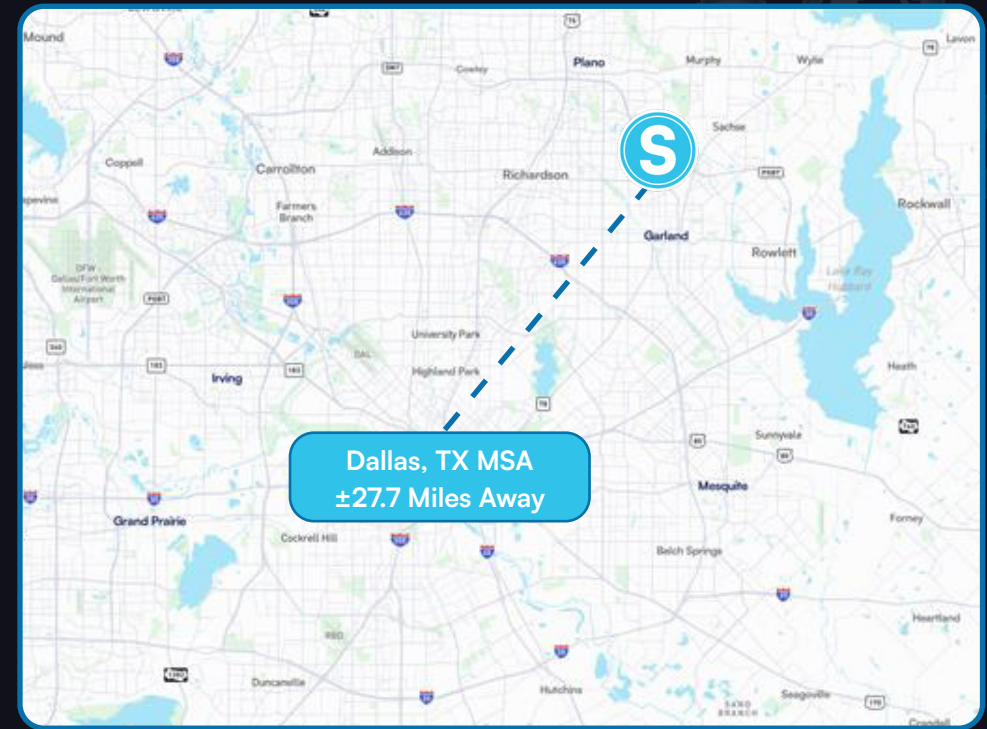
of Households

34.7

Median Age

\$3.6B

Annual Retail Sales in Garland



Local Market Overview

Garland, Texas is a well-established community located northeast of Downtown Dallas within the Dallas-Fort Worth Metroplex. The city benefits from direct access to major transportation corridors including Interstate 635, President George Bush Turnpike, and State Highway 78, providing convenient connectivity to the region's major employment centers and business districts. Garland's strategic location within one of the nation's largest and fastest-growing metropolitan areas supports a diverse economic base driven by manufacturing, technology, logistics, healthcare, and professional services.

In addition to its strong economic foundation, Garland offers a balanced mix of residential neighborhoods, retail centers, and recreational amenities that contribute to a high quality of life. The city maintains an extensive parks and trails system, multiple lakes and green spaces, and a growing downtown district that hosts community events, dining, and entertainment. Continued public and private investment has supported revitalization efforts, infrastructure improvements, and mixed-use development, enhancing Garland's long-term appeal within the broader DFW region.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	112,510	305,327	1,168,683
2030 Population	114,445	320,900	1,258,394
2025-2030 Growth	0.3%	1.0%	1.5%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	40,092	106,093	438,331
2030 Households	40,757	111,883	471,660
2025-2030 Growth	0.3%	1.1%	1.5%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$105,791	\$102,669	\$103,301

GARLAND EXPERIENCING MAJOR ECONOMIC AND RETAIL GROWTH

New development and infrastructure investment driving population and traffic

\$250M+ Data Center Campus

Garland is emerging as part of the Dallas-Fort Worth technology infrastructure market with the development of a **large-scale data center campus** expected to represent more than \$250 million in investment. The project includes **multiple data center buildings** delivering significant power capacity and supporting high-tech infrastructure operations. Developments of this scale attract skilled employment, contractors, and long-term operational staff, **contributing to increased daytime population and economic activity in the surrounding area.**

H-E-B Grocery Developments

Garland is experiencing continued retail reinvestment with the introduction of new H-E-B concepts, including a **Joe V's Smart Shop currently under development** near the LBJ Freeway and Centerville Road corridor, along with plans for a full-service H-E-B near Firewheel Parkway. Grocery-anchored developments are among the most consistent generators of daily consumer traffic, **attracting frequent visits from surrounding households and supporting additional retail and service users** throughout the trade area.

