



QUICK QUACK CAR WASH GROUND LEASE
ALVIN | TEXAS





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PRESENTED BY

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EXECUTIVE SUMMARY

QUICK QUACK CAR WASH GROUND LEASE ▸ ALVIN | TEXAS





Property: Quick Quack Car Wash GL

Address: 1483 E. Hwy 6
Alvin, TX 77511

Purchase Price: \$2,530,000

NOI: \$126,500***

Cap Rate: 5.0%

Lease Term: 20 Years

Lease Start: October 2, 2022

Lease Expiration: August 30, 2042

***NOI is based on the upcoming increase in October 2027. As such, the purchase price is based on the rent effective that date.

20 Year Absolute NNN Ground Lease with 16 Years Remaining – Stable Cash Flow Asset – Zero Landlord Responsibilities – Four (5-Year) Options to Renew

10% Rental Increases Every 5 Years Throughout the Initial Term and Option Periods, Providing a Strong Hedge Against Inflation

Corporately Guaranteed Lease by Quick Quack Car Wash – Quick Quack is a Best in Class, Leading Car Wash Tenant Founded in 2004 That Operates More Than 350 Locations in 9 Different States

New Construction, Pride of Ownership Asset Featuring Quick Quack's Latest Prototype Design – a Modern and Aesthetically Pleasing Property

Intrinsic Value – Large Format Car Wash at 4,112 Square Feet on a Sizeable 1.03 Acre Parcel with 23 Vacuum Spaces, 3 Payment Lanes & 1 Main Wash Bay, Providing Quick Quack with the Ability to Effectively Handle High Customer Volume

High Traffic Location – More Than 32,000 Vehicles Per Day on E. Hwy 6 & Over 55,000 Vehicles Per Day on Alvin Bypass (TX-35)

Ideal Demographics – Over 55,000 People within a 5-Mile Radius of the Property with Average Household Income Exceeding \$119,762 Annually

Strategically Positioned Adjacent to a Walmart Supercenter That Has Seen More Than 3.02 Million Visits Over the Last Calendar Year

Over 2.1 Million Square Feet of Industrial & Office Space and 2.7 Million Square Feet of Restaurant & Retail within a 5-Mile Radius of the Property, Resulting in a High Daytime Population of More Than 1,700 Businesses & 14,500 Employees

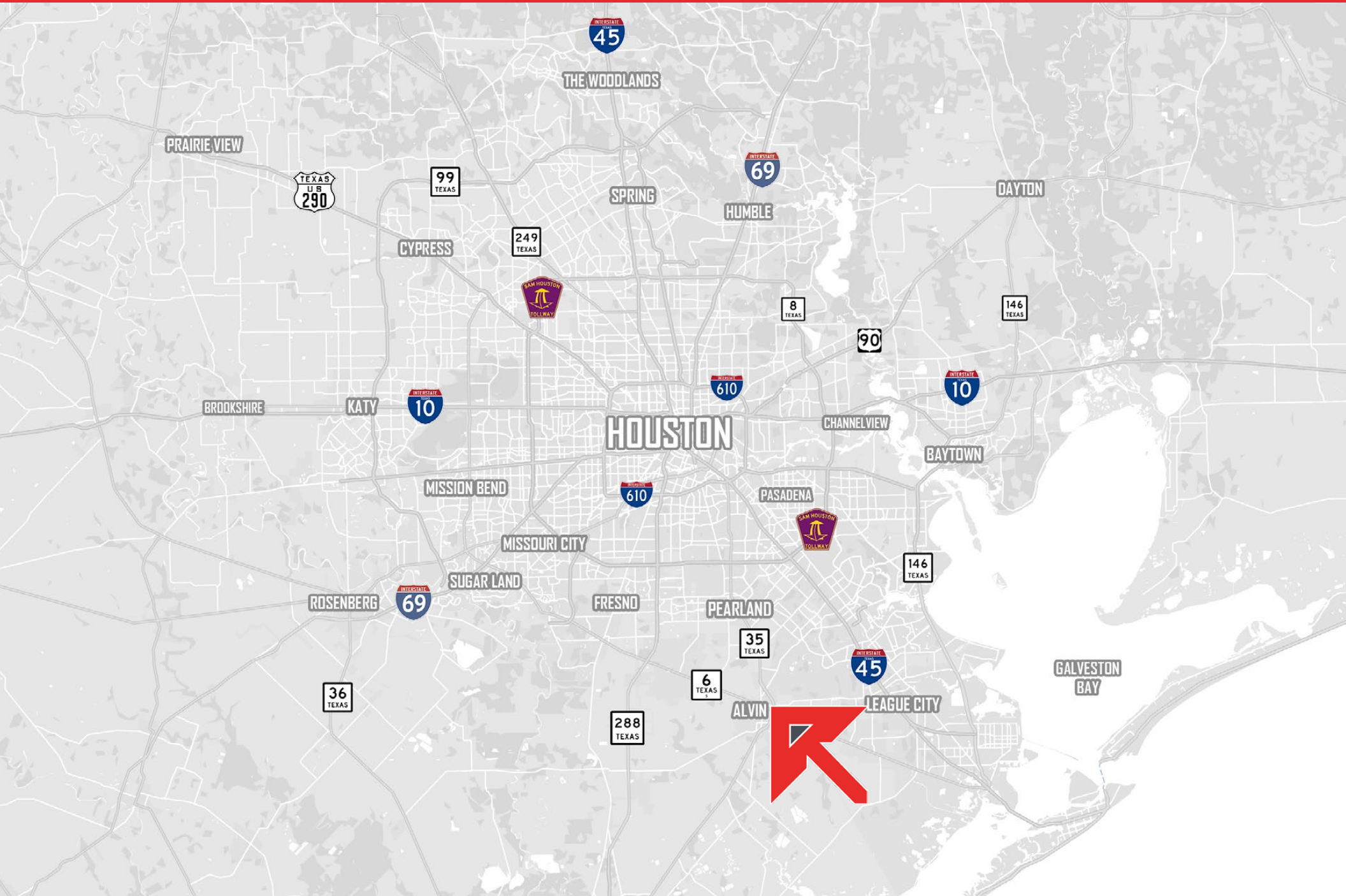
Tremendous Recent Growth – More Than 14% Population Growth in a 5-Mile Radius of the Property Since the 2000 Census

