

OFFERING MEMORANDUM

Self-Serve Carwash Opportunity

\$792,000

Business + Real Estate Acquisition

**2122 MILITARY RD
BENTON, AR 72015**



**Operating Business + Real Estate Opportunity | Established Self-Serve Car Wash With \$50K+ Current EBITDA And Membership-Driven Growth Potential
Prime Benton, AR Location Within The Little Rock MSA | Very Low-Labor, Absentee Ownership Opportunity | 100% Bonus Depreciation Eligible**

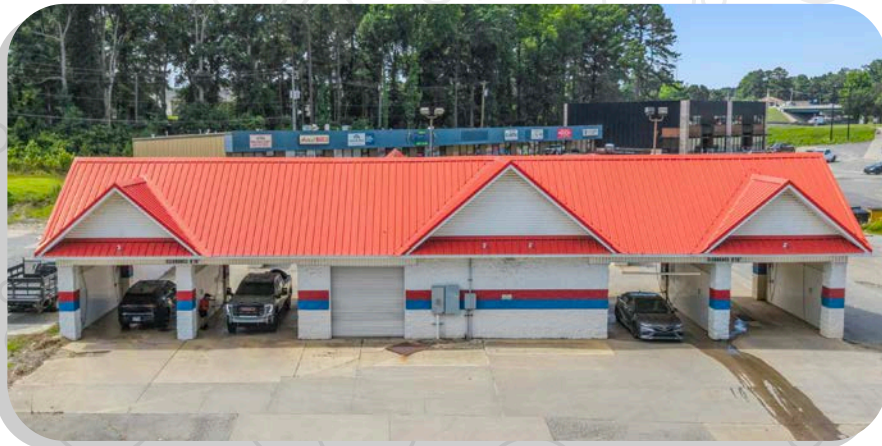
Marcus & Millichap

Why Invest?



Established Car Wash Business
High-Visibility Military Road Location
Strong Cash Flow & Value-Add Potential

- **Strategically Positioned Along Military Road**, A Well-Traveled Commercial Corridor In Benton Providing Excellent Visibility, Strong Daily Traffic Counts, And Convenient Access To Interstate 30 And Surrounding Residential Neighborhoods
- **Established Self-Serve Car Wash Featuring Multiple Self-Service Bays And Automatic Wash Facilities**, Offering Diverse Revenue Streams, Strong Street Presence, And Ample Onsite Parking
- **Located Within Benton's Primary Retail Corridor** Within the Little Rock MSA, Benefiting From Consistent Traffic Generated By Local Residents, Commuters, Nearby Retail Centers, And Everyday Service Destinations
- **Surrounded By A Dense Mix Of National Retailers**, Restaurants, Automotive Businesses, Schools, And Residential Communities That Generate Reliable Daily Consumer Activity
- **Supported By An Established Customer Base**, Recurring Cash Flow, And Meaningful Value-Add Opportunities Through Operational Enhancements, Equipment Upgrades, And Revenue Optimization Initiatives



Operating Business + Real Estate Opportunity
Very Low Labor / Absentee Ownership
Strong Cash Flow & Value-Add Potential

- **Acquisition Includes Both The Operating Business And Fee Simple Real Estate**, Providing Ownership Of The Income-Producing Asset And Underlying Property
- **Established Car Wash Generating Approximately \$50K In Annual EBITDA**, Demonstrating Proven Cash Flow And Ongoing Revenue Stability
- **Existing Configuration Features Four Bays with Self-Serve Vacuums**, Providing Multiple Revenue Streams With Very Low Labor / Absentee Ownership
- **Membership Program Creates Recurring Revenue**, Encourages Repeat Visits, And Builds A Loyal Customer Base That Supports Long-Term Cash Flow Growth
- **Projected EBITDA Of Approximately \$75K Through Value-Add Enhancements**, Offering Strong Income Growth Potential

Walmart Supercenter Kroger DOLLAR GENERAL
 Aaron's AT&T Pizza Hut

urbanAir DOLLAR TREE HARBOR FREIGHT
 PRICE BREAK CATO COSMO PROF

THE HOME DEPOT TSC TRACTOR SUPPLY CO CINEMARK
 Fairfield BY MARRIOTT Firestone COMPLETE AUTO CARE CHEPE'S MEXICAN GRILL
 Starbucks Gateway BANK SWING SHOP

Office DEPOT planet fitness RibCrib Wendy's Goodwill Industries of the Southern Piedmont WOOD GRILL
 SONIC popeyes

