



Car Wash Investment Opportunity

Offering Memorandum

2520 E Plano Pkwy | Plano, TX 75074



MATTHEWS™



EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

CleanSmart Express Car Wash
2520 E Plano Pkwy, Plano, TX 75704



INVESTMENT HIGHLIGHTS

\$4,500,000

List Price

±4,995 SF

GLA

2004/2010

Year Built/Renovated

±1.20 AC

Lot Size

Contact Broker For More Financial Information

Location Highlights

- **Dominant Retail Co-Tenancy & Daily Traffic Drivers** | The property benefits from a strong surrounding tenant mix that generates consistent daily traffic along East Plano Parkway. The corridor is anchored by a number of well-known national retailers and QSR operators in the immediate area (McDonald's and Burger King), creating a steady and recurring flow of potential customers. East Plano Parkway sees approximately 33,000 vehicles per day, providing exceptional visibility and drive-by exposure for the site.
- **Strong & Fast-Growing Dallas-Area Demographics** | The subject property is located within one of the Dallas-Fort Worth metroplex's most densely populated and established suburban submarkets. With approximately 300,000 residents within a 5-mile radius, the surrounding trade area provides a deep and captive customer base to support both retail wash volume and membership growth.
- **No Direct Competition in the Immediate Area** | The subject property operates without any direct car wash competition in its immediate trade area, providing a clear competitive advantage and allowing the business to capture the full demand of the surrounding population without displacement from nearby operators.
- **Modern Facility with Updated Equipment** | The property sits on 1.2 acres and features a 117-foot tunnel with a 125-foot conveyor, 3 lanes including 2 pay stations and a dedicated membership lane, and 18 vacuum stations split across two lots. Originally built in 2004 and renovated in 2010, the facility has been well-maintained and offers an efficient, high-throughput customer experience.
- **Fee Simple Sale — Land, Building & Business** | The offering conveys the land, building, and operating business together in a single transaction, providing the incoming owner with immediate control over all aspects of the asset. The membership-based subscription model offers a recurring revenue foundation with long-term upside supported by the surrounding population density and lack of direct competition.





Plano
±2 Miles

**Downtown Plano
±2 Miles Away**

FARMERS INSURANCE **urbanrio** cantina & grill

Fourteen Eighteen COFFEE THE PRESTONS COFFEEHOUSE PEBISU

**Hospitality Corridor
±643 Total Rooms**

QUALITY INN & SUITES Days Inn BY WYNDHAM CANDLEWOOD SUITES

Comfort INN & SUITES motel 6 Holiday Inn Express

WHOLE FOODS MARKET aloft HOTELS

QT QuikTrip TOWNEPLACE SUITES BY MARRIOTT

PCA
Packaging Corporation of America
±19,000 Total Employees

City Electric Supply Plano
±4,500 Total Employees

ExtraSpace Storage

Waffle House

dynatrace
Dynatrace
±6,000 Total Employees

Industrial Neighbors
±2,000 Total Employees

GRAINGER
Grainger Industrial Supply
±26,000 Total Employees

CLEANSMART
EXPRESS CAR WASH
Subject Property

TITLEMAX

Jupiter Rd ± 20,680 VPD

E Plano Pkwy ± 32,212 VPD

2520 E Plano Pkwy
Plano, TX 75704

±4,995 SF
GLA

2004/2010
Year Built/Renovated

±32,212
Vehicles Per Day

Dallas, TX
MSA

7:30AM - 7:30PM
Hours of Operation Mon-Sun



PROPERTY PHOTOS



FINANCIAL OVERVIEW

CleanSmart Express Car Wash
2520 E Plano Pkwy, Plano, TX 75704



FINANCIAL SUMMARY

\$4,500,000

List Price

±4,995 SF

GLA

2004

Year Built

±1.20 AC

Lot Size

Property Details

Wash Type	Express
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Tunnel/ Conveyor Length	117' Tunnel / 125' Conveyor
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Equipment	Tommy's and Tire Shine from Motor City
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Vacuums	18
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Pay Stations	3 Lanes (2 Pay Stations + 1 Membership Lane)
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Hours of Operation	Mon-Sun: 7:30am -7:30pm
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Unlimited Wash Pricing	4 Single Washes Priced at: \$8,\$12,\$16,\$20; Monthly Plans: \$19.99, \$23.99, \$31.99, \$35.99; Family Plan of \$17.99 for Every Additional Car
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TENANT SUMMARY

