



OFFERING MEMORANDUM
TOMMY'S EXPRESS CAR WASH
3751 ANDREWS HIGHWAY | ODESSA, TX 79762



Exclusively Marketed By:

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EXECUTIVE SUMMARY

INVESTMENT SUMMARY

Tenant	Tommy's Express Car Wash
Property Address	3751 Andrews Hwy Odessa, TX 79762
Property Type	Special Purpose
Price	\$6,260,000
Price/SF/Bldg	\$3,095.94
Net Operating Income	\$360,000
CAP Rate	5.75%
Lease Type	NNN
Roof & Structure	Tenant Responsible
Lease Guarantor	Franchisee Guarantee
Lease Term Remaining	20 Years
Occupancy	100%
Building Size	2,022 SF
Land Size	19,998 SF
Year Built / Renovated	2025
APN	21895.00700.00000

INVESTMENT HIGHLIGHTS

- **20-Year NNN Sale-Leaseback** | Absolute NNN lease with zero landlord responsibilities. Features 10% rent increase every 5 years and four 5-year renewal options, ensuring stable, growing income.
- **Fast Growing Tenant** | Tommy's Express Car Wash has experienced significant growth, becoming the #1 fastest-growing brand in its industry in 2023, according to Franchise Times.
- **Strong Experienced Franchisee Guarantor** | Franchisee Salim Development, LLC operates more than 25 locations and multiple concepts, with plans for additional growth and will personally guarantee for 10 years
- **Prime High-Traffic Location** | Strategically positioned along Andrews Highway, one of the area's most heavily traveled corridors with over 23,000 vehicles per day, ensuring strong exposure and accessibility.
- **Strong Demographics** | Surrounded by a population of more than 123,000 residents within a 5-mile radius, supporting sustained customer traffic and sales growth.

RENT ROLL



Tenant	SF	% of GLA	Rent				Lease Dates		Increase Schedule	Lease Type	Renewal Options
			Monthly	PSF	Annual	PSF	Start	End			
Tommy's Express Car Wash	2,022	100%	\$30,000	\$14.84	\$360,000	\$178.04	12/1/2025	11/30/2045	10% every 5 Yrs	NNN	Four 5 Year Options
TOTAL	2,022	100%	\$30,000		\$360,000						







TENANT OVERVIEW



Tommy's Express is a fast-growing, franchise-based car wash company that originated from the Essenburg family's Quality Car Wash, founded in 1969 in Holland, Michigan. Building on decades of experience and supported by Tommy Car Wash Systems, the franchise was launched in 2016. Known for its efficient conveyor-style "express" model and environmentally responsible operations, Tommy's Express combines innovation with sustainability to deliver a quick and modern car wash experience.

1969
Founded

Holland, MI
Head Quarters

262
Locations

AREA OVERVIEW



Odessa, TX

Odessa is a vibrant city located in West Texas, within Ector County (and partially Midland County), forming part of the Midland–Odessa metropolitan area. Known historically for its strong ties to the oil and energy industry, Odessa has evolved into a diverse regional hub for commerce, education, and healthcare in the Permian Basin.

Odessa, Texas has a strong and diverse economy centered around the Permian Basin, one of the world's most productive oil and gas regions. The energy sector remains the city's economic backbone, driving demand for construction, logistics, and industrial services. However, recognizing the cyclical nature of oil markets, local leaders have worked to diversify into other industries such as healthcare, education, retail, and manufacturing. Institutions like Medical Center Hospital, Odessa Regional Medical Center, and the University of Texas Permian Basin (UTPB) play key roles in creating jobs and supporting long-term economic stability.

Beyond energy, Odessa benefits from a strategic location along Interstate 20 and close proximity to Midland International Air & Space Port, making it a regional hub for trade and transportation. The city's affordable cost of living, young workforce, and business-friendly climate have attracted both national chains and small enterprises. While fluctuations in oil prices continue to influence local conditions, Odessa's commitment to economic diversification, infrastructure investment, and workforce development positions it for steady and sustainable growth in the years ahead.





Andrew's Highway (23,653 VPD)

