

TEXPRESS CAR WASH
Real Estate & Business For Sale
2014 W. Washington St, Stephenville, TX 76401



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DEAL SUMMARY



Address

2014 W. Washington St.
Stephenville, TX 76401

Asking Price

\$3,890,000

EBITDA (2023)

Nearly \$470,000

EBITDA Multiple

8X+

Monthly Members

Nearly 1,080 Members

Drone Photos

Click [here](#)



PROPERTY SUMMARY



Request	Property Information
Site Address	2014 W Washington St, Stephenville, TX 76401
Date Site Opened for Business as TExpress	November 22nd, 2019
Point of Sale (POS) / XPT System	DRB
Number of POS Stations	Two (2)
What is the lot and building square footage?	Lot Size: 0.57 AC and Building Size: 3,163 SF
What services do you offer?	Express Wash
Wash Menu Pricing for Express Wash	Sure 'Nuff -\$7 or \$15/Monthly, Fixin' To Go - \$10 or \$20/Monthly, Get R Done - \$15 or \$25/Monthly and Gussied Up - \$20 or \$30/Monthly
Tunnel Length	85 Feet
Conveyor Type	Chain
Equipment Package	Mixture of Sonny's and Peco Equipment
Number/Type of Vacuums	14 Vacuums by Sonny's
Number of Unlimited Wash Club Members as of July 3, 2024	Nearly 1,080 Unlimited Wash Club Members
Employee Breakdown	Total Number of Employee's: 8 Number of Full-Time Employee's: 6 General Manager: 1 Assistant Manager: 1
Traffic Counts: (Washington Street & Park Drive)	Combined Traffic Count: (25,742 VPD)
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 8,672 People 3-Mile Radius: 23,319 People 5-Mile Radius: 26,945 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$59,136 3-Mile Radius: \$66,251 5-Mile Radius: \$70,205
Is there any notable competition coming in within 3 miles that you know of?	Clean Car Wash - 0.6 Miles Away and Cowboy Express Car Wash - 1.2 Miles Away
Any significant capital expenditures in the last 3 years (e.g. maintenance, refurbishment, growth, etc.)	Purchased Brand-New Peco Equipment in 2023
Full Year 2023 Sales	Nearly \$800,000
Full Year 2023 EBITDA	Nearly \$470,000
EBITDA to Total Sales	Nearly 60%

PROPERTY HIGHLIGHTS



► Purchase, Re-Brand, and Open Quickly Without Delays!

This brand new 2023 construction car wash is equipped with cutting-edge technology and state-of-the-art equipment. The offering provides a prospective buyer the ability to acquire three TExpress Car Wash locations as a portfolio. Purchase, re-brand, and open all of them quickly to bypass friction costs associated with ground-up development.

► Leverage the Foundation Already in place

Acquiring an established car wash business allows a new operator to leverage the existing foundation. New ownership can build upon the existing customer base of nearly 1,080 unlimited wash club members, existing operational systems, and community brand awareness to achieve success from the start. This minimizes challenges and risks associated with opening a wash without any operating history.

► Highly Profitable Location | Strong Revenues

Revenues reached almost \$800,000 in 2023 with EBITDA representing nearly 60% of sales which should give any prospective investor comfort in acquiring a profitable business.

► Built-In Customer Base | Located on Tarleton State University's Campus

The subject property is 500 feet from Tarleton State University. Tarleton State University experienced an 11% increase in total enrollment from 2022-2023. The proximity to campus makes this car wash an easy choice for the 16,230 students who attend Tarleton State University. In response to the increase in enrollment and population, the University has started construction on a series of new development projects totaling \$317M. See page 11 for more details.

► High Population Growth in the Immediate Area

The population in the immediate area has grown exponentially over the last decade: 17.08% in a 1-mile radius, 23.54% in a 3-mile radius, and 23.31% in a 5-mile radius. The population is projected to continue growth patterns over the next five years.

