



MR. BUBBLES CAR WASH

5850 US-45 ALT, West Point, MS 39773

Business & Real Estate
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

Point of Contact



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INVESTMENT HIGHLIGHTS

Property Highlights

- **Owner/User Car Wash Opportunity** – Opportunity to acquire the building, business and underlying real estate for a profitable express & self-service car wash.
- **Versatile Offering | Multiple Revenue Streams** – Mr. Bubbles benefits from multiple revenue streams from the express tunnel and self-service car wash bays. Customers can utilize the 14 vacuum stalls for free with the purchase of a tunnel wash.
- **Exceptional Exposure | Large Frontage** – Positioned along Highway 45 ALT, the main thoroughfare throughout West Point seeing over 19k vehicles per day. Additionally benefiting from positioning on a large 1.26 AC lot providing over 200 feet of frontage.
- **20+ Year Operating History** – Family-owned operation that has been serving the West Point community for over 20 years. Wash has a proven track record and deep-rooted brand loyalty in the local area.
- **Special Tax Advantage** – Under IRS Code Sections 179 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.

\$2,400,000
List Price

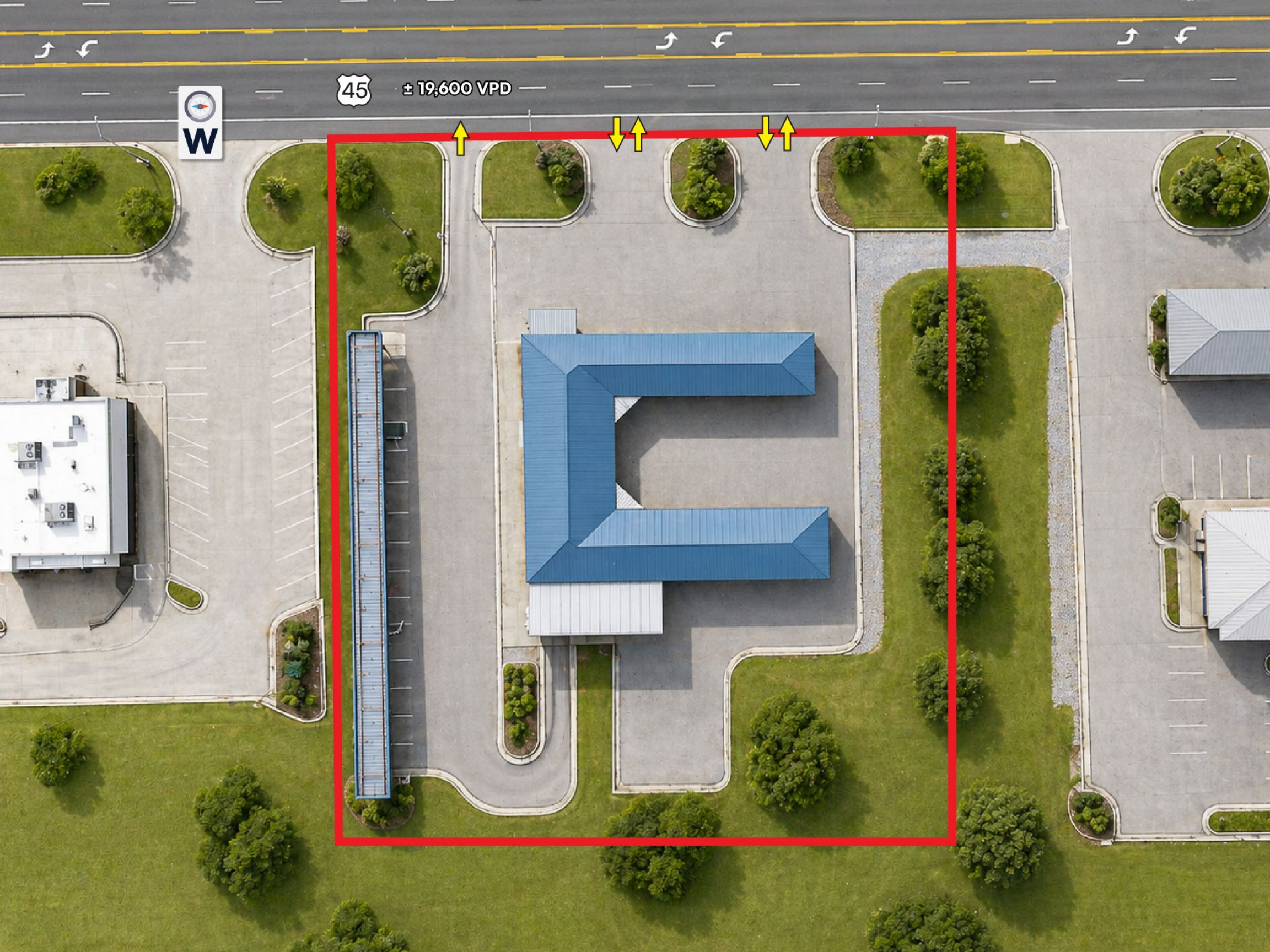




Subject Property



E 12,600 VPD



45

± 19,600 VPD



5850 US-45 ALT

West Point, MS 39773

Facility Summary

Wash Name	Mr. Bubbles Carwash
Wash Type	Express, Self-Serve (5 bays)
Conveyor Length	105'
Equipment	Motor City
Vacuums	14, Vacutech
POS	Washify (Converting to NXT)
Year Built	2003
Tunnel Hours of Operation	Mon-Sat: 8:00am – 6:00pm
Lot Size	±1.26 AC
Single Wash Pricing	\$10, \$14, \$18
Add-Ons	Tire Shine \$2, Hot Wax \$2, Bug Blast \$3



