

**17.5 YEARS REMAINING ON ABSOLUTE NET LEASE  
WITH LARGEST CAR WASH OPERATOR IN THE U.S. (540+ LOCATIONS)**



**Whistle  
EXPRESS  
CAR WASH**

**REBRANDING AS WHISTLE EXPRESS  
THE LARGEST EXPRESS CAR WASH IN U.S.  
WITH 530+ CAR WASHES IN 23 STATES**

**WHISTLE EXPRESS CAR WASH**

330 N. SPUR 63, LONGVIEW, TX

**Marcus & Millichap**  
THE DELTONDO GROUP



330 N. Spur 63, Longview, TX

**\$3,647,200**

PRICE

**6.00%**

CAP

**\$218,820**

NOI

### INVESTMENT SUMMARY

Lease Type	Absolute-Net
Landlord Responsibility	None
Year Built	2020
Building Area	6,139 SF
Land Area	2.09 Acres

### INVESTMENT HIGHLIGHTS

#### ABSOLUTE-NET LEASE | ZERO LANDLORD RESPONSIBILITIES

Corporate 20-Year Lease (Jan. 1, 2023 - Dec. 31, 2042) Requires Tenant To Cover All Operating, Capital, Roof & Structure Costs.

#### 2% ANNUAL RENT BUMPS BEGINNING 2029

Contractual Increases Every January Drive A 32% NOI Rise Over The Primary Term.

#### 2020 CONSTRUCTION | 6,139 SF EXPRESS TUNNEL + VACUUM CANOPY

Modern Conveyor-Belt Design On A 2.09-Acre Parcel Built For High Through-Put And Subscription "Unlimited" Plans.

#### CORPORATE GUARANTY

Lease Backed By Express Car Wash Operations, LLC – The Largest Express Car Wash Operator in the U.S.

#### SPUR 63 MOBILITY CORRIDOR IMPROVEMENTS UNDERWAY

TXDOT Is Widening Spur 63/State Hwy 31, Adding Raised Medians And Bike-Ped Upgrades To Ease Congestion And Boost Access To The Site.

#### HEALTHY TRADE-AREA DEMOGRAPHICS

± 47.6K Residents Within 3 Miles And 84.6K Within 5 Miles, With ~\$70-72K Average Household Incomes.



REBRANDING AS **WHISTLE EXPRESS THE LARGEST EXPRESS CAR WASH IN U.S.** WITH 530+ CAR WASHES IN 23 STATES

**"WHISTLE EXPRESS CLOSSES ACQUISITION OF TAKE 5 CAR WASH; BECOMES THE LARGEST EXPRESS CAR WASH COMPANY IN THE U.S"**

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**LONGVIEW MALL**

JCPenney Buckle HomeGoods  
zumiez Dillard's FINISH LINE  
Foot Locker AMERICAN EAGLE H&M Bath & Body Works DICK'S SPORTING GOODS  
Hallmark HIBBETT SPORTS HOLLISTER WINDSOR SHOE DEPT. ENCORE

sam's club KOHL'S  
LOWE'S TARGET

**TRINITY INDUSTRIES, INC.**

7,380 Employees \$3.1B+ Annual Income

THE HOME DEPOT

Walmart

Alpine Golf Course

Longview Regional Medical Center

HALLIBURTON MANUFACTURER

**STEMCO**

456 Employees \$75M Annual Income

Walmart

TJ-maxx Burlington Academy  
BEST BUY BAM! NATURAL GROCERS OLIVE'S OUTLET

**NORTHCUTT HEIGHTS**  
SUBVISION  
\$159,000 AVERAGE PRICE

Pinecrest Country Club

ALDI DOLLAR TREE BIG LOTS! ROSS  
WALGREENS BURGER KING BIG 5 WING STOP

N Spur 63  
19,803 VPD

Kroger Auto Zone 6 Super 8 FARMERS INSURANCE  
WHATABURGER THE BUTCHER SHOP ELECTRA COWBOY STARBUCKS SHIPLEY DONUTS HOMEWOOD SUITES by Hilton

