

INVESTMENT OPPORTUNITY

QUALIFIES FOR 100% BONUS DEPRECIATION | SIGNALIZED INTERSECTION LOCATION (59,485+ VPD) | CORPORATE & PERSONAL GUARANTEES



SUBJECT PROPERTY

GLEAUX CAR WASH

SINGLE TENANT NET LEASE INVESTMENT OPPORTUNITY

6313 S Broadway Ave, Tyler, TX 75703

ÀCRE
PARTNERS

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EXCLUSIVELY LISTED BY:

MILES ELAM

949-374-1163
melam@aicrepartners.com
CA DRE #02105134

KAVEH EBRAHIMI

805-889-7837
Kaveh@aicrepartners.com
Lic #01896322

IN ASSOCIATION WITH:

BRIAN BROCKMAN

License #701472
Bang Realty-Texas Inc
bor@bangrealty.com
513-898-1551



Disclaimer:

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Investment Summary

AiCRE Partners, as exclusive investment sales advisor to seller, is pleased to offer the opportunity to acquire the fee simple interest of Gleaux Car Wash in Tyler, TX.

The subject property features a 3,324 SF car wash facility on a 1.01 AC lot. Positioned at the signalized intersection of S Broadway Ave & Grande Blvd, a lighted intersection with two Broadway curb cuts and four total access points—maximum visibility and vehicle ingress/egress. There are over 41,600 VPD on S. Broadway and the site is surrounded by national retailers like Walmart, Best Buy, Marshall’s, Petsmart, Target, Chick-Fil-A, Starbucks, Lowe’s, and Home Depot—this sustains high customer volume for the tenant. The lease has just over 15 years remaining with 1.5% annual increases and an absolute net structure featuring zero landlord responsibilities; perfect for out of state investors. The lease is backed by both a corporate and HNW personal guarantee from the founder providing extra security.

Gleaux Car Wash is a fast-growing, veteran-owned express car wash brand based in Tyler, Texas. Since its founding in 2019, the company has rapidly expanded its local footprint to five locations across the Tyler market. Gleaux’s customer-centric model blends high-quality automated wash services with bright, inviting site design and strong brand personality—positioning it as a leader in the East Texas car wash segment.



\$4,040,040
List Price

7.15%
Cap Rate

\$288,862.89
NOI

Absolute NNN
Lease Type

Fee Simple
Ownership

Property Overview

Address:	6313 S Broadway Ave, Tyler, TX 75703
List Price:	\$4,040,040
Tenant:	Gleaux Grande Tyler TX, LLC
Guarantor:	Corporate & Personal
Primary Lease Term:	20 Years
Lease Term Remaining:	15 Years +/-
Lease Expiration:	10/11/2040
Lease Type:	Absolute NNN
Rental Increases:	1.5% Annually
NOI:	\$288,862.89
Renewal Options	Two, 10-Year
Building Area:	3,324 SF
Land Area:	1.01 AC
Year Renovated:	2020
Ownership:	Fee Simple (Land & Building)
APN:	15000-0143-40-0063000

*NOI is based on upcoming rental increase.



Lease Summary

Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	

Hollytree Country Club

GRANDE BOULEVARD PLAZA

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BROADWAY SQUARE

JCPenney Dillard's HomeGoods DICK'S SPORTING GOODS
 BJ's M Foot Locker KAY JEWELERS HOLLISTER AMERICAN EAGLE
 ZALES THE DIAMOND STORE WINDSOR CHAMPS SPORTS SHOE DEPT. ENCORE
 SENEZ Jockey COACH Lids
 zumiez HOT TOPIC Talbots PANDORA AÉROPOSTALE

BROADWAY CROSSING

LOWE'S BEST BUY ULTA BEAUTY SHOE CARNIVAL
 PETSMART Marshalls SKECHERS
 golden corral McDonald's Olive Garden Applebee's OUTBACK STEAKHOUSE



Brookshire's Super Foods
 Distribution Shipping/Receiving



Brookshire's Michaels Walgreens OfficeMax
 Chick-fil-e SONIC JT Panera Bread Holiday Inn BW Best Western Hotels & Resorts



HOBBY LOBBY

BARNES & NOBLE

Comfort Suites Sleep Inn CANDLEWOOD SUITES AN IHG HOTEL



GRANDE BOULEVARD PLAZA

Patriot Golf USA Bernard Mediterranean Restaurant KINGDOM



Ohayo SUSHI Nobilita chilli's

LABOY



7-ELEVEN CUBESMART
Exxon vital signs
PEDIATRIC URGENT CARE

Walmart
Neighborhood Market

Brookshire's Super Foods
Distribution Shipping/Receiving

Hollytree
Country Club

Gleaux
CAR WASH

Walmart

GRANDE BOULEVARD PLAZA

Patriot Golf USA Bernard Mediterranean Restaurant KINGDOM

Broken Egg Cafe

BROADWAY SOUTH
SELF STORAGE

Shay's SUSHI
SEAFOOD & JAPANESE FUSION

NobiliTea

chili's

Valvoline

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Investment Highlights



DOMINANT REGIONAL TENANT

Gleaux Car Wash is the top operator of express car washes in Tyler, TX with 5 locations currently open and operating.