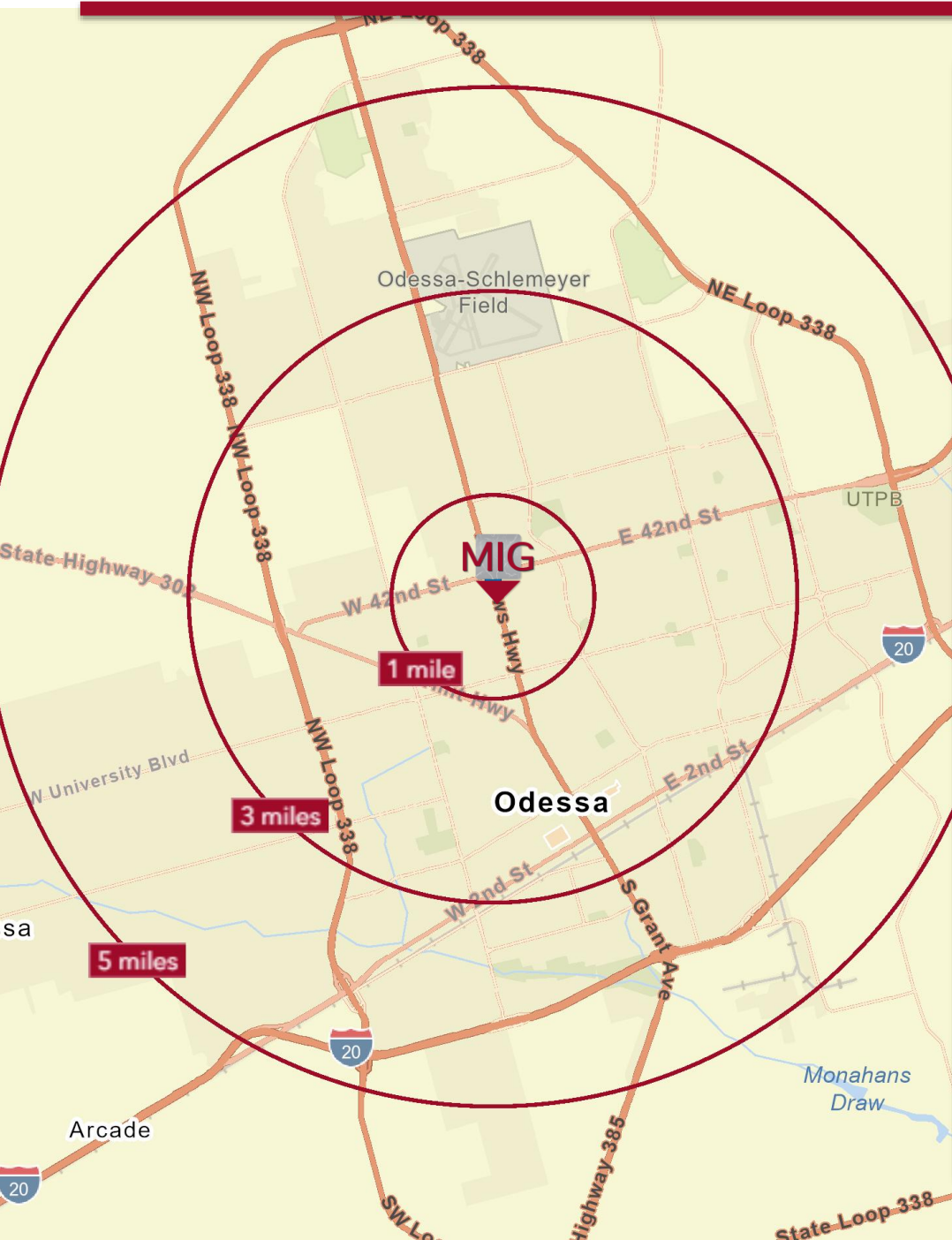




Andrew's Highway(23,653 VPD)



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Population	12,765	76,355	123,480
2030 Population	12,999	77,756	126,087
2020-2025 Annual Rate	-0.01%	0.31%	0.75%
2025-2030 Annual Rate	0.36%	0.36%	0.42%
2020 Male Population	50.1%	50.1%	50.3%
2025 Male Population	50.8%	50.8%	51.0%
2025 Female Population	49.2%	49.2%	49.0%
2025 Median Age	32.8	35.1	34.2
Median Age			
The median age in this area is 34.2, compared to U.S. median age of 39.6.			
Race and Ethnicity			
2025 White Alone	40.8%	46.5%	46.0%
2025 Black Alone	5.8%	5.0%	5.6%
2025 American Indian/Alaska Native Alone	1.1%	1.1%	1.0%
2025 Asian Alone	1.4%	1.6%	1.6%
2025 Pacific Islander Alone	0.4%	0.3%	0.3%
2025 Other Race	24.5%	20.6%	21.0%
2025 Two or More Races	25.9%	25.0%	24.6%
2025 Hispanic Origin (Any Race)	71.2%	63.2%	63.1%
Average Household Income			
2025 Average Household Income	\$72,118	\$85,465	\$88,968
2030 Average Household Income	\$77,553	\$92,056	\$95,808
2025-2030 Annual Rate	1.46%	1.50%	1.49%
Per Capita Income			
2025 Per Capita Income	\$25,636	\$31,244	\$32,131
2030 Per Capita Income	\$27,722	\$33,845	\$34,800
2025-2030 Annual Rate	1.58%	1.61%	1.61%
Data for all businesses in area			
Total Businesses:	381	3,281	4,881
Total Employees:	3,508	43,217	64,492
Total Population:	12,765	76,355	123,480



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

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