Aviagen MANUFACTURER

cart.com FULFILLMENT CENTER

KITO CROSBY MANUFACTURER

TSC TRACTOR SUPPLY CO DISTRIBUTION CENTER

Real East Texas CITY OF LONGVIEW CONVENTION COMPLEX

Ford

**OWINGS HEIGHTS**  
SUBVISION  
\$111,000 AVERAGE PRICE

Smurfit Westrock MANUFACTURER

KIA

281

31

Pine Tree MS  
688 students

Lear Park

PHOENIX LOGISTICS  
70 Employees \$17.4M Annual Revenue

VW

LETOURNEAU UNIVERSITY  
3,389 STUDENTS

WHATABURGER Denny's WAFFLE HOUSE Cracker Barrel MCDONALD'S BURGER KING  
Hampton Inn & Suites LAQUINTA BY WYNDHAM Holiday Inn AN IHG HOTEL Red Roof Inn

NORRIS CYLINDER  
500 Employees \$15M Annual Revenue

VISIT Longview TEXAS

31

281

**KOMATSU**

560 Employees \$100M Invested \$2.2B Annual Revenue

LONGVIEW MALL

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zumiez Dillard's FINISH LINE  
Foot Locker American Eagle Bath & Body Works DICK'S SPORTING GOODS  
Hallmark HIBBETT SPORTS HOLLISTER WINDSOR SHOE DEPT. ENCORE

TJ-maxx Burlington Academy  
BEST BUY B.A.M! BOOKS-A-MILLION NATURAL GROCERS OLIE'S OUTLET

BROOKWOOD VILLAGE

DG CLUB 4 FITNESS 最高 SAIKOU RAMEN & KATSU

TRIPLE CREEK SHOPPING CENTER

Walmart DOLLAR TREE Home Depot Posados CAFE

VISIT Longview TEXAS

PATTERSON McCann St SUMO HAN & GRILL JAPANESE GRILL & SUSHI BAR

PARKSIDE APARTMENTS

CHUGG'S TEA & WATER CO. World Finance

Bramlette STEAM Academy 469 students

THE BUTCHER SHOP

HUPEI CHINESE RESTAURANT

PIPPIN WHOLESALE COMPANY

Arby's

BUSTER'S FRIED CHICKEN AND FUNNEL CAKES

ELECTRIC COWBOY

Whistle EXPRESS CAR WASH

GMC Cadillac

ONTIME AUTO GLASS

Valvoline

N Spur 63 19,803 VPD

LA CARRETA MEAT MARKET





**NORRIS** CYLINDER  
500 Employees | \$15M Annual Revenue



80 28,705 VPD

**WESTERN SHAMROCK CORPORATION**  
**GOLD STAR Finance**  
Loans and Tax Services  
TEXAN CREDIT CORPORATION



LA CARRETA MEAT MARKET

CASA DE ORACION FAMILIAR

MI CASITA



FIRST CLASS GLASS

DAIQUIRI EXPRESS



ONTIME AUTO GLASS



N Spur 63  
19,803 VPD

## TENANT SUMMARY

**Whistle  
EXPRESS  
CAR WASH**

**\$750M+**  
ESTIMATED REVENUE

**530+**  
STORES

**1,000**  
EMPLOYEES

**PRIVATE**  
OAK TREE HOLDINGS +  
MAGNOLIA HOLDINGS

**Charlotte, NC**  
HEADQUARTERS

**2014**  
FOUNDED

**Express Car Wash** is a Charlotte-based express-tunnel operator, born out of Magnolia Wash Holdings and unified under one brand starting in 2022. It has scaled rapidly through acquisitions and new site development, powered by its conveyor model, free vacuum and mat stations, and a popular “Unlimited Wash Club” membership offering convenience and predictability. With eco-conscious systems that recycle 85% of water and use 91% less than a typical home wash, the brand supports a premium, speedy experience.

As of April 2025, Whistle Express closed its \$385 million acquisition of Take 5 Car Wash—becoming the largest express-wash platform in the U.S., operating 530+ locations across 23 states. It benefits from institutional-grade backing and offers strong, predictable credit support, typically structured under long-term absolute-net leases. National Car Wash Group sites under a single U.S. banner. The brand has scaled rapidly on the strength of its conveyor model, complementary vacuums and subscription “Unlimited” wash club, posting an estimated \$249.8 million in 2024 revenue with roughly 786 employees supporting a network that surpassed 400 locations before this year’s sale.