WEST POINT, MS

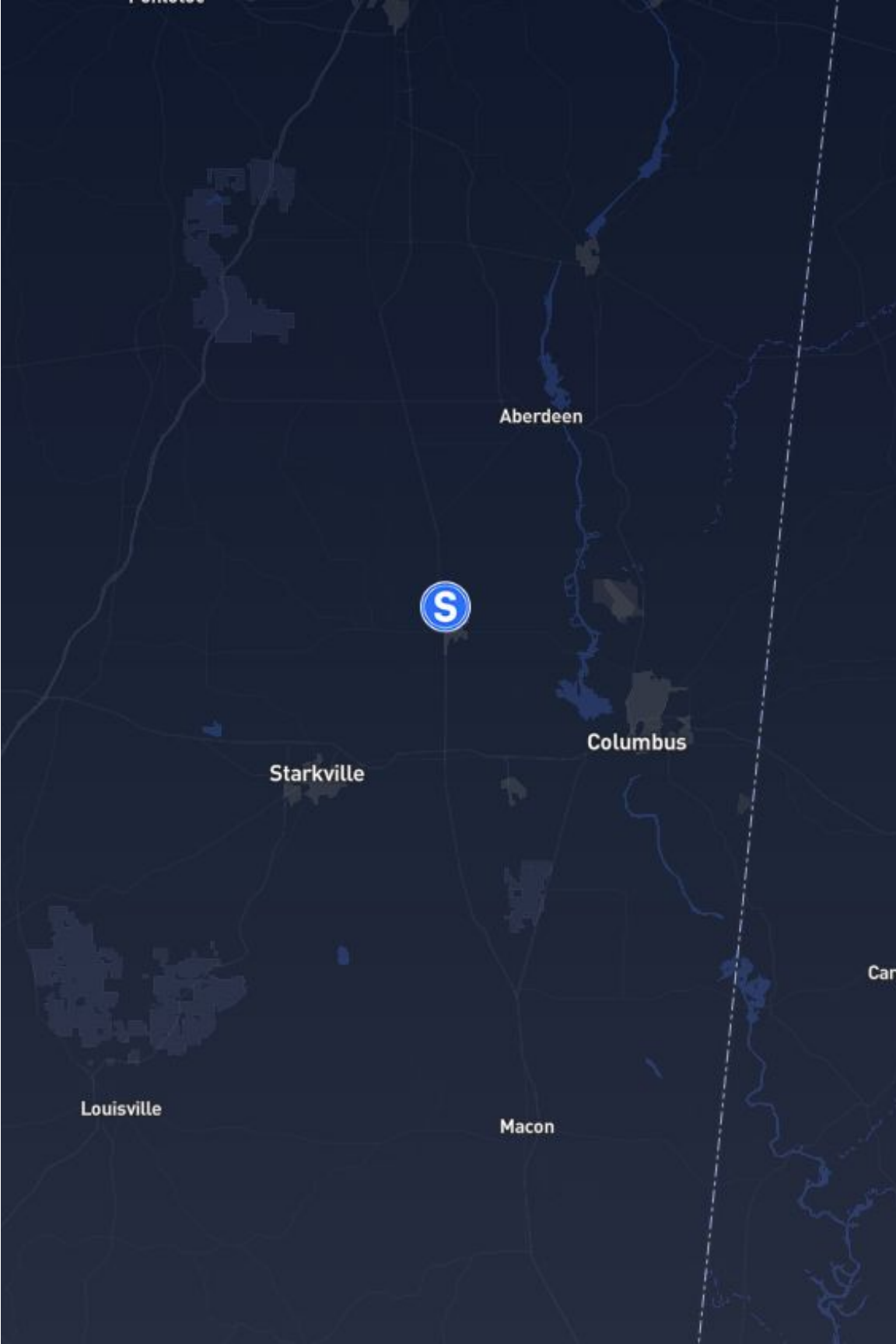
Local Market Overview

West Point, Mississippi, part of the West Point Micropolitan Statistical Area (MSA), serves as a small but important regional center in northeastern Mississippi. Its location along key transportation routes has supported its historical and ongoing role in manufacturing and distribution, particularly within the broader Golden Triangle region (including Columbus and Starkville). The area has experienced modest population stability, with economic activity influenced more by industrial development and regional partnerships than by rapid population growth.

The economy of the West Point MSA is anchored by manufacturing, which employs a significant share of the workforce, alongside sectors such as healthcare, education, retail, and logistics. Large manufacturing facilities, including those in automotive and steel production, play a central role in the local economy and provide substantial employment opportunities. Healthcare and education contribute to regional stability, while retail and small businesses support local demand. Its proximity to major industrial corridors and access to rail and highway networks enhance its role in distribution and supply chains. Economic growth in the West Point MSA has been supported by industrial investment, workforce development initiatives, and collaboration within the Golden Triangle region. Overall, the area functions as a small but resilient economic hub with a specialized industrial base and steady regional significance.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	597	9,543	11,351
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	244	3,894	4,659
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$56,741	\$56,480	\$61,684



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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 5850 US-45 ALT, WEST POINT, MS, 39773 ("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.

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