Year Founded
2020

Headquarters
Plano, Texas

Ownership Status
Private

Employees
10+

Locations
1

Annual Revenue
\$1M



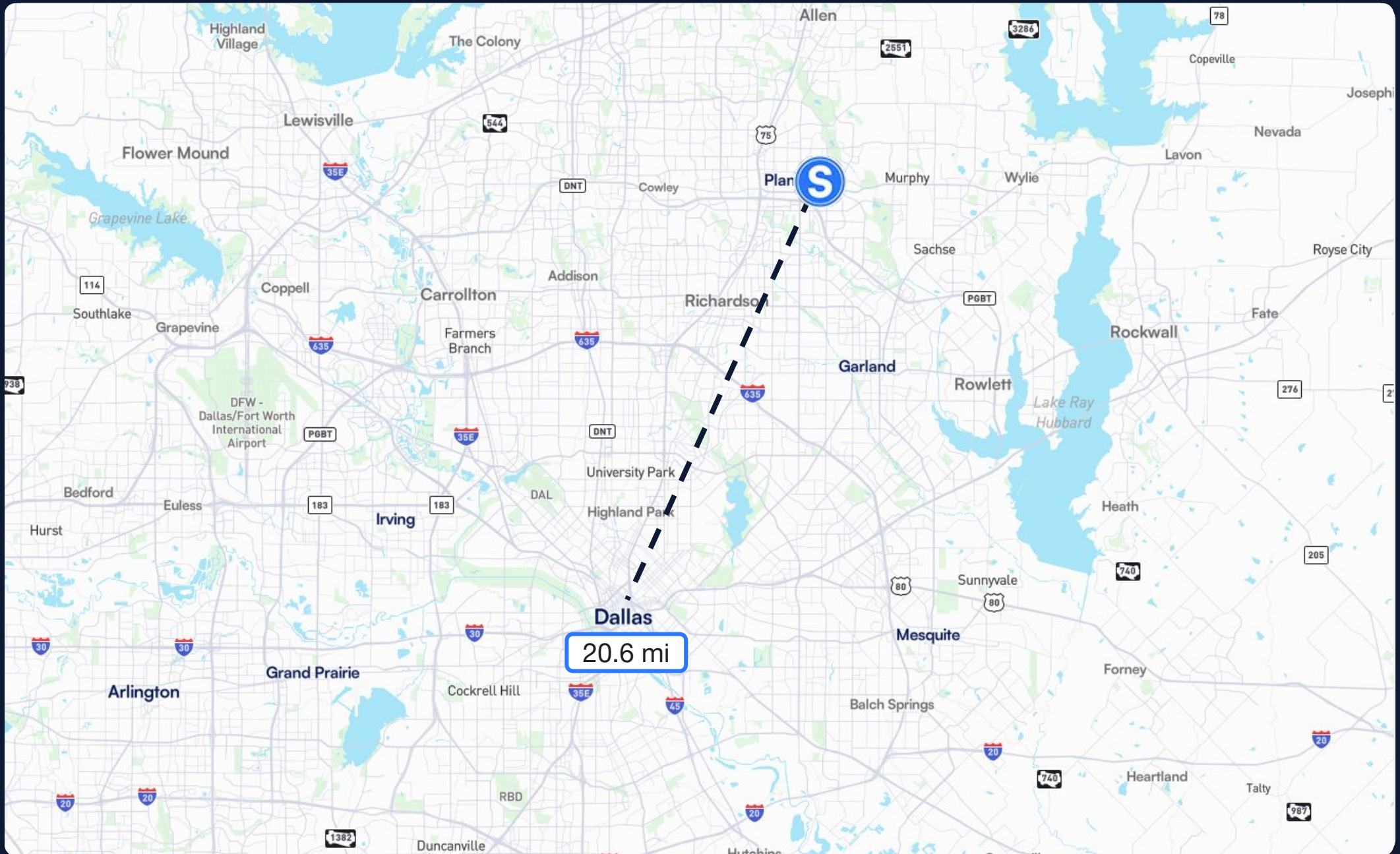
Tenant Overview

CleanSmart Express Car Wash is an express exterior car wash operator focused on providing fast, convenient, and affordable vehicle cleaning services. The business typically features automated wash tunnels, self-service vacuum stations, and unlimited monthly membership plans that generate recurring revenue and encourage repeat customer visits. Its customer-focused, membership-driven model and consistent traffic make it a stable retail tenant in high-visibility commercial locations.

Why Invest in CleanSmart Express Car Wash?

- **Recurring Membership Revenue:** Unlimited monthly wash memberships provide predictable, recurring cash flow and encourage strong customer retention.
- **Essential Service Tenant:** Car washes serve an ongoing consumer need and typically remain resilient across economic cycles due to routine vehicle maintenance demand.
- **High-Traffic Retail Use:** Express car washes benefit from prominent locations on major commuter corridors with strong daily traffic counts and excellent visibility.
- **Low E-Commerce Risk:** The service cannot be replaced by online alternatives, supporting long-term relevance and stable site demand.
- **Operationally Efficient Model:** Modern automated wash facilities require relatively low staffing levels while generating consistent customer throughput and attractive operating margins.

CleanSmart Express Car Wash
2520 E Plano Pkwy, Plano, TX 75704



PLANO, TX



Market Demographics

293,028

Total Population

\$112,253

Median HH Income

155,000

Employed Population

39.3

Median Age

Local Market Overview

Plano, Texas is a major employment and residential center in the Dallas–Fort Worth metroplex, located approximately 20 miles north of downtown Dallas. The city has experienced sustained growth over the past several decades and is recognized for its strong corporate presence, well-developed transportation network, and established residential neighborhoods. Several national and international companies maintain regional headquarters or major operations in Plano, supporting a large daytime workforce and contributing to a diverse local economy.