INTERSTATE 30 | ±73,497 VPD

Harmon Premium Pre-Owned

Advance Auto Parts

Elliott Electric Supply

Hobo Joe's Mini-Super El Quetzal




Fresh Donuts

MAVERIK

MILITARY RD | ±17,264 VPD

Investment Summary

Address:	 2122 Military Rd, Benton, AR 72015
Concept:	Self-Serve Carwash (Business + Real Estate)
Property Features:	4 Bays with Self-Serve Vacuums
Price:	\$792,000
Building Size (SF):	±3,895 SF
Lot Size (AC):	±0.27 Acres
Year Built:	2004
EBITDA:	\$49,915
EBITDA Yield:	6.30%
100% Bonus Depreciation:	Eligible*
Accepted Payments:	Credit/Cash

*Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the QBBA. Buyer must confirm eligibility with their CPA or tax consultant. Broker is not a tax advisor and makes no representation or warranty regarding the availability, applicability, or amount of any tax benefit. Buyer is solely responsible for conducting independent tax due diligence and bears all risk associated with any tax position taken.

Additional Income Opportunities**

Addition	Cost	Monthly Net Income	Annual Net Income
Automated Dog Wash (Cash & Credit Card)	\$4,500	\$1,100	\$13,200
Carwash Towels & Supply Vending Machine	\$3,000	\$600	\$7,200
Two Additional Vacuums (Price/2-Units)	\$5,000	N/A***	N/A***
Water & Soda Vending Machine	\$3,000	\$450	\$5,400
TOTAL	\$15,500	\$2,150	\$25,800

Current EBITDA:	\$49,915
Projected EBITDA (w/ Additions):	\$75,715
Projected EBITDA Yield (w/ Additions):	9.56%
Total Investment in Additions:	\$15,500
Projected Monthly ROI (w/ Additions):	13.87%
Projected Payback Period:	7 Months

**Projected income figures are estimates and are not guaranteed. Buyer should conduct independent due diligence to verify all projected revenue and expenses.

***Direct revenue quantification is not applicable; however, additional vacuum capacity reduces wait times and supports higher wash volume throughput.

\$792,000

LISTING PRICE

±3,895 SF

BUILDING SIZE

\$49,915

EBITDA

\$75,715

PROJECTED EBITDA

2004

YEAR BUILT

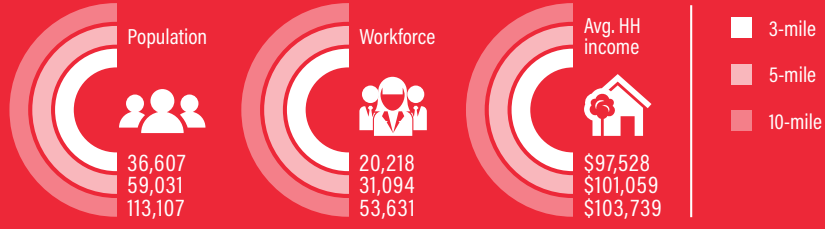
\$25,800

ADDITIONAL ANNUAL INCOME



WEBSITE 

2026 DEMOGRAPHICS



Walmart Supercenter, Ashley, Goodwill Industries of the Southern Piedmont, Backer Barrel, AT&T, Dollar Tree, Denny's

HOME2 Suites by Hilton, Hampton Inn & Suites, Comfort, LAQUINTA INNS & SUITES, Walgreens, IHOP, Arby's

HOBBY LOBBY, pop shelf, ULTA BEAUTY, HomeGoods, TEXAS STEAKBURGERS, Freddy's STEAKBURGERS, RACK ROOM SHOES, maurices

LOWE'S, Chick-fil-®, SONIC, ZAXBY'S, O'Reilly AUTO PARTS

TRACTOR SUPPLY CO., CINEMARK, Fairfield BY MARRIOTT, Firestone COMPLETE AUTO CARE, CHEPE'S MEXICAN GRILL, Starbucks, Gateway BANK, SWING SHOP

Kroger, Academy SPORTS & OUTDOORS, HTeaO, ZAXBY'S, TACO BELL, SLIM CHICKENS

KOHL'S, five BELW, petco, Burlington, MOE's, chiji's, STARBUCKS, McALISTER'S DELI, Orangetheory FITNESS

Bryant High School
2,369 Students

PAPA JOHN'S, Olive Garden, WAFFLE HOUSE

Saline Memorial Hospital
177 total beds
AMERICA'S BEST-IN-STATE HOSPITALS
Newsweek