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A BERKSHIRE HATHAWAY COMPANY





Year	Annual	Monthly
<b>Current - December 31, 2028</b>	<b>\$218,820</b>	<b>\$18,235</b>
January 1, 2029 - December 21, 2029	\$223,196	\$18,600
January 1, 2030 - December 21, 2030	\$227,660	\$18,972
January 1, 2031 - December 21, 2031	\$232,214	\$19,351
January 1, 2032 - December 21, 2032	\$236,858	\$19,738
January 1, 2033 - December 21, 2033	\$241,595	\$20,133
January 1, 2034 - December 21, 2034	\$246,427	\$20,536
January 1, 2035 - December 21, 2035	\$251,355	\$20,946
January 1, 2036 - December 21, 2036	\$256,383	\$21,365
January 1, 2037 - December 21, 2037	\$261,510	\$21,793
January 1, 2038 - December 21, 2038	\$266,740	\$22,228
January 1, 2039 - December 21, 2039	\$272,075	\$22,673
January 1, 2040 - December 21, 2040	\$277,517	\$23,126
January 1, 2041 - December 21, 2041	\$283,067	\$23,589
January 1, 2042 - December 21, 2042	\$288,728	\$24,061

## LEASE SUMMARY

<b>Tenant:</b>	Whistle Express Car Wash
<b>Guaranty:</b>	Corporate Express Wash Operations, LLC
<b>Type of Ownership:</b>	Fee Simple
<b>Lease Type:</b>	Absolute-Net
<b>Landlord Responsibilities:</b>	None
<b>Rent Commencement:</b>	January 1, 2023
<b>Lease Expiration:</b>	December 31, 2042
<b>Term Remaining:</b>	17.5 Years
<b>Increases:</b>	2% Annually Starting in January 2029
<b>Options:</b>	Four, 5-Year





# LONGVIEW, TX MSA

**\$20B**  
GDP

**295K+**  
MSA POPULATION

**84K**  
CITY OF LONGVIEW  
POPULATION

**2,530**  
EMPLOYEES –  
CHRISTUS GOOD  
SHEPHERD MC

**1,481**  
EMPLOYEES –  
EASTMAN CHEMICAL  
LONGVIEW

**10,541**  
UT TYLER STUDENTS

**\$258M**  
I-20/GREGG CO.  
INTERCHANGE

**Longview, TX** anchors the three-county Longview Metropolitan Statistical Area (Gregg, Rusk, Upshur) in East Texas. The MSA’s 2024 population reached 295,490, continuing a steady climb fueled by diversified industrial, healthcare, and energy sectors. Annual GDP hit \$20.0 billion in 2023, marking 17% real growth since 2020. Regional infrastructure investment is robust: TxDOT’s \$258 million I-20 interchange and widening projects and the Spur 63 mobility upgrade are under construction to accommodate rising freight volumes and commuter traffic.

Major employers—including Christus Good Shepherd Medical Center (2,530 employees), Eastman Chemical (1,481), and Komatsu (560)—anchor a labor pool drawn from LeTourneau University (3,332 students), UT Tyler (10,541 students), and Kilgore College (7,288 students). Recent city initiatives add quality-of-life assets such as a \$6.5 million aquatic facility at Stamper Park (approved June 2025) and the 300-lot Esperanza Place residential project on the south side. These public and private investments underscore Longview’s pro-growth stance and stable fundamentals for service-oriented retail like express car washes.

## MARKET SUMMARY



LONGVIEW, TX



CHRISTUS GOOD SHEPHERD MC

**REGIONAL MAP**



**DOWNTOWN DALLAS 131 MILES**

**DOWNTOWN SHEVERPORT 65 MILES**

**DOWNTOWN FORT WORTH 167 MILES**

**DOWNTOWN TYLER 38 MILES**

**DEMOGRAPHIC SUMMARY**

**1 MILE:    3 MILE:    5 MILE:**

POPULATION	5,114	47,644	84,627
AVG. HOUSEHOLD INCOME	\$72,021	\$69,960	\$72,322

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