



ADOPT A HIGHWAY  
NEXT 2 MILES  
MACKALEIGH  
WUBS

ACTUAL PHOTO

**4200 BOAT CLUB RD, FORT WORTH, TX 76135**

**Marcus & Millichap**

## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Take 5 Car Wash located at 4200 Boat Club Road in Fort Worth, Texas. Fort Worth is the 5th-most populous city in Texas and the 13th-most populous city in the United States. The population of Fort Worth is 956,709 and it is the 2nd-largest city in the Dallas-Fort Worth-Arlington Metropolitan Area. Several universities call Fort Worth home including Texas Christian University, Texas Wesleyan, University of North Texas Health Science Center, and Texas A & M University School of Law. Multinational corporations headquartered in Fort Worth include Bell Textron, American Airlines, BNSF Railway, and Chip 1 Exchange.

Located a few minutes from this Take 5 Car Wash is Tarrant College with 36,246 enrolled students, Northwood University with 1,038 enrolled students and Greenfield Elementary School with 671 enrolled students. Nearby this Take 5 Car Wash is Texas Health Harris Medical Center with 726 Beds and Fort Worth Meacham International Airport.

Numerous apartment complexes surround this property including Alton Park Apartments with 195 units, The Reserve at Quebec with 296 units, The Terraces of Marine Creek Apartments, Sanson Bluff, Ascent Lake Worth Apartments and Summiton Lake Apartments.

The property benefits from the 172,835 residents in a five-mile radius with a projected population growth of nine percent by 2027 and an average household income of \$81,077.

Take 5 Car Wash is a national chain of express car washes that deliver fast, friendly, and convenient service. Take 5 Car Wash is part of the Driven Brand Family. Headquartered in Charlotte, North Carolina, Take 5 Car Wash is the largest express car wash operator in the United States with over 360 sites nationwide.

## INVESTMENT HIGHLIGHTS

- Corporate Guarantee | Driven Brands Inc +/- 1,100 Locations
- Absolute NNN | Zero Landlord Responsibility
- Take 5 Car Wash is the Largest Express Car Wash Operator in the United States with Over 360 Sites Nationwide and Part of The Driven Brands Family
- 31,640 Vehicles Per Day
- Located Nearby Texas Health Harris Medical Center (726 Beds) and Fort Worth Meacham International Airport
- 8 Miles from Downtown Fort Worth
- 172,835 Residents in a 5-Mile Radius with an Average Household Income of \$81,077
- Projected 9% Population Growth by 2027 in 5 Mile Radius
- Dense Retail Corridor | Home Depot, Kohl's, Marshalls, Walmart, Target, Hobby Lobby, Tractor Supply, Chick-fil-A, Lowes, Camping World, Best Buy, Alberstons, Many Restaurants and More
- Qualifies for Bonus Depreciation (Consult CPA)

**THE OFFERING**



**Take 5 Car Wash**  
**4200 Boat Club Road**  
**Fort Worth, Texas 76135**

**PROPERTY DETAILS**

Lot Size	61,420 SF (1.41 Acres)
Rentable Square Feet	4,152 SF
Price/SF	\$1,227.30
Year Built	2014

**FINANCIAL OVERVIEW**

List Price	<b>\$5,095,753.85</b>
Down Payment	100% / \$5,095,753.85
Cap Rate	6.50%
Type of Ownership	Fee Simple