Benton High School
1,500 Students

The River Center
Community Center

Bernard Holland Park

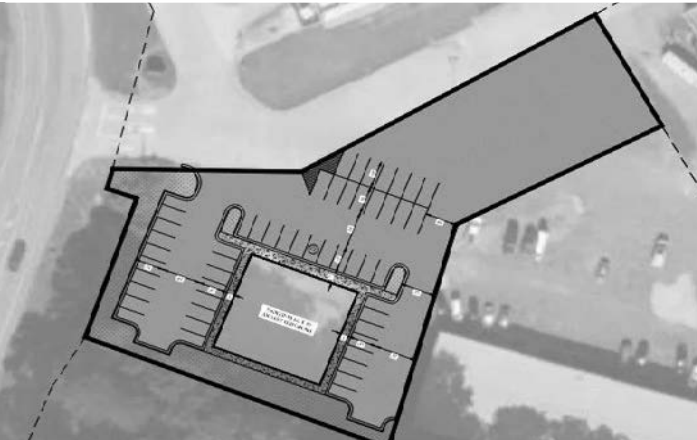
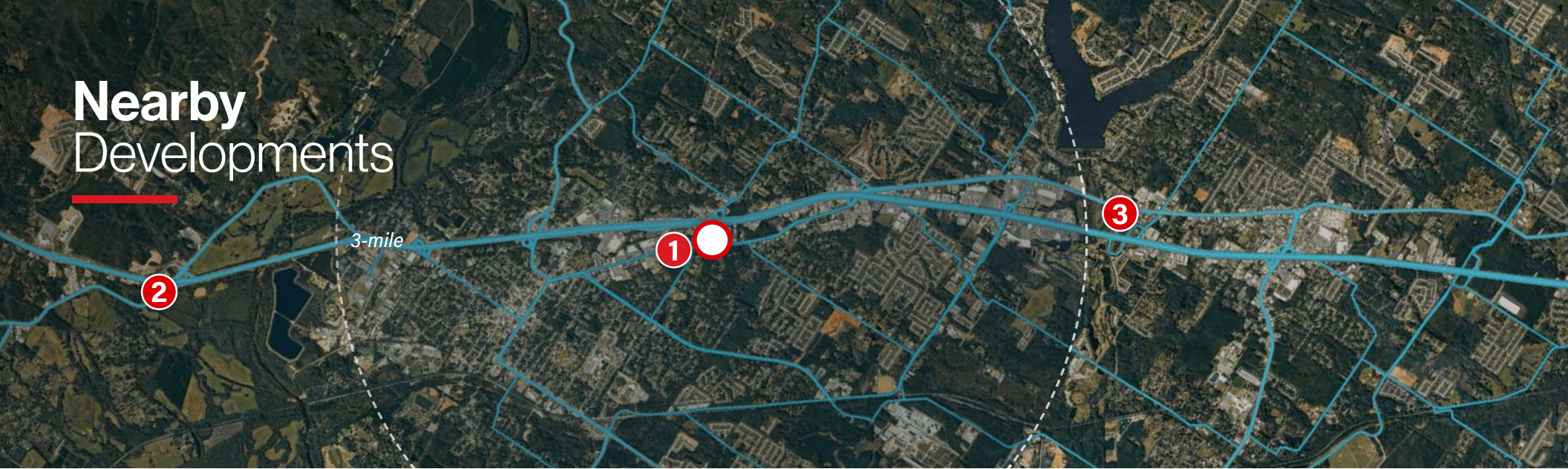
Walmart Supercenter, Office DEPOT, UrbanAir ADVENTURE PARK, Kroger, HARBOR FREIGHT QUALITY TOOLS - LOWEST PRICES, Goodwill Industries of the Southern Piedmont, SONIC, Wendy's, Pizza Hut, TACO BELL, planet fitness

SALINE COUNTY Career & Technical ASU THREE RIVERS CAMPUS





Nearby Developments



1. Oltmans Development: Mixed-Use Redevelopment at Former Denton's Trotline Site (Mixed-Use / Retail)

Oltmans Development, Inc. is constructing a new mixed-use commercial building on the long-vacant lot at the intersection of Congo Road and Military Road — the exact corridor on which the subject property is located — on the former site of Denton's Trotline, a beloved Benton seafood restaurant that closed in 2013. Developer Jeremiah Oltman, a lifelong Saline County resident and prolific local builder, began construction in September 2025 with a completion target of April to May 2026. Oltman has confirmed active conversations with several prospective tenants for the mixed-use retail and rental space. Describing the site's appeal, he noted its proximity to I-30 and centrality to the broader Military Road commercial corridor: 'I just think it's a great location as far as proximity to the interstate, and town in general.' The project directly activates a prominent vacant corner lot on the primary commercial spine serving the subject property.