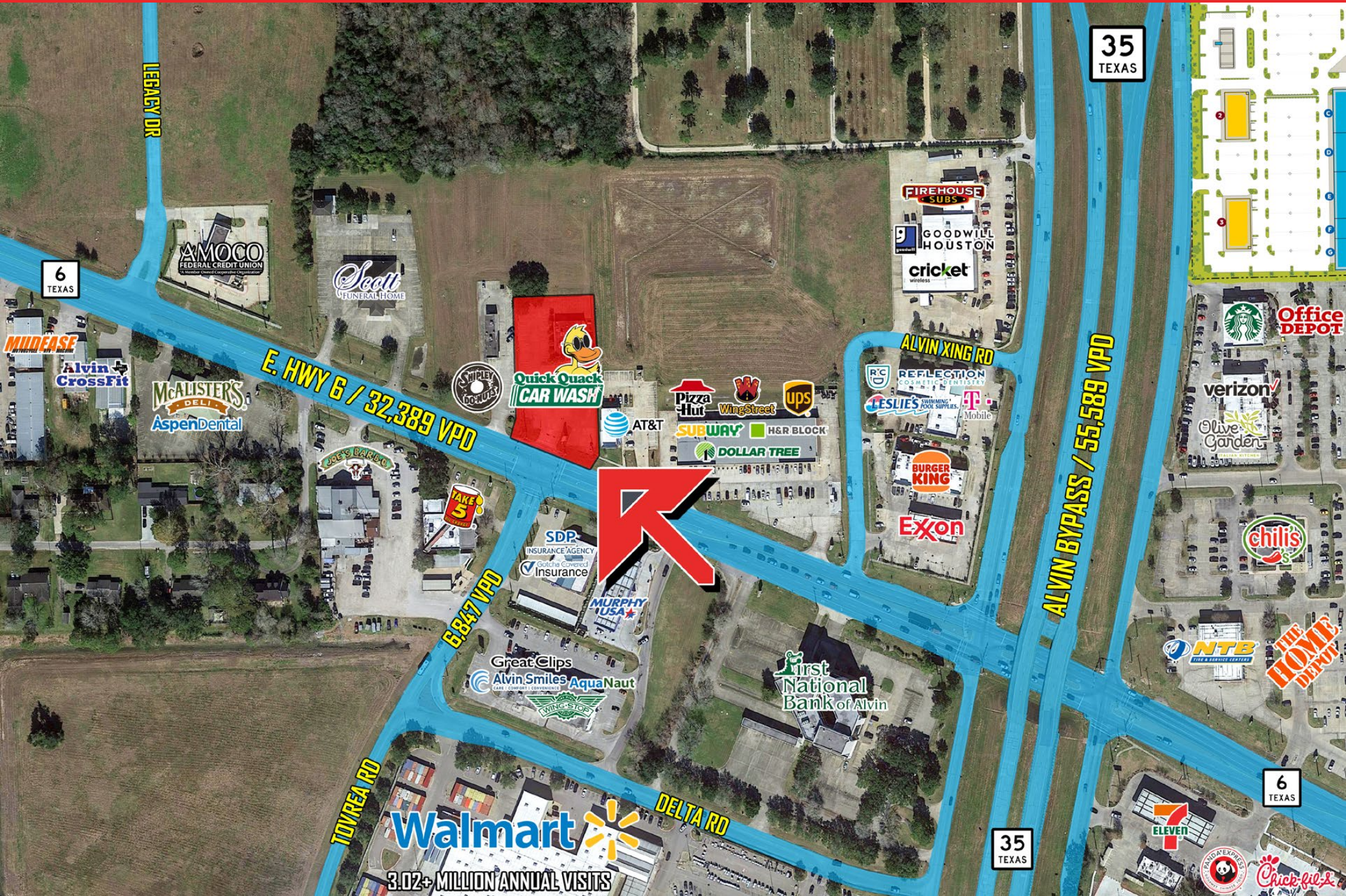
Approximately 30 Miles from Downtown Houston – The Largest City in Texas & 4th Most-Populous City in the United States with a Population Exceeding 2.39 Million Residents – More Than 7.79 Million People Reside in the Greater Metro Area