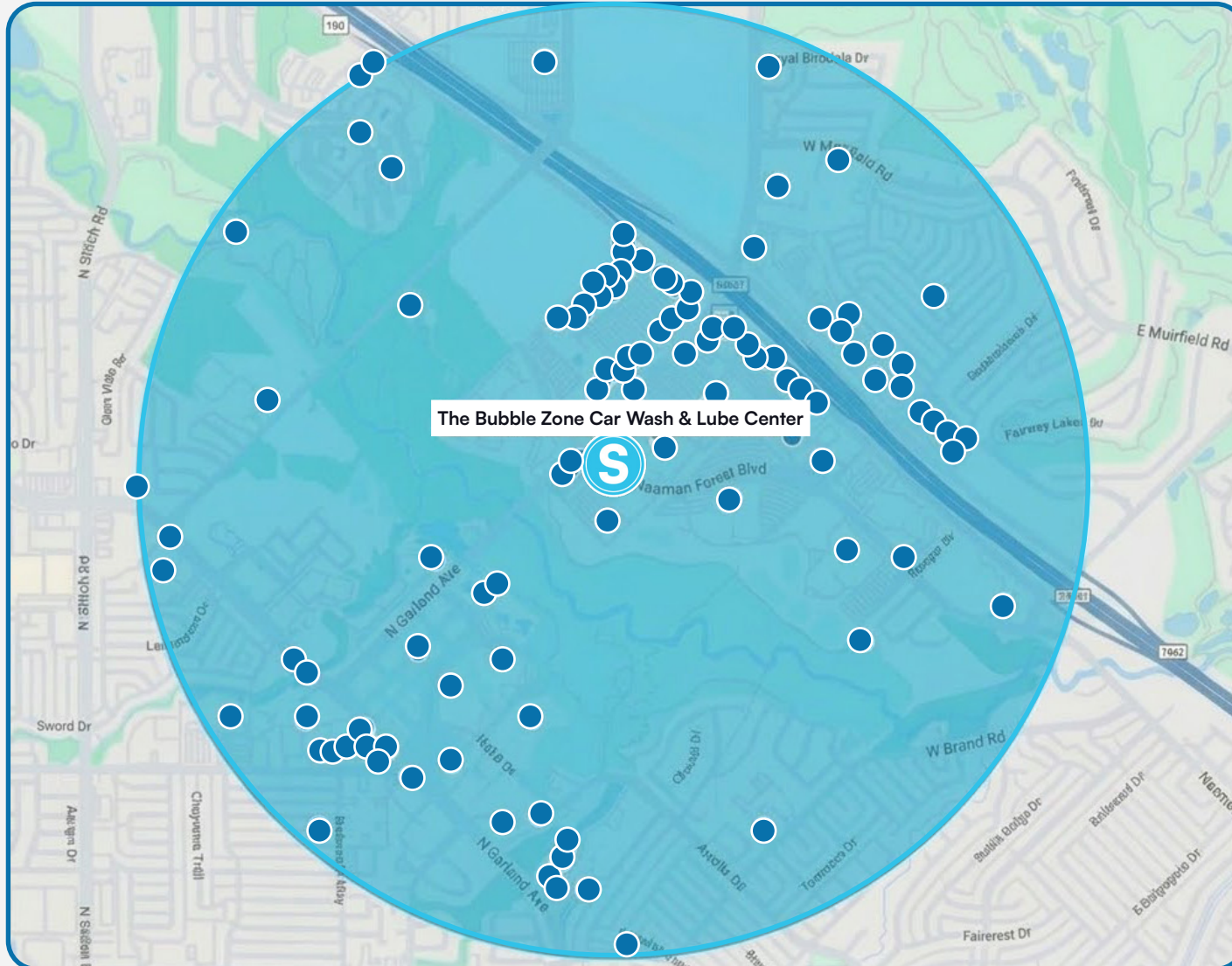
\$71M Soccer & Entertainment Concept

The City of Garland is advancing plans for a **127-acre youth soccer and entertainment complex** with an estimated investment of approximately \$71 million. The project is expected to feature multiple competition fields, spectator seating, and event space **designed to host regional tournaments and community events.** Once completed, the complex is anticipated to **draw significant visitor traffic from across North Texas,** supporting surrounding retail and service businesses.