**PROPERTY RENT DATA**

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
<b>12/29/2022 - 12/31/2028</b> (Current)	<b>\$27,337</b>	<b>\$331,224</b>
<b>01/01/2029 - 12/31/2029</b>	<b>\$27,884</b>	<b>\$337,848</b>
<b>01/01/2030 - 12/31/2030</b>	<b>\$28,442</b>	<b>\$344,605</b>
<b>01/01/2031 - 12/31/2031</b>	<b>\$29,011</b>	<b>\$351,498</b>
<b>01/01/2032 - 12/31/2032</b>	<b>\$29,591</b>	<b>\$358,528</b>
<b>01/01/2033 - 12/31/2033</b>	<b>\$30,183</b>	<b>\$365,698</b>
<b>01/01/2034 - 12/31/2034</b>	<b>\$30,786</b>	<b>\$373,012</b>
<b>01/01/2035 - 12/31/2035</b>	<b>\$31,402</b>	<b>\$380,472</b>
<b>01/01/2036 - 12/31/2036</b>	<b>\$32,030</b>	<b>\$388,082</b>
<b>01/01/2037 - 12/31/2037</b>	<b>\$32,671</b>	<b>\$395,843</b>
<b>01/01/2038 - 12/31/2038</b>	<b>\$33,324</b>	<b>\$403,760</b>
<b>01/01/2039 - 12/31/2039</b>	<b>\$33,991</b>	<b>\$411,835</b>
<b>01/01/2040 - 12/31/2040</b>	<b>\$34,670</b>	<b>\$420,072</b>
<b>01/01/2041 - 12/31/2041</b>	<b>\$35,364</b>	<b>\$428,474</b>
<b>01/01/2042 - 12/28/2042</b>	<b>\$36,071</b>	<b>\$437,043</b>
Base Rent (\$79.77 / SF)		\$331,224
Net Operating Income		\$331,224.00

**TOTAL ANNUAL RETURN    CAP 6.50%    \$331,224**

**LEASE ABSTRACT**

Tenant Trade Name	Take 5 Car Wash
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	12/29/2022
Rent Commencement Date	12/29/2022
Expiration Date of Base Term	12/28/2042
Increases	2% Annually beginning 01/01/2029
Options	None
Term Remaining on Lease	19 Years
Property Type	Net Leased Car Wash
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

# DEPRECIATION ANALYSIS

## BONUS DEPRECIATION — 80% YEAR ONE

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$331,224
Cap Rate	6.25%
Purchase Price	\$5,299,584
Depreciable Basis for Improvements (80%)	\$4,239,667.20
Depreciation (80% Depreciable Basis)	\$3,391,733.76
Federal Tax Rate	37%
<b>Year One Savings</b>	<b>\$1,254,941.49</b>

## ACCELERATED DEPRECIATION — 15 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$331,224
Cap Rate	6.25%
Purchase Price	\$5,299,584
Depreciable Basis for Improvements (80%)	\$4,239,667.20
Depreciation (80% Depreciable Basis)	\$282,644.48
Federal Tax Rate	37%
<b>Year One Savings</b>	<b>\$104,578.46</b>

## STANDARD DEPRECIATION — 39 YEAR

Asset	Take 5 Car Wash
Ownership	Fee Simple
Rent	\$331,224
Cap Rate	6.25%
Purchase Price	\$5,299,584
Depreciable Basis for Improvements (80%)	\$4,239,667.20
Depreciation (80% Depreciable Basis)	\$107,667.36
Federal Tax Rate	37%
<b>Year One Savings</b>	<b>\$40,222.48</b>













**PORTFOLIO DATA**

PROPERTY	ADDRESS	CITY	STATE	ANNUAL RENT	PRICE	CAP
Take 5 - Car Wash	1114 S Lynn Riggs Blvd.	Claremore	OK	\$151,040	\$2,323,692.31	6.50%
Take 5 - Car Wash	8715 OH-66 N	Defiance	OH	\$176,100	\$2,709,230.77	6.50%
Take 5 - Car Wash	4200 Boat Club Road	Fort Worth	TX	\$331,224	\$5,095,753.85	6.50%
Take 5 - Car Wash	704 Chapman Road	Monticello	AR	\$281,541	\$4,331,400	6.50%
Take 5 - Car Wash	16100 FL-54	Odessa	FL	\$316,398	\$4,867,661.54	6.50%
Take 5 - Car Wash	701 W Ridge Road	Pharr	TX	\$231,857	\$3,567,030.77	6.50%
Take 5 - Car Wash	10405 Countyline Rd	Spring Hill	FL	\$291,527	\$4,485,030.77	6.50%
Take 5 - Car Wash	2900 MacArthur Dr	West Orange	TX	\$328,049	\$5,046,907.69	6.50%



**SIMPLY  
MORE  
CONVENIENT.**

Established in 1984, Take 5 Oil Change is a quick lube service featuring a unique drive-thru concept that allows customers to never leave the comfort of their car. The brand offers an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 Oil Change has more than 800 company-owned and franchised service centers throughout the United States and Canada.