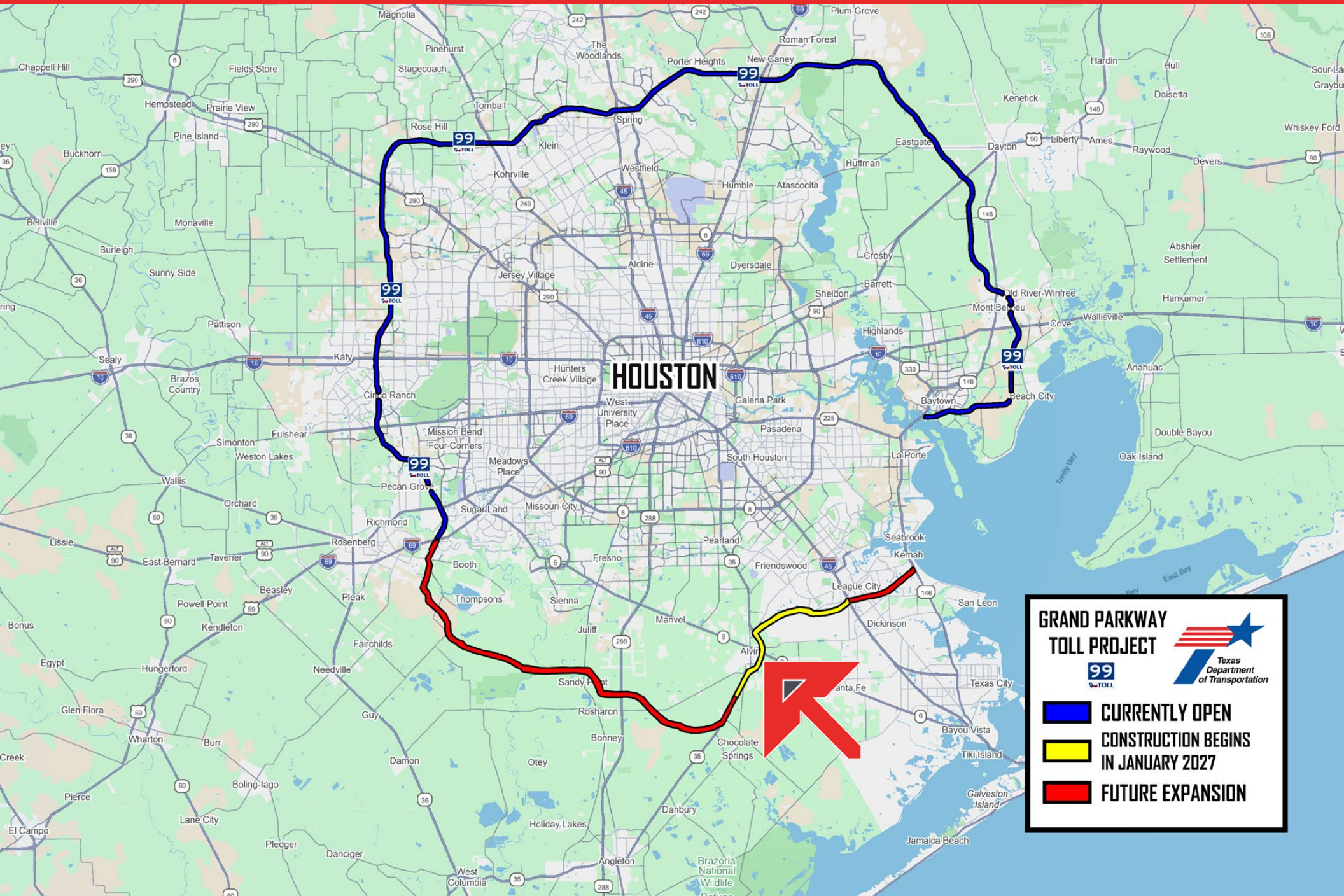
Within a 5-Mile Radius of 23 Primary, Higher Education & Private Grade Schools That Have More Than 24,000 Combined Students Enrolled