DENSE GARLAND TRADE AREA DRIVES TRAFFIC

The Bubble Zone Car Wash is located within a dense and well-established residential corridor in northeast Garland. The *one-mile radius* surrounding the site is characterized by *numerous single-family neighborhoods, schools, and neighborhood retail centers* that generate consistent daily vehicle activity. Naaman Forest Blvd serves as *a key local connector through the area* and carries $\pm 8,400$ vehicles per day, providing *steady exposure and convenience for passing drivers*. Nearby residential density and daily commuter patterns create a *strong base of repeat customers*, while surrounding schools and neighborhood services further contribute to routine traffic throughout the corridor.

Area Visits in a One Mile Radius of Subject Property



196

Active Locations within Trade Area

17,566

Average Monthly Visits Per Location

41,315,820

Total Visits in Last 12 Months

PLANO, TX

Plano's Corporate Growth Driving Regional Demand

Plano's proximity to the subject property is a significant advantage, as the city has emerged as **one of the most important corporate and employment hubs in the Dallas-Fort Worth metroplex**. Just a short drive from the site, Plano's **Legacy District** continues to attract major corporate investment and a large daytime workforce. Most recently, **AT&T announced it will relocate its global headquarters to a new 54-acre campus in Plano**, bringing approximately **6,000 employees to the area** as part of a \$1.35 billion development. The district already hosts major corporate campuses including Toyota North America, Liberty Mutual, and Frito-Lay, creating a dense concentration of high-income employees and daily commuters traveling through the surrounding road network.



260,000+

Total Jobs in the Plano Market

The **Texas Research Quarter is a planned \$4 billion life sciences and innovation district** in Plano that will redevelop the former Electronic Data Systems campus into a major biotechnology and pharmaceutical hub. Spanning **more than 200 acres**, the project is expected to deliver millions of square feet of laboratory, research, and advanced manufacturing space designed to attract biotech firms, pharmaceutical companies, and medical research organizations. The **multi-phase development will also incorporate mixed-use components including office space, retail, hospitality, and residential uses**. Once completed, the Texas Research Quarter is expected to bring a **large number of highly skilled employees to the area** and further strengthen Plano's position as a major corporate and innovation center in North Texas, **generating significant commuter traffic throughout the surrounding region**.



DFW, TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth (DFW) metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlights this surge, with DFW adding approximately 177,922 residents from

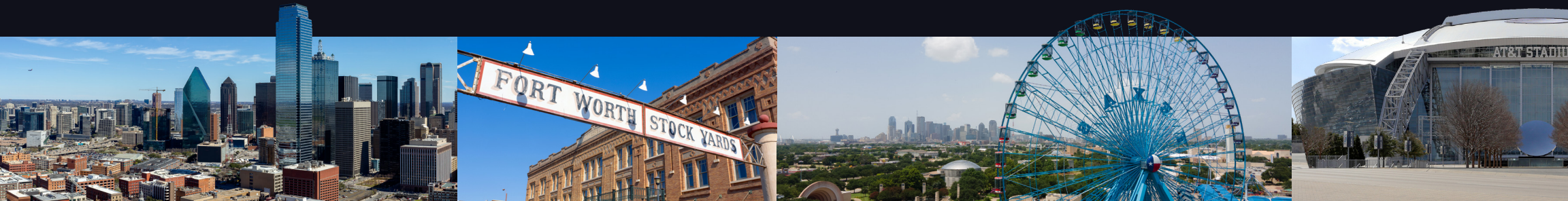
2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population
8.3 Million

Median HH Income
\$89,713

Annual Visitors
75.5 Million in 2024

GDP
\$745+ Billion



I Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5243 Naaman Forest Blvd, Garland, TX 75040** ("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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Information About Brokerage Services

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

11-2-2015



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 REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date