NAME	Take 5 Car Wash
HQ	Charlotte, North Carolina
FOUNDED	1984
PARENT	Driven Brands, Inc
CREDIT RATING S&P	BBB-
REVENUE	\$2.03 Billion (2022)
NET INCOME	\$43.19 Million
NUMBER OF LOCATIONS	800+ Locations
NUMBER OF EMPLOYEES	11,000 (2022)
WEBSITE	<a href="http://www.take5.com">www.take5.com</a>

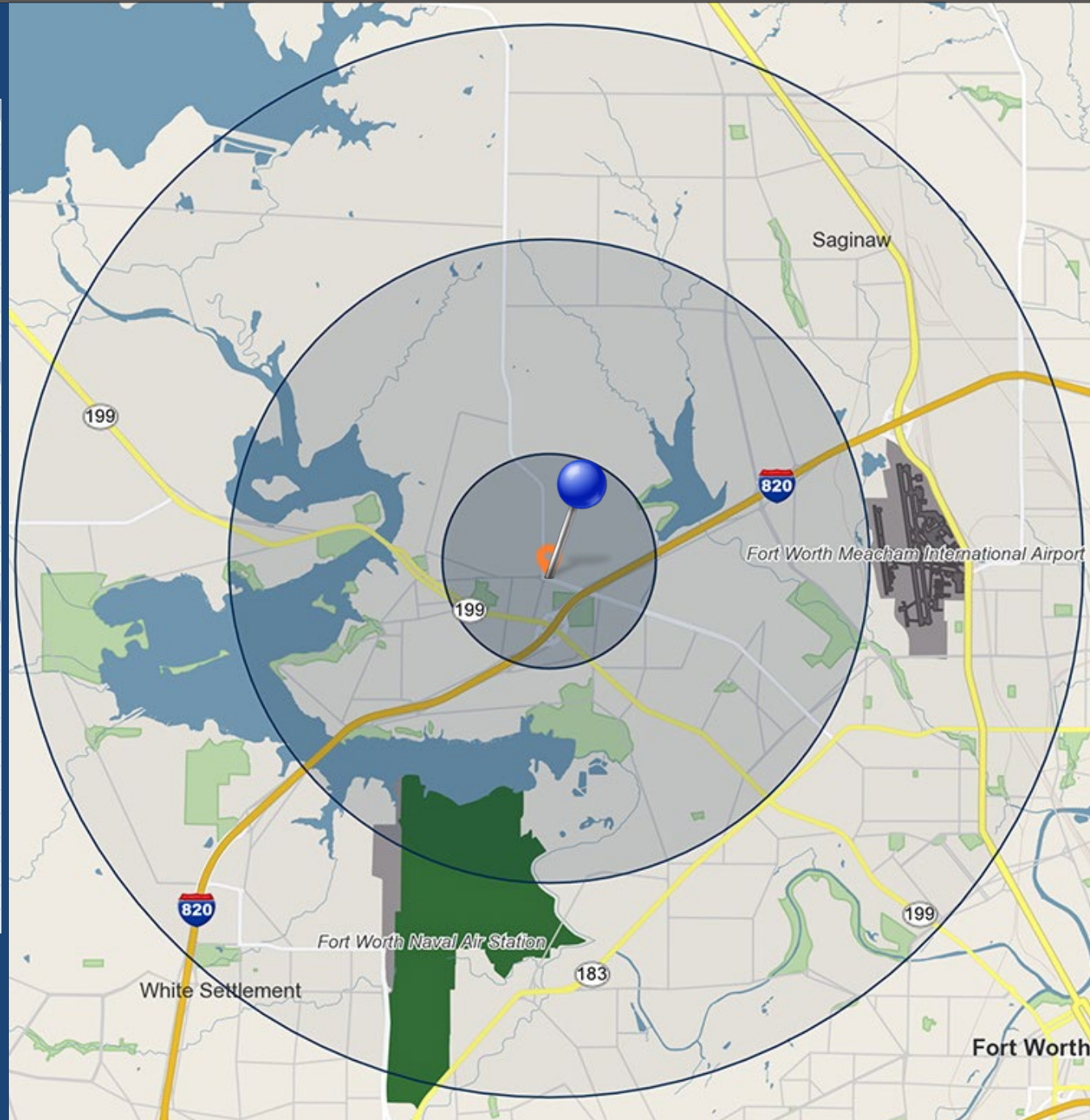
- N** CAR IN NEUTRAL
- FEET OFF PEDALS**  
PIES DE PEDALES
- HANDS OFF**