Strong Multi-Family Density with Over 3,200 Apartment Units in a 5-Mile Radius of the Property

Texas is an Income Tax Free State with the Strongest and Fastest Growing Economy in the United States, Providing an Ideal Location for a 1031 Exchange Asset







GRAND PARKWAY TOLL PROJECT





 **CURRENTLY OPEN**

 **CONSTRUCTION BEGINS IN JANUARY 2027**

 **FUTURE EXPANSION**







PROPERTY DESCRIPTION

QUICK QUACK CAR WASH GROUND LEASE ▸ ALVIN | TEXAS





PROPERTY DESCRIPTION

Address:	1483 E. Hwy 6 Alvin, TX 77511	
County:	Brazoria County	
Parcel ID:	0227-0102-110	
Land Size:	Approximately 1.03 Acres	
Access:	Via E. TX-6	
Signage:	Monument & Building Signage	
Year of Construction:	2022	
Building Size:	Approximately 4,112 Square Feet	
Parking:	23 Spaces for Vacuum Stations	
Drive-Thru:	3 Payment Lanes & 1 Wash Bay	
Drive Areas:	Concrete Pavement, Concrete Curbs	
Zoning:	Commercial	
Traffic Counts:	E. Hwy 6 (TX-6):	32,389 VPD
	Alvin Bypass (TX-35):	55,589 VPD
	Tavrea Rd:	6,847 VPD





LEASE SUMMARY

Tenant Name:	Quick Quack Car Wash	
Property Location:	1483 E. Hwy 6 Alvin, TX 77511	
Lease Start:	October 2, 2022	
Lease Expiration:	August 30, 2042	
Lease Type:	Absolute NNN Ground Lease	
Landlord Responsibilities:	None	
Base Lease Term:	20 Years with 16 Years Remaining	
Renewal Options:	Four (4) Additional (5-Year) Options to Renew	
Rental Increases:	10% Bumps Every 5 Years	
Annual Base Rent:	Years 1-5:	\$115,000.00
	Years 6-10:	\$126,500.00 (Starting 10/2027)
	Years 11-15:	\$139,150.00 (10% Increase)
	Years 16-20:	\$153,065.00 (10% Increase)
Annual Option Rent:	Years 21-25:	\$168,371.50 (10% Increase)
	Years 26-30:	\$185,208.65 (10% Increase)
	Years 31-35:	\$203,729.52 (10% Increase)
	Years 36-40:	\$224,102.47 (10% Increase)
ROFR:	None	







TENANT OVERVIEW

 **350+**
LOCATIONS
(ACROSS 9 U.S. STATES & GROWING)



FOUNDED in **2004**
HQ: ROSEVILLE, CA

QUICK QUACK BEGAN IN 2004 AS AN IDEA AND A DESIRE BY A FEW BUSINESS PARTNERS. THE DESIRE WAS TO WAKE UP EVERY MORNING FEELING THAT THEIR EFFORTS WERE CHANGING LIVES FOR THE BETTER. THE IDEA WAS TO ACHIEVE THAT DESIRE BY WAY OF AN OUTSTANDING CAR WASH PRODUCT AND AN AMAZING WORK-PLACE ENVIRONMENT. FROM A SINGLE CAR WASH IN SACRAMENTO, CALIFORNIA, THE BUSINESS QUICKLY GREW TO A HANDFUL OF LOCATIONS. THEN, IN 2008, THE COMPANY DOUBLED IN SIZE BY ACQUIRING A SMALL CHAIN OF CAR WASHES IN NORTHWEST TEXAS NAMED QUICK QUACK CAR WASH. SHORTLY FOLLOWING THAT ACQUISITION, THE QUICK QUACK NAME WAS ADOPTED ACROSS ALL 13 LOCATIONS.