[READ MORE](#) 



2. Buc-ee's Benton: Arkansas's First Location — 74,000 SF Travel Center with 120 Gas Pumps (Retail / Hospitality / Tourism)

Buc-ee's confirmed on May 14, 2026, that Arkansas's first-ever Buc-ee's location will open on August 17, 2026, at Interstate 30 Exit 114 at the Highway 229 interchange in Benton — off the same I-30 corridor directly accessible from Military Road. The 74,000-square-foot travel center will feature 120 fuel pumps, Buc-ee's signature fresh food, barbecue, fudge, jerky, and merchandise, and is expected to bring more than 200 jobs to Saline County at approximately \$18 per hour starting wage. Construction began in April 2025 following what Buc-ee's founder Arch 'Beaver' Aplin III called the largest groundbreaking in company history, attended by more than 800 people and Governor Sarah Huckabee Sanders, who projected approximately 5 million annual visitors with roughly half traveling from outside Arkansas. Benton officials anticipate the location will catalyze additional restaurant and commercial tenants to the Military Road and I-30 corridor, directly expanding consumer traffic throughout the trade area.

[READ MORE](#) 



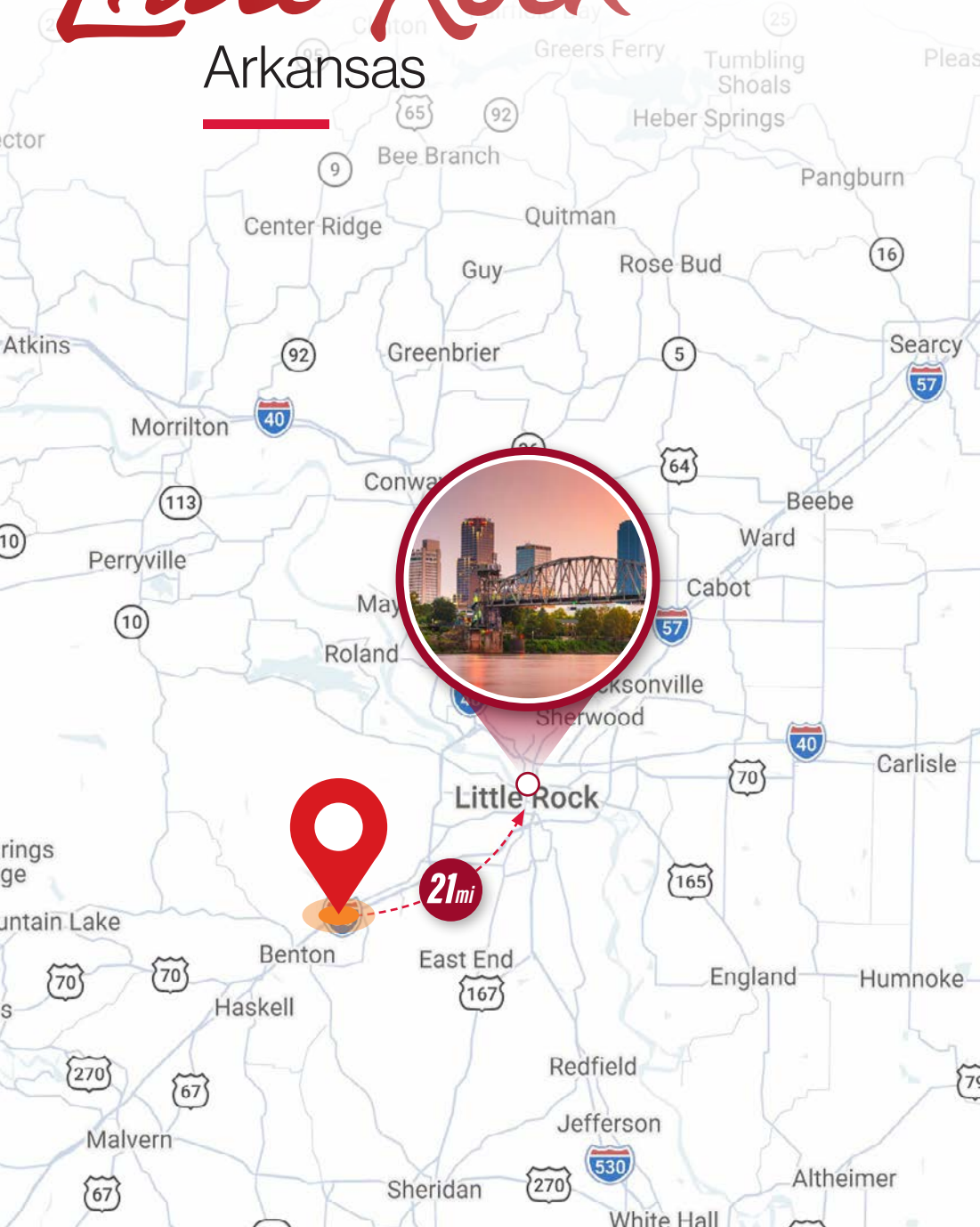
3. Rees Commercial Mixed-Use Development: 99-Room Hilton Hotel, Restaurants, and Retail Adjacent to Arkansas Heart Hospital (Commercial / Hospitality)