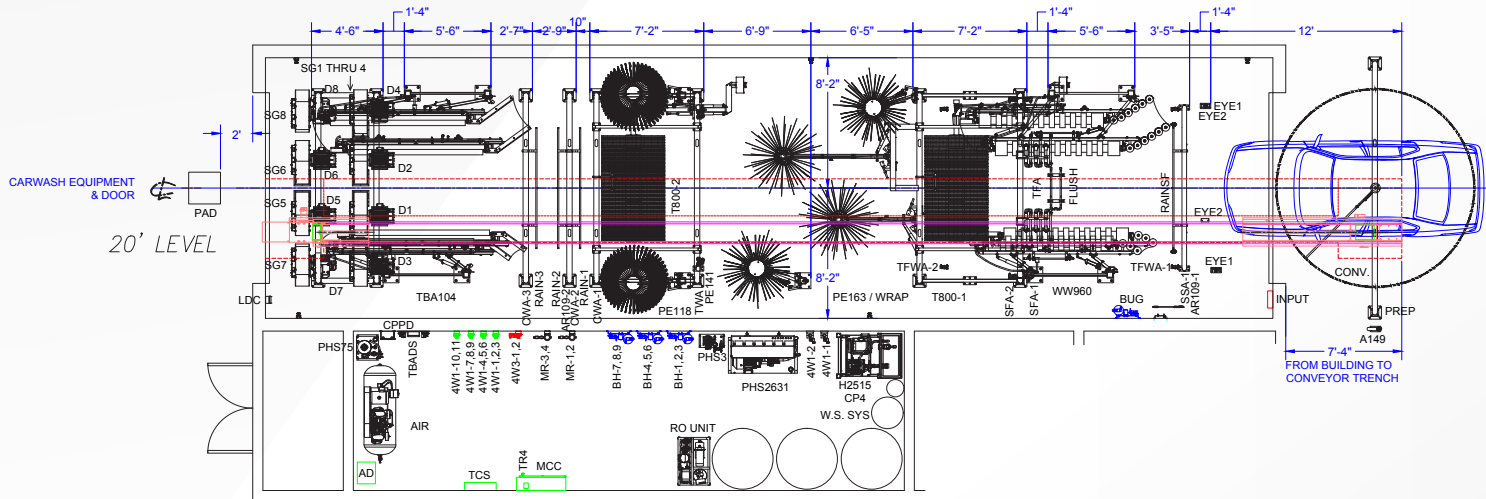
► Major Retail & High Traffic Corridor of Stephenville

The subject property is located on Washington St (25,742 VPD) which is where you'll find all the major national retailers in Stephenville. National retailers found on Washington St include H-E-B, Wal-Mart, TJ Maxx, Ross Dress For Less, Old Navy, Five Below, Hobby Lobby, ALDI, Tractor Supply Co, Staples, to name a few. The site has excellent access and is not restricted by a median allowing more customers ease of entry into the wash.

► Low Barriers to Entry Car Wash Market

There are currently zero national car wash brands to compete with in the Stephenville market. This allows a new owner to operate freely and become the go-to car wash for Stephenville residents.