HEADQUARTERED IN ROSEVILLE, CALIFORNIA, QUICK QUACK CAR WASH NOW OWNS AND OPERATES OVER 350 LOCATIONS IN UTAH, TEXAS, CALIFORNIA, ARIZONA, COLORADO, HAWAII, NEVADA, OKLAHOMA & WASHINGTON WITH PLANNED EXPANSION INTO ADDITIONAL REGIONS AND STATES IN THE NEAR FUTURE. APART FROM A QUICK AND ENTERTAINING CAR WASH EXPERIENCE, QUICK QUACK IS BEST KNOWN FOR UNLIMITED CAR WASH MEMBERSHIPS, FREE VACUUMS, AND EXCEPTIONAL CUSTOMER SERVICE FROM SHARP LOOKING, TIE-CLAD TEAM MEMBERS. QUICK QUACK TAKES PRIDE IN BEING REGULARLY RECOGNIZED AS "THE BEST" OR "THE FAVORITE" CAR WASH IN EVERY COMMUNITY WHERE A QUICK QUACK CAN BE FOUND.

AS THE COMPANY CONTINUES TO GROW, THE FOUNDING PARTNERS HAVE NEVER LOST SIGHT OF THE QUICK QUACK MISSION TO "CHANGE LIVES FOR THE BETTER". THROUGH THEIR RANDOM QUACKS OF KINDNESS, COMMUNITY FUNDRAISERS AND ORGANIZATIONAL SPONSORSHIPS, QUICK QUACK IS HONORED TO GIVE BACK TO THE COMMUNITIES THEY SERVE CURRENTLY & TO THE ONES THEY WILL SERVE IN THE NEAR FUTURE.



**We're Not Just Clean
- We're Green.**

At Quick Quack Car Wash, their priority is not only to get your car clean, but to effectively preserve natural resources while doing so. They are proud to be a Green Certified Car Wash and are recognized as a leader in environmentally friendly & sustainable business practices at every single one of their locations.



WATER RECLAMATION

Quick Quack's water reclamation system captures up to 99% of the water used, which then goes through their filtration system. From there, soaps, soils & oils get filtered out, making the water cleaner & reusable for another wash.



WATER CONSERVATION

By recycling water, Quick Quack Car Wash locations can use as little as 15 gallons of water per car wash compared to the 100 gallons that get used compared to when washing the same car in the driveway



ECO-FRIENDLY SOAPS

Though Quick Quack Car Washes never discharge their soaps into storm drains, which is a major drawback to washing in driveways, their soaps are eco-friendly and biodegradable.



