

# CARY'S CAR WASH & LUBE CENTER

4530 Western Center Blvd | Haltom City, TX 76137

Owner / User  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

# EXCLUSIVELY LISTED BY

## Point of Contact



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*TX Disclaimer - Landon Carter, Clay Smith, & Beryl Grant (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)*

## **Patrick Graham**

Broker of Record

Broker License No. 528005 (TX)

Firm License No. 9005919 (TX)

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# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Owner/User Opportunity** – Opportunity to acquire the building, business and underlying real estate of a well-established car wash and lube business.
- **Top Performing Walgreens** – According to AlphaMap Data, the Walgreens next door ranks in the 97th percentile nationally in store visits and in the 91st percentile in the state of Texas with over 1.7 million recorded visits in 2024.
- **Large Lot/Development Opportunity** – Situated on approximately 2.57 acres, there is a value-add opportunity to utilize the large parcel to add vacuums and allow for a high-volume location.
- **High Traffic Counts** – Western Center Blvd at this location see's over 27,000 vehicles per day.
- **Rapidly Growing Trade Area** – The 3-Mile radius population is north of 131,000 and expected to continue growing 5% over the next 5 years according to CoStar data.
- **Retailers Nearby** – National retailers less than half a mile include Albertson's, Kroger, CVS, Chase Bank, Walgreens, KFC, McDonald's, Pinnacle Bank and many more large national retailers.
- **Qualifies For Bonus Depreciation** – Car washes qualify for 100% bonus depreciation which allows for additional tax benefits. Please consult your CPA for further details

**\$2,900,000**  
List Price



**Carmel Creekside Apartments**  
±422 Units

**Kessler Apartments**  
±228 Units

**Belterra Apartments**  
±288 Units



**Parkview Elementary**  
±572 Students

**Park Creek**  
±300 Units

**Garden Gate**  
±240 Units



N Beach St ± 30,600 VPD



**Subject Property**

Western Center Blvd ± 23,900 VPD



Western Center Blvd ±23,900 VPD



**4530 Western Center Blvd**  
Haltom City, TX 76137

### Facility Summary

Wash Name **Cary's Carwash**

Vacuums **3 Units, 16 Hose Outlets**

Equipment **Belanger**

Wash Type **120 Ft Tunnel**

Year Built **2000**

Lot Size **±2.57 AC**



# HALTOM CITY, TX

## Market Demographics

**45,767**

Total Population

**\$59,057**

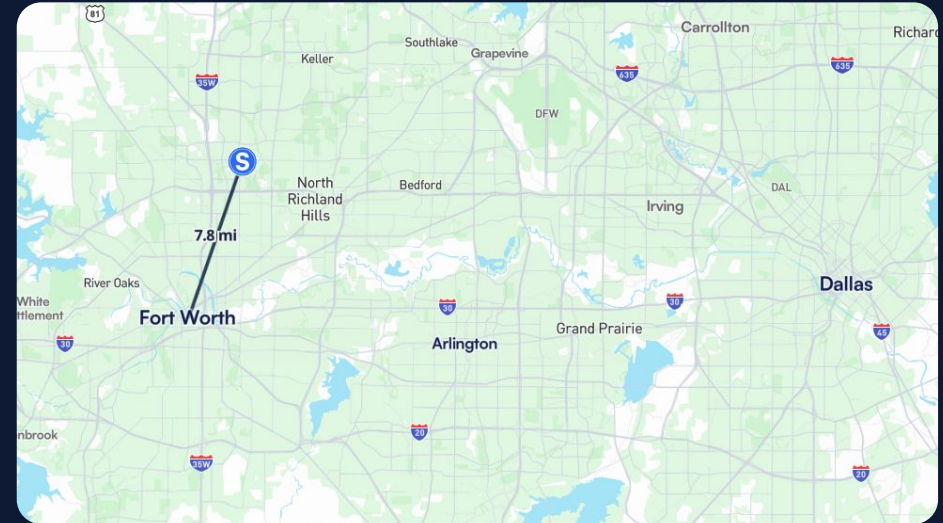
Median HH Income

**23,200**

Employed Population

**35.7**

Median Age



## Local Market Overview

Haltom City is a suburban municipality located in Tarrant County, Texas, situated just northeast of Fort Worth. With a population of roughly 45,000 residents, it is a mid-sized city that developed rapidly in the post-World War II era as soldiers returned home and the Dallas-Fort Worth metroplex began its dramatic expansion. The city is primarily residential in character, featuring a mix of older mid-century neighborhoods and more recent developments, and it benefits from its proximity to major thoroughfares like Loop 820 and Highway 121, making it a convenient hub for commuters working throughout the greater Fort Worth area.

Haltom City has long been known for its working-class roots and its strong sense of community identity. Economically, the city hosts a variety of small businesses, auto dealerships, and light industrial operations, and its commercial corridors reflect a diverse and evolving population that includes a significant Latino community. The city has faced challenges common to many inner-ring suburbs, including aging infrastructure and the need for economic revitalization, but local leadership has worked to attract investment and improve public services over the years. Haltom City is served by the Birdville Independent School District, which is well-regarded in the region and serves as an important anchor for family life and community cohesion throughout the area.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	19,225	130,794	317,380
Current Year Estimate	18,424	127,548	307,956
2020 Census	18,109	124,830	298,473
Growth Current Year-Five-Year	4.35%	2.54%	3.06%
Growth 2020-Current Year	1.74%	2.18%	3.18%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,124	50,040	116,465
Current Year Estimate	7,674	48,135	111,322
2020 Census	6,943	44,810	103,583
Growth Current Year-Five-Year	5.87%	3.96%	4.62%
Growth 2020-Current Year	10.53%	7.42%	7.47%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$111,965	\$116,949	\$127,263

# DALLAS-FORT WORTH, TX

The Dallas-Fort Worth 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 highlight 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

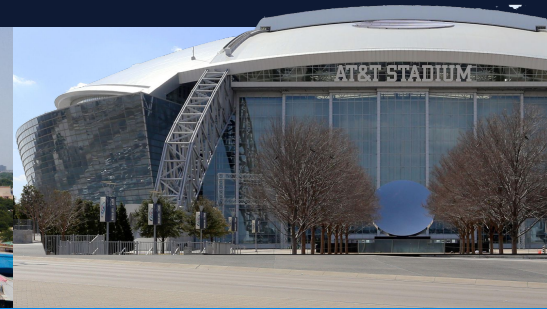
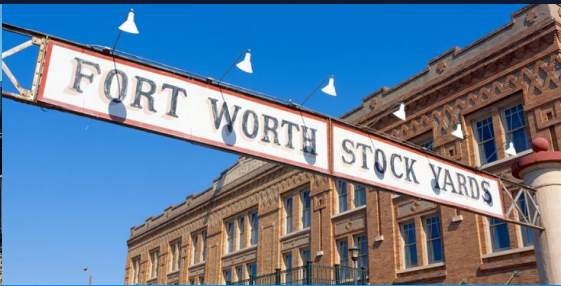
\$89,713

## Annual Visitors

75.5 Million+

## GDP

\$745+ Billion



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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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.

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