**SIGNATURE WASH**

**CERAMIC SEALANT**

- SHINE**  
20% MORE SHINE
- SHIELDS**  
CLEANER LONGER
- SEALS**  
PROTECTS LONG-TERM

**MIRROR FINISH**



POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	10,951	70,982	187,894
<b>2022 Estimate</b>			
Total Population	9,986	64,731	172,835
<b>2010 Census</b>			
Total Population	7,952	51,450	140,306
<b>2000 Census</b>			
Total Population	4,823	34,660	108,500
<b>Daytime Population</b>			
2022 Estimate	10,821	61,213	154,976
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Households	4,104	22,881	62,399
<b>2022 Estimate</b>			
Total Households	3,750	20,805	57,141
Average (Mean) Household Size	2.8	3.0	3.0
<b>2010 Census</b>			
Total Households	3,007	16,431	45,840
<b>2000 Census</b>			
Total Households	1,905	11,143	35,570
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	3.5%	3.0%	3.9%
\$150,000-\$199,999	5.9%	5.3%	5.5%
\$100,000-\$149,999	17.1%	14.8%	15.3%
\$75,000-\$99,999	16.1%	15.2%	14.7%
\$50,000-\$74,999	21.0%	21.5%	20.8%
\$35,000-\$49,999	14.2%	12.7%	13.0%
\$25,000-\$34,999	8.2%	9.3%	8.8%
\$15,000-\$24,999	6.3%	8.1%	8.3%
Under \$15,000	7.5%	10.1%	9.7%
Average Household Income	\$85,729	\$77,745	\$81,077
Median Household Income	\$65,738	\$61,113	\$62,393
Per Capita Income	\$32,192	\$25,394	\$27,071

# GEOGRAPHY: 5 MILE



## POPULATION

In 2022, the population in your selected geography is 172,835. The population has changed by 59.3 percent since 2000. It is estimated that the population in your area will be 187,894 five years from now, which represents a change of 8.7 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 33.3, compared with the U.S. average, which is 38.6. The population density in your area is 2,201 people per square mile.



## HOUSEHOLDS

There are currently 57,141 households in your selected geography. The number of households has changed by 60.6 percent since 2000. It is estimated that the number of households in your area will be 62,399 five years from now, which represents a change of 9.2 percent from the current year. The average household size in your area is 3.0 people.



## INCOME

In 2022, the median household income for your selected geography is \$62,393, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 71.7 percent since 2000. It is estimated that the median household income in your area will be \$71,051 five years from now, which represents a change of 13.9 percent from the current year.

The current year per capita income in your area is \$27,071, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$81,077, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 87,217 people in your selected area were employed. The 2000 Census revealed that 48.0 percent of employees are in white-collar occupations in this geography, and 52.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 21.9 minutes.



## HOUSING

The median housing value in your area was \$170,336 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 23,366 owner-occupied housing units and 12,204 renter-occupied housing units in your area. The median rent at the time was \$437.



## EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 5.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 13.8 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.4 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 29.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 20.6 percent in the selected area compared with the 20.4 percent in the U.S.

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Marcus & Millichap

The Retail Real Estate Investment Leader

Marcus & Millichap

EXCLUSIVELY LISTED

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