ENERGY SAVINGS

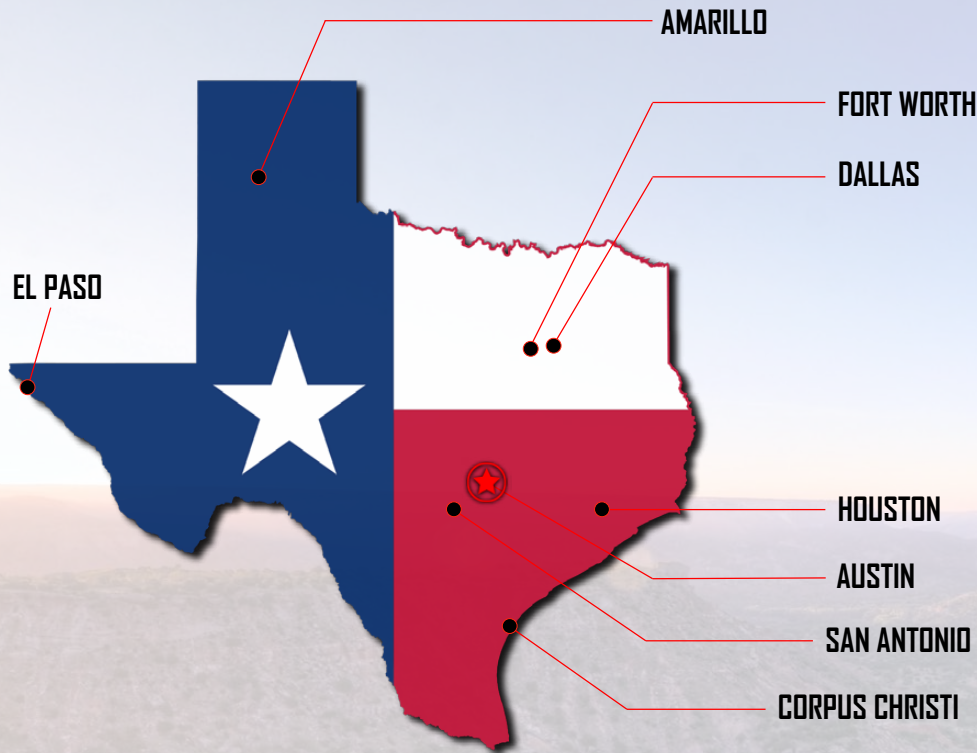
Each Quick Quack Car Wash conserves energy by using LED lights throughout the location. LED are much more efficient than traditional lights, last longer, and more importantly - require less electricity to work.



MARKET OVERVIEW

QUICK QUACK CAR WASH GROUND LEASE ▸ ALVIN | TEXAS





POPULATION

30,976,754+



Fastest growing
strongest & most
resilient economy in
the United States

2nd

LARGEST CIVILIAN
LABOR WORKFORCE IN THE U.S.
15.18+ MILLION WORKERS



TOP STATE FOR
JOB GROWTH

270,000+ JOBS CREATED in the LAST YEAR



OVER 25,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



ACCOUNTS FOR 10% OF MANUFACTURING
IN THE UNITED STATES EVERY YEAR
LARGEST PRODUCER OF WIND POWER
IN AMERICA, CREATING 3x MORE THAN
THE NEXT CLOSEST STATE

55

FORTUNE 500
COMPANIES
IN TEXAS

**FORTUNE
500**



BY ITSELF, TEXAS WOULD BE THE
10TH LARGEST ECONOMY
IN THE ENTIRE WORLD
& IS THE 2ND LARGEST IN THE U.S.



NO STATE INCOME TAX
MAKING IT AN IDEAL LOCATION
FOR A 1031 EXCHANGE ASSET



1ST RANKED
"BEST STATE FOR BUSINESS"
BY FORBES MAGAZINE

4th LARGEST CITY
IN THE UNITED STATES
METRO POPULATION: 7,796,182+

1st LARGEST CITY
IN THE STATE OF TEXAS
CITY POPULATION: 2,390,125+



26.90% POPULATION GROWTH
BEWEEN THE 2010 CENSUS & 2024
(INCLUDES THE ENTIRE METRO AREA)



3,835,585+ CIVILIAN LABOR FORCE
+11.74% GROWTH SINCE JANUARY 2020 [3,432,482]
AMONG THE 10 MOST POPULOUS METRO AREAS, GREATER HOUSTON RANKED
1ST IN EMPLOYMENT GROWTH RATE & 2ND IN NOMINAL EMPLOYMENT GROWTH