CAR WASH TUNNEL EQUIPMENT BREAKDOWN



TCS TUNNEL CONTROLLER RELAY USAGE				
RELAY N.O.	DESCRIPTION	DEVICE	CONTROL VOLTAGE	POWER
1A-(1)	RESERVED (SEE DRB DOCUMENTS)	CONVEYOR ENABLE BOARD	24 VAC	---
1B-(2)	ROLLER UP	4W1-1	24 VAC	10W
1C-(3)	WW960 MOVE IN	4W1-2	24 VAC	10W
1D-(4)	T800-1 LOWER ARM	4W1-3	24 VAC	10W
1E-(5)	PE163 MOVE IN	4W1-4	24 VAC	10W
1F-(6)	T800-2 LOWER ARM	4W1-5	24 VAC	10W
2A-(7)	PE118 MOVE IN	4W1-6	24 VAC	10W
2B-(8)	TBA104 MOVE IN	4W1-7	24 VAC	10W
2C-(9)	DRYER GATES OPEN (DRYER 1 & 2)	4W1-8	24 VAC	10W
2D-(10)	DRYER GATES OPEN (DRYER 3 & 4)	4W1-9	24 VAC	10W
2E-(11)	DRYER GATES OPEN (DRYER 5 & 6)	4W1-10	24 VAC	10W
2F-(12)	DRYER GATES OPEN (DRYER 7 & 8)	4W1-11	24 VAC	10W
3A-(13)	WRAP DIS RETRACT / MOVE IN	4W3-1A	24 VAC	5W
3B-(14)	WRAP DIS SHOOT	4W3-1B	24 VAC	5W
3C-(15)	WRAP DIS RETRACT / MOVE IN	4W3-2A	24 VAC	5W
3D-(16)	WRAP DIS SHOOT	4W3-2B	24 VAC	5W
3E-(17)	CHAIN AND ROLLER FLUSH	WM4-1 SOL A	24 VAC	15W
3F-(18)	WW960 WATER	WM4-1 SOL B	24 VAC	15W
4A-(19)	FLUSH MANIFOLD WATER	WM4-1 SOL C	24 VAC	15W
4B-(20)	T800-1 WATER	WM4-1 SOL D	24 VAC	15W
4C-(21)	T800-2 WATER	WM4-1 SOL E	24 VAC	15W
4D-(22)	PE163 WATER	WM4-2 SOL F	24 VAC	15W
4E-(23)	T800-2 / PE118 WATER	WM4-2 SOL G	24 VAC	15W
5A-(25)	RAIN-1 WATER	WM4-2 SOL H	24 VAC	15W
5B-(26)	AR109-1 PRESOAK	BH-1	24 VAC	10W
5C-(27)	TFWA-1 ON	BH-2	24 VAC	10W
5D-(28)	SFA-1 ON	BH-3	24 VAC	10W
5E-(29)	SFA-2	BH-4	24 VAC	10W
5F-(30)	TFA-1 ON	BH-5	24 VAC	10W
6A-(31)	TFA-2 ON	BH-6	24 VAC	10W
6B-(32)	TFA-3 ON	BH-7	24 VAC	10W
6C-(33)	TFWA-2 ON	BH-8	24 VAC	10W
6D-(34)	AR109-2 BODY PROTECTANT	BH-9	24 VAC	10W
6E-(35)	CCP	MR-1	24 VAC	10W
6F-(36)	BUCKET FILL	MR-2	24 VAC	10W
7A-(37)	RAINFS LAVA	MR-3	24 VAC	10W
7B-(38)	RAIN-2 DRYING AGENT	MR-4	24 VAC	10W
7C-(39)	RO UNIT ACTIVATION	RO UNIT	24 VAC	10W
7D-(40)				
7E-(41)				
7F-(42)				
8A-(43)				
8B-(44)				
8C-(45)				
8D-(46)				
8E-(47)				
8F-(48)				
8G-(49)				
9C-(50)	START UP ALARM	ALARM	120 VAC	30W
9C-(51)	PHS3 ON	MCC-503	120 VAC	15W
9D-(52)	H2515 PUMP ON	MCC-505	120 VAC	15W
9E-(53)	DRYER 1 ON	MCC-508	120 VAC	15W
9F-(54)	DRYER 2 ON	MCC-507	120 VAC	15W
10A-(55)	DRYER 3 ON	MCC-508	120 VAC	15W
10B-(56)	DRYER 4 ON	MCC-509	120 VAC	15W
10C-(57)	DRYER 5 ON	MCC-510	120 VAC	15W
10D-(58)	DRYER 6 ON	MCC-511	120 VAC	15W
10E-(59)	DRYER 7 ON	MCC-512	120 VAC	15W
10F-(60)	DRYER 8 ON	MCC-513	120 VAC	15W

PECO MCC STANDARD SCOR IS 10,000 AMP. OWNER TO PROVIDE INFORMATION FOR ANY HIGHER SITE REQUIREMENTS FOR THIS RATING. THIS INFORMATION MAY IMPACT THE DESIGN, CONFIGURATION, AND COST OF THIS CUSTOM INDUSTRIAL CONTROL PANEL.