Residents and businesses benefit from convenient access to major transportation corridors, including U.S. Highway 75, the Dallas North Tollway, President George Bush Turnpike, and Sam Rayburn Tollway. Plano offers an extensive park system, recreational facilities, shopping destinations, and cultural amenities, including Legacy West, The Shops at Legacy, and Historic Downtown Plano. The city is also served by the highly regarded Plano Independent School District, making it a sought-after location for households and employers seeking access to North Texas's employment centers and regional amenities.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	120,598	335,419	1,380,987
Current Year Estimate	108,190	305,227	1,268,463
2020 Census	98,212	282,347	1,176,661
Growth Current Year-Five-Year	2.3%	2.0%	1.8%
Growth 2020-Current Year	2.0%	1.6%	1.6%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	48,743	126,875	528,710
Current Year Estimate	43,611	115,032	485,020
2020 Census	39,113	105,581	449,141
Growth Current Year-Five-Year	2.4%	2.1%	1.8%
Growth 2020-Current Year	2.2%	1.9%	1.8%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$122,633	\$125,882	\$127,826

DALLAS-FORT WORTH, TX

Dallas-Fort Worth ranks among the nation's most dynamic retail investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset

8.5M+
Total Population

No State Income Tax
Pro-Business Environment

Top 3 Metros
in the U.S. for Annual
Population Growth

**Tourism with \$10.9B in
Economic Impact**
with 27M+ Visitors Annually
Supporting 60K+ Jobs (2024- 2025)



DEMOGRAPHICS & DEMAND DRIVERS

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

#1

U.S. Metro
for Jobs Added

4M+

Total in
Workforce

50K+

Jobs Added
in 2025

>2%

Employment Growth
vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW



Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | 2025 Dataset

Workforce & Household Formation

22K+ New Households

Formed Annually Since 2019

180K+ Housing Units

Delivered Since 2020

Attainable Housing Supply

Supports Sustained In-Migration

Corporate Relocations & Expansions

New York Stock Exchange

Relocated Chicago Branch to Dallas

Nasdaq Texas

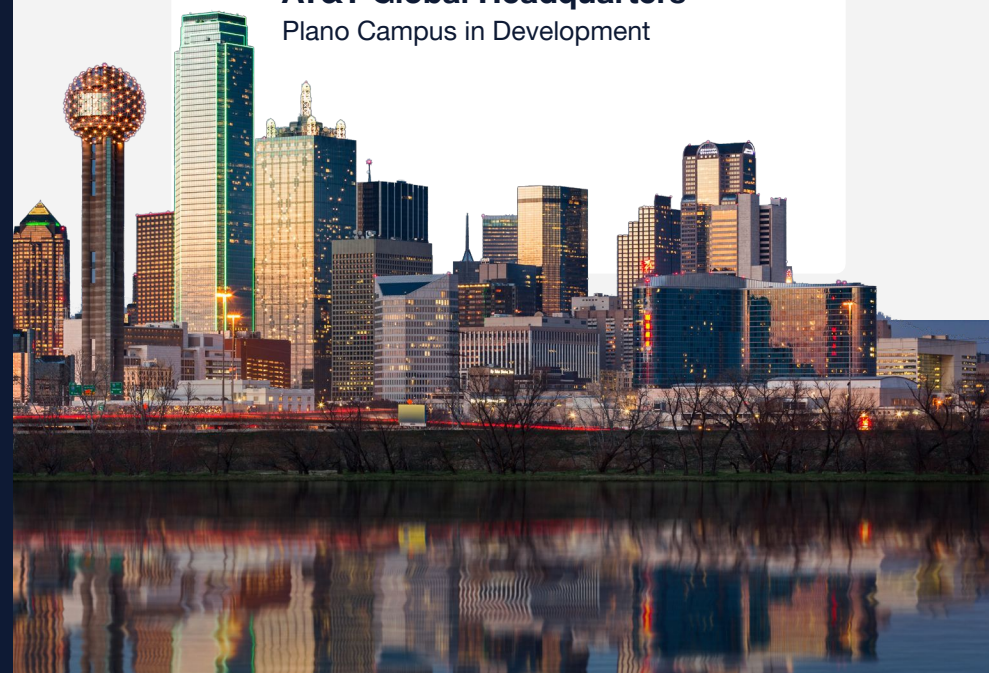
Dual-Listing Exchange Announced

Coinbase Headquarters

Relocated to Texas

AT&T Global Headquarters

Plano Campus in Development



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Patrick Graham Broker of Record | Broker Lic. No.: 528005 (TX) | Firm Lic. No.: 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2520 E Plano Pkwy, Plano, TX 75074 ("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.

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.



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer/Tenant/Seller/Landlord Initials

Date