54+ MILLION
VISITORS COME TO THE
REGION ANNUALLY
GENERATING AN EST.
ECONOMIC IMPACT OF
OVER \$27 BILLION



2 COMMERICAL AIRPORTS



4 INTERSTATE HIGHWAYS

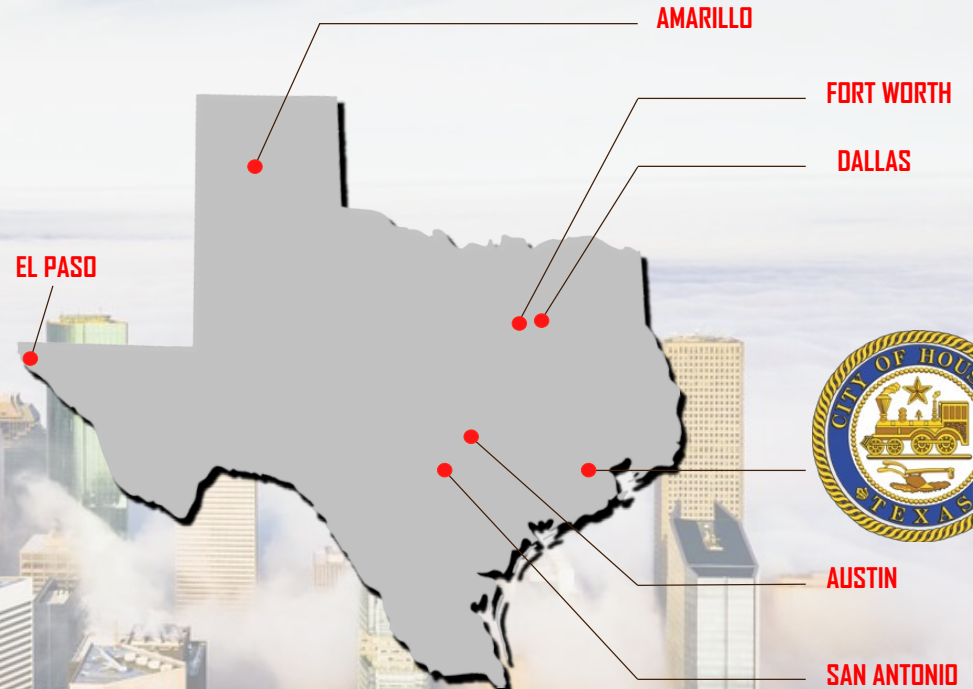


7 RAILWAY PORTS

27 FORTUNE
500 COMPANIES
BASED IN THE HOUSTON MSA

2ND LARGEST CONCENTRATION OF FORTUNE 1000
COMPANIES IN THE COUNTRY (57) BEHIND ONLY
NEW YORK & TIED WITH CHICAGO

- HOME TO THE **WORLD'S LARGEST MEDICAL CENTER**
TEXAS MEDICAL CENTER
- PORT HOUSTON IS THE NATION'S **LARGEST PORT**
IN FOREIGN TONNAGE HANDLING OVER 247 MILLION
TONS OF CARGO ANNUALLY
- HOME TO **4 PROFESSIONAL SPORTS FRANCHISES:**



1483 E Hwy 6
Alvin, TX 77511

1 mi
radius

3 mi
radius

5 mi
radius

Population

2026 Estimated Population	4,069	29,630	55,242
2031 Projected Population	4,395	32,749	60,882
2020 Census Population	4,074	27,353	50,929
2010 Census Population	4,024	25,135	44,267
Projected Annual Growth 2026 to 2031	1.6%	2.1%	2.0%
Historical Annual Growth 2010 to 2026	-	1.1%	1.5%
2026 Median Age	33.9	35.6	36.6

Households

2026 Estimated Households	1,587	11,324	20,127
2031 Projected Households	1,740	12,715	22,556
2020 Census Households	1,556	10,151	18,065
2010 Census Households	1,483	9,055	15,410
Projected Annual Growth 2026 to 2031	1.9%	2.5%	2.4%
Historical Annual Growth 2010 to 2026	0.4%	1.6%	1.9%

Race and Ethnicity

2026 Estimated White	56.8%	58.7%	60.9%
2026 Estimated Black or African American	11.5%	9.9%	8.5%
2026 Estimated Asian or Pacific Islander	3.6%	3.9%	4.4%
2026 Estimated American Indian or Native Alaskan	0.9%	0.7%	0.6%
2026 Estimated Other Races	27.2%	26.8%	25.6%
2026 Estimated Hispanic	36.2%	36.5%	34.3%