In July 2025, Rees Commercial purchased approximately 17 acres of commercial highway land in Benton directly adjacent to the Arkansas Heart Hospital and Encore Medical Center campus on the Benton/Bryant border, with plans for a mixed-use commercial development including full-service restaurants, fast food restaurants, a convenience store, medical office space, and real estate business space. Toasted Yolk, a nationally expanding sit-down breakfast and brunch restaurant chain, has already signed a lease commitment. A 99-room hotel from the Hilton brand family is also planned for the site. Developer John Rees cited the location's proximity to Arkansas Heart Hospital and Encore Medical Center as a key driver: 'It's really a hot area, so we wanted to be there. We want to make Benton and Saline County proud of this.' The project adds a branded hotel, multiple new restaurant options, and significant daytime employment to the Benton trade area, reinforcing the city's position as one of the fastest-growing communities in Central Arkansas.

[READ MORE](#) 

Little Rock

Arkansas



The Little Rock Metropolitan Statistical Area (MSA) serves as the economic, governmental, and cultural center of Arkansas, encompassing a multi-county region anchored by the state capital of Little Rock. Home to more than 775,000 residents, the MSA benefits from a diverse economy supported by government, healthcare, finance, logistics, manufacturing, education, and professional services. Major employers include the State of Arkansas, University of Arkansas for Medical Sciences (UAMS), Baptist Health, Dillard's, and Acxiom, reflecting the region's broad employment base and long-standing economic stability.

Strategically positioned at the intersection of Interstates 30, 40, and 530, the region provides excellent connectivity throughout Arkansas and to major markets across the South and Midwest. Bill and Hillary Clinton National Airport serves as the region's primary air transportation hub, supporting both business and leisure travel. Continued investment in infrastructure, industrial development, healthcare expansion, and mixed-use projects throughout the metro area reflects the MSA's sustained growth and its appeal to businesses, residents, and investors alike.

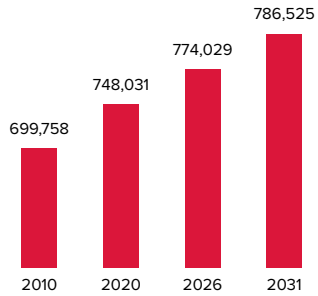


*Top 100 Best Places to Live in the U.S.
Livability, 2026*

*No. 41 Best Cities to Buy a House in America
Niche, 2024*

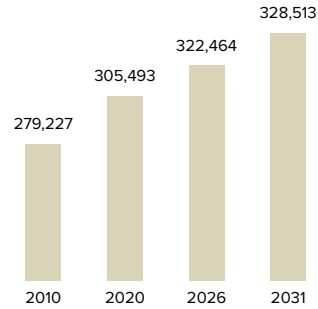
LITTLE ROCK MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2026, LITTLE ROCK



LITTLE ROCK MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2026, LITTLE ROCK



POPULATION
774,029
within MSA

AVG. HH INCOME
\$101,685
within MSA

EMPLOYEES
577,080
within MSA

The Little Rock MSA is home to several higher education institutions, including the University of Arkansas at Little Rock, the University of Arkansas for Medical Sciences, and Hendrix College. The region supports a vibrant sports and recreation culture, highlighted by the Arkansas Travelers baseball team, numerous collegiate athletic programs, and year-round outdoor activities along the Arkansas River. Community events, festivals, and cultural programming throughout the metro area contribute to a strong quality of life and regional identity.

LARGEST EMPLOYERS



Culturally, Little Rock offers a blend of history, arts, entertainment, and outdoor recreation. Attractions such as the William J. Clinton Presidential Library and Museum, River Market District, Arkansas Museum of Fine Arts, and Pinnacle Mountain State Park draw visitors from across the region. Ongoing investment in downtown Little Rock, North Little Rock, and surrounding suburban communities continues to enhance the area's mix of dining, entertainment, residential, and commercial offerings. The Little Rock MSA's affordability, economic diversity, and central location continue to position it as one of the most important and stable metropolitan areas in the South.

EXCLUSIVELY LISTED BY

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Marcus & Millichap

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Activity ID: ZAH1050210