SYMBOL	H.P.	AMPS	DESCRIPTION	MOTOR CONTROLLER	MOTOR OVERLOAD
M1	7.5	9.4	PHS23 HYD UNIT	CONTACTOR IN MCC	IN MCC
M2	20	24	PHS23 HYD UNIT	CONTACTOR IN MCC	IN MCC
M3	2	3.1	PHS3 HYD UNIT	CONTACTOR IN MCC	IN MCC
M4	5	6.6	CP4 HP PUMP	CONTACTOR IN MCC	IN MCC
M5	15	18.3	H2515 HP PUMP	CONTACTOR IN MCC	IN MCC
M6	15	17.6	DRYER 1	CONTACTOR IN MCC	IN MCC
M7	15	17.6	DRYER 2	CONTACTOR IN MCC	IN MCC
M8	15	17.6	DRYER 3	CONTACTOR IN MCC	IN MCC
M9	15	17.6	DRYER 4	CONTACTOR IN MCC	IN MCC
M10	15	17.6	DRYER 5	CONTACTOR IN MCC	IN MCC
M11	15	17.6	DRYER 6	CONTACTOR IN MCC	IN MCC
M12	15	17.6	DRYER 7	CONTACTOR IN MCC	IN MCC
M13	15	17.6	DRYER 8	CONTACTOR IN MCC	IN MCC
M14	10	14.7	AIR COMPRESSOR	CONTROLLER ON UNIT	IN MCC
216.9 FULL LOAD AMPS IN MCC DEVICES (FEED MCC WITH 300 AMP SERVICE)					

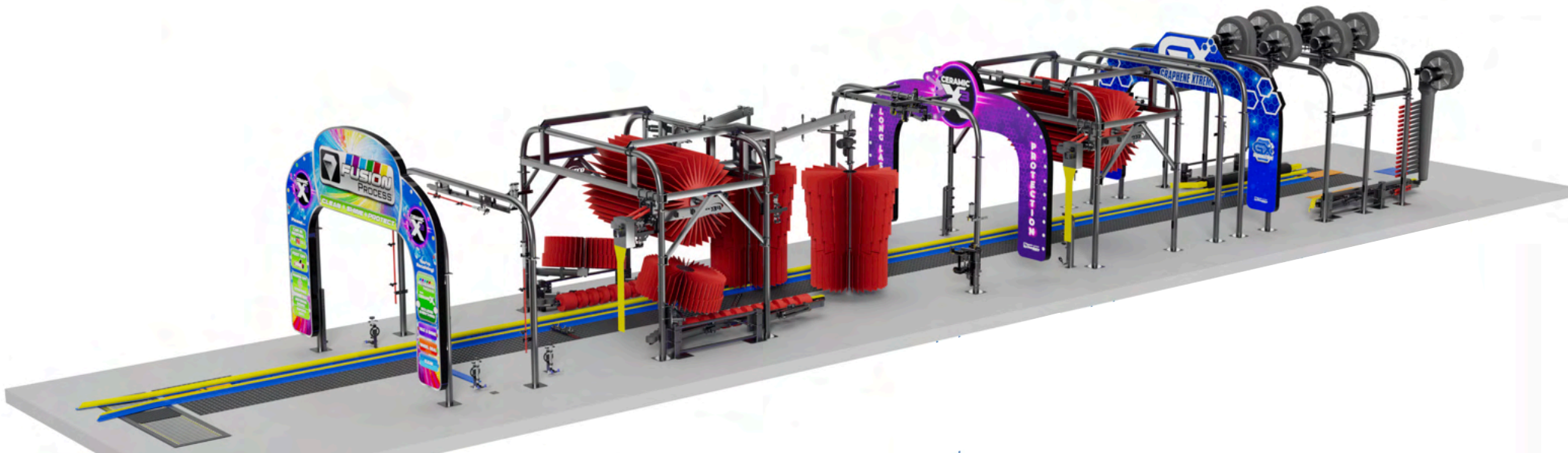
EQUIPMENT IDENTIFICATION						
SYMBOL	DESCRIPTION	LOCATION	SUPPLIED BY	INSTALLED BY	PLUMBED BY	WIRED BY
CONV	70' CONVEYOR	CONVEYOR TRENCH	SONNYS	DISTRIBUTOR	DISTRIBUTOR	---
INPUT	INPUT STATION	TUNNEL ENTRANCE	DRB	DISTRIBUTOR	----	ELECT. CONT.
P300	PECO UHWM CORRELATOR	TUNNEL	PECO	DISTRIBUTOR	----	---
A149	SINGLE DETAIL PREP SYSTEM	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
A155	BUG PREP SYSTEM	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
EYE1	PHOTO EYE PRESENCE DETECTOR	TUNNEL	PECO	DISTRIBUTOR	----	ELECT. CONT.
EYE2	PHOTO EYE TIRE DETECTOR	TUNNEL	PECO	DISTRIBUTOR	----	ELECT. CONT.
SSA-1	STAINLESS STEEL ARCH	TUNNEL	PECO	DISTRIBUTOR	----	---
RAINSF	RAIN BAR SINGLE FOAM MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
TFWA-1	TURBO FOAM WHEEL APPLICATOR-1	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
WW960	WHEEL WASHER	TUNNEL	PECO	DISTRIBUTOR	----	---
FLUSH	FLUSH MANIFOLD	CONVEYOR TRENCH	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SFA-1	SINGLE FOAM APPLICATOR SET	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SFA-2	SINGLE FOAM APPLICATOR SET	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
TFA	TRI FOAM APPLICATOR SET	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
T800-1	FOAM TOP WASHER W/ RETRACT	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	ELECT. CONT.
TFWA-2	TURBO FOAM WHEEL APPLICATOR-2	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
WRAP-1	REAR OFFSET WRAP W/ RETRACT	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
PE163	ROCKER SIDE WASHER	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
PE141	HIGH PRESSURE LOWER SIDE BLASTERS	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
T800-2	FOAM TOP WASHER W/ RETRACT	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	ELECT. CONT.
PE118	ROCKER SIDE WASHER	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
RAIN-1	RAIN BAR RINSE MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SSA-2	STAINLESS STEEL ARCH	TUNNEL	PECO	DISTRIBUTOR	----	---
RAIN-2	RAIN BAR RINSE MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
SSA-3	STAINLESS STEEL ARCH	TUNNEL	PECO	DISTRIBUTOR	----	---
RAIN-3	RAIN BAR RINSE MANIFOLD	TUNNEL	PECO	DISTRIBUTOR	DISTRIBUTOR	---
TBA104	TIRE BRITE APPLICATOR	TUNNEL	PECO	DISTRIBUTOR	----	---
DRYER D1-D8	PECO DRYER SYSTEM	TUNNEL	PECO	DISTRIBUTOR	----	ELECT. CONT.
SG-1-8	PECO DRYER STAR GATES	DRYER INTAKES	PECO	DISTRIBUTOR	DISTRIBUTOR	---
LDC	LOOP DETECTOR CONTROL	TUNNEL EXIT	PECO	DISTRIBUTOR	----	ELECT. CONT.
PAD	EXIT ANTI-COLLISION PAD	TUNNEL EXIT	DISTRIBUTOR	DISTRIBUTOR	----	ELECT. CONT.
ELECT. SERVICE						
MCC	MOTOR CONTROL CENTER 3 PHASE	ELECTRICAL ROOM	PECO	ELECT. CONT.	----	ELECT. CONT.
TR4	TRANSFORMER 24VAC (1000VA)	IN MCC	PECO	ELECT. CONT.	----	ELECT. CONT.
TCS-1 & 2	TUNNEL CONTROL SYSTEM-1 & 2	ELECTRICAL ROOM	DRB	ELECT. CONT.	----	ELECT. CONT.
PHS2331	WASH HYDRAULIC SUPPLY	EQUIPMENT ROOM	PECO	DISTRIBUTOR	DISTRIBUTOR	----
CP4	PREP PUMP STATION	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
H2515	PE141 PUMP STATION	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
4W1S	4-WAY-1 AIR VALVES	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
4W1S3	4-WAY-3 AIR VALVES (WRAP CONTROL)	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
WM4S	WATER MANIFOLD W/ 4 SOLENOIDS	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
MR	MIX-RITE PUMPS	EQUIPMENT ROOM	HYDRAFLX	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
BH	BAKER HYDRO-MINDER PUMPS	EQUIPMENT ROOM	HYDRAFLX	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
AR-1-2	WASH AND VACUUM AREA AIR COMPRESSORS	EQUIPMENT ROOM	PECO	DISTRIBUTOR	MECH. CONT.	ELECT. CONT.
WS SYS	WATER SOFTENER SYSTEM	EQUIPMENT ROOM	DISTRIBUTOR	DISTRIBUTOR	MECH. CONT.	----

EACH CONTRACTOR MUST HAVE COMPLETE DRAWING SET. DO NOT START TWO OR MORE DRIVERS AT THE SAME TIME.

PECO EQUIPMENT REQUIREMENTS
ELECTRICAL SERVICE:
480 VAC 3 PHASE
5-100VAC (5 AMP CIRCUITS) (ELECT. PANEL)
5-100VAC (20 AMP CIRCUITS) (ELECT. PANEL)
2-220VAC (20 AMP CIRCUIT) (ELECT. PANEL)
FRESH WATER
2" WATER SUPPLY @ 50 PSI EQUIPMENT ONLY
AIR
7.5 HP AIR COMP
RECOMMEND AIR DRYER
TUNNEL:
CEILING HEIGHT: 12 MIN.
WIDTH: 16 MIN.
DOORS: 8 FT 11" MIN. EXT. 12 MIN.
DRYERS REQUIRE 11'-3" CLEARANCE
(CHECK EXIT DOOR "UP" POSITION)
EQUIPMENT ROOM:
CEILING HEIGHT: 12 MIN.
EQUIPMENT ROOM WIDTH: 8 MIN.

PECO DRAWING INDEX
CARWASH DETAILS:
A-1 BUILDING & EQUIPMENT LAYOUT
FOUNDATION:
F-1 CONVEYOR TRENCH SCHEMATIC
F-2 CONVEYOR TRENCH SCHEMATIC
F-3 RECLAIM TANK SCHEMATIC
F-4 EQUIPMENT DRAIN, CHASE WAY & CONDUIT LAYOUT
PLUMBING:
P-1 EQUIPMENT PLUMBING SCHEMATIC
ELECTRICAL:
E-1 ELECTRICAL NOTES, LAYOUTS & USAGES
E-2 EQUIPMENT OVERVIEW WIRING ILLUSTRATION
E-3 MCC CONTROL WIRING SCHEMATIC
E-4 OUTPUT WIRING SCHEMATICS
E-4A INPUT WIRING SCHEMATICS

CAR WASH TUNNEL EQUIPMENT BREAKDOWN



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



NEW DEVELOPMENTS - Tarleton State University



Tarleton State Breaks Ground on \$110M Event Center

- \$110 million, two-story multipurpose arena
- Move-in set for 2025
- Will house NCAA Division I basketball facilities and academic convocations, symposiums, conferences, and conventions
- Read more [here](#)

Tarleton Breaks Ground on Research & Economic Building

- Broke ground for a \$7 million Research & Economic Development Building
- University will share the facility with Texas A&M AgriLife Research
- Will help bring new collaboration and more research dollars to Stephenville
- Read more [here](#)



Construct New Residence Hall & Expand Dick Smith Library

- \$120 million residence hall with a 2025 goal set for the start of construction
- Multiple styles of rooms expected to be included with approx. 1,000 beds
- Upon project completion, 12 on-campus housing options will be available
- 10,000 SF expansion for the Dick Smith Library
- Read more [here](#)

Tarleton State Breaks Ground on Health Professions Building

- \$80 million Health Professions Building
- Move-in planned for Summer 2025
- 92,000 SF located adjacent to the nursing building
- Further establish the university as the leader of rural healthcare
- Read more [here](#)



PROPERTY AERIAL



DEMOGRAPHICS - Stephenville, TX

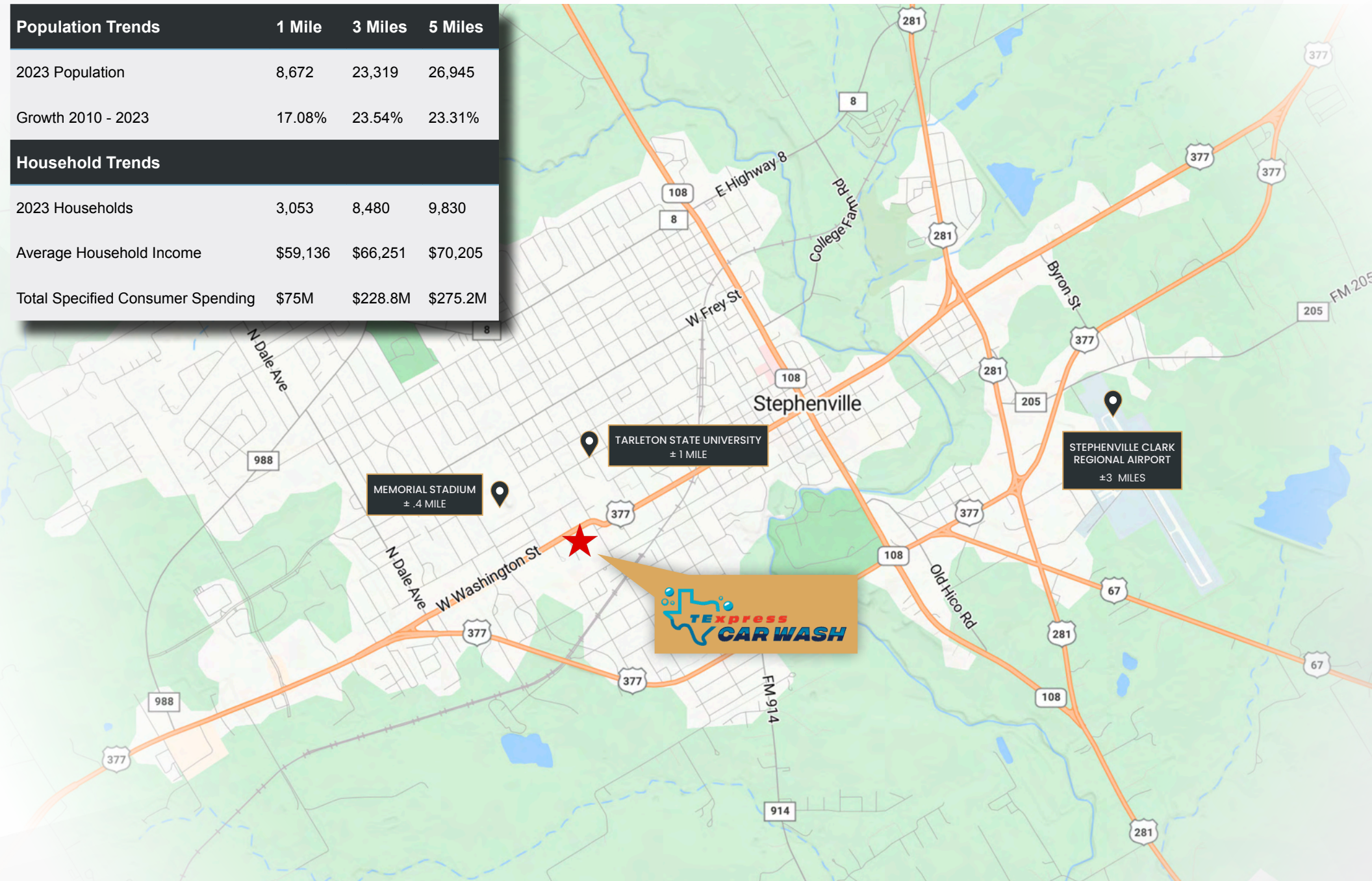


Population Trends

	1 Mile	3 Miles	5 Miles
2023 Population	8,672	23,319	26,945
Growth 2010 - 2023	17.08%	23.54%	23.31%

Household Trends

2023 Households	3,053	8,480	9,830
Average Household Income	\$59,136	\$66,251	\$70,205
Total Specified Consumer Spending	\$75M	\$228.8M	\$275.2M



LOCATION OVERVIEW - Stephenville, TX

ONE OF THE 100 BEST SMALL TOWNS IN AMERICA!

Stephenville is uniquely located in rural Texas one-hour southwest of Dallas/Fort Worth for easy access to metropolitan amenities and a major airport, yet isolated from big city stress. A city of over 20,000 friendly people, Stephenville is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River. It is distinctively Texan – independent, hardworking, and educated. Known as the ‘Cowboy Capital of the World’ and the ‘City of Champions’, Stephenville takes pride in having small town values, where a strong work ethic, family-values, and a giving heart still matter. Stephenville is located at the intersection of US 281, US 67 and US 377 and is situated 25 miles south of IH-20 and 70 miles southwest of the Dallas / Fort Worth Metroplex. Stephenville is the retail center for a trade area population of approximately 80,000 Texans.

- **Agriculture** - Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #2 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville serves as a regional medical and retail center for the area with many family-owned businesses thriving as they draw from our strong, diverse workforce, educational opportunities and family oriented atmosphere.
- **Education** - Tarleton State University, a part of the Texas A&M University System, is known far and wide for creating a culture of excellence in both academic and athletic programs. Erath County is also served by Ranger College, offering a variety of continuing education and workforce training for students of all ages.
- **Manufacturing** - Stephenville has a notable manufacturing sector. Various companies in the area produce goods ranging from food products to industrial equipment. This sector provides numerous jobs and supports the local economy through exports and local consumption.
- **Retail & Services** - The retail and services sectors are also important to Stephenville’s economy. Local businesses, shops, and restaurants serve the community and attract visitors from nearby areas. The presence of large retail chains, as well as unique local shops, provides a mix of shopping options for residents and visitors alike.



44,195

Stephenville MSA
Population



\$70,205

Average Household
Income



23%

Population Growth
2010-2023



ADDITIONAL TEXPRESS PORTFOLIO OFFERINGS

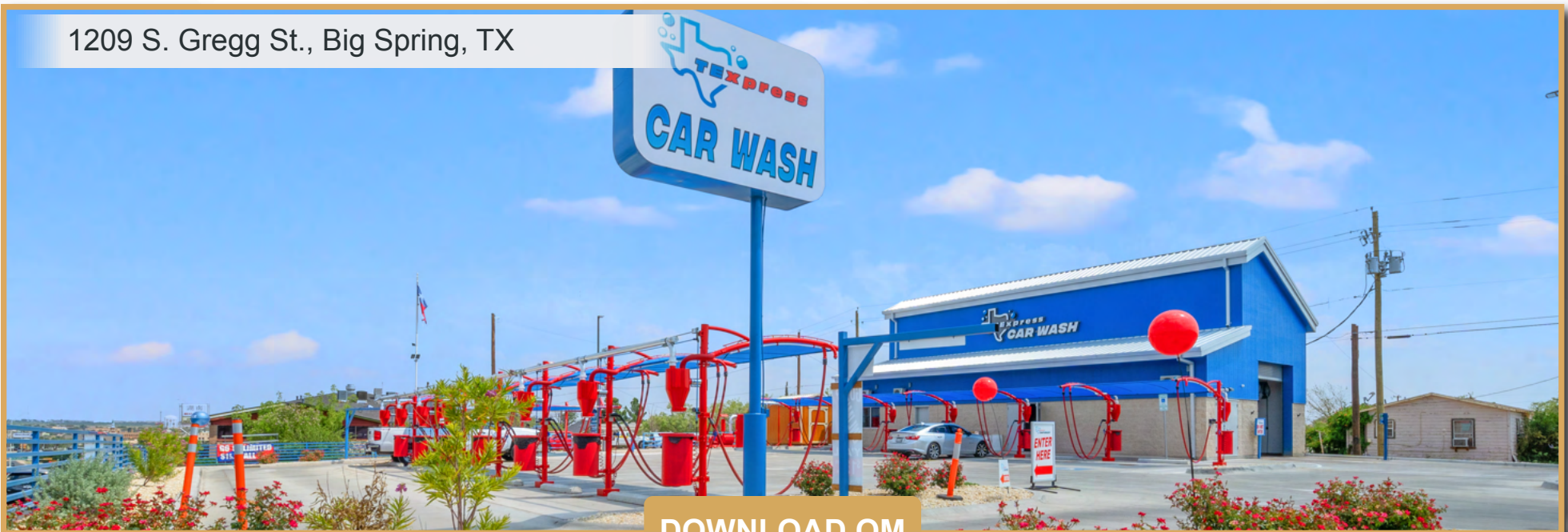


506 Junction Hwy, Kerrville, TX



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1209 S. Gregg St., Big Spring, TX



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ECHOWEST

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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	