Income

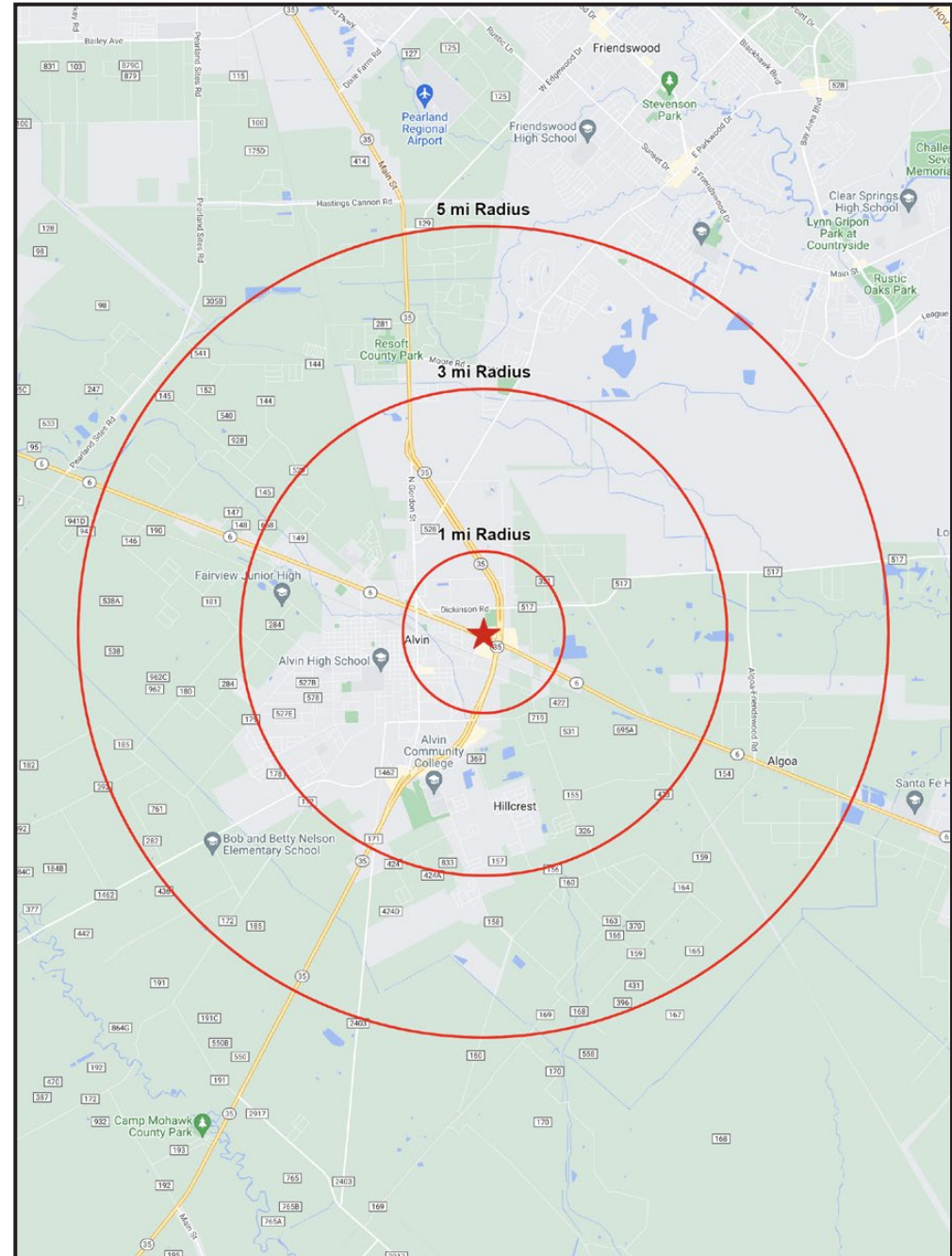
2026 Estimated Average Household Income	\$86,160	\$97,337	\$119,762
2026 Estimated Median Household Income	\$62,133	\$78,032	\$96,947
2026 Estimated Per Capita Income	\$33,692	\$37,228	\$43,660

Education (Age 25+)

2026 Estimated Elementary (Grade Level 0 to 8)	6.2%	7.8%	7.4%
2026 Estimated Some High School (Grade Level 9 to 11)	6.5%	7.0%	5.9%
2026 Estimated High School Graduate	34.7%	28.3%	27.1%
2026 Estimated Some College	24.8%	22.9%	21.0%
2026 Estimated Associates Degree Only	10.3%	11.3%	10.3%
2026 Estimated Bachelors Degree Only	14.0%	16.5%	19.8%
2026 Estimated Graduate Degree	3.5%	6.3%	8.6%

Business

2026 Estimated Total Businesses	430	1,228	1,732
2026 Estimated Total Employees	3,705	10,575	14,530
2026 Estimated Employee Population per Business	8.6	8.6	8.4
2026 Estimated Residential Population per Business	9.5	24.1	31.9





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of considering the purchase of the Quick Quack Car Wash Ground Lease located at the 1483 E. Hwy 6 (the "Property") and is not to be used for any other purposes. This information should not, under any circumstances, be made available or disclosed to any third party without the express written consent of Real Capital Investments or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Real Capital Investments nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Real Capital Investments with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Real Capital Investments and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Real Capital Investments, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase and Sale Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Real Capital Investments from any liability with respect hereto.

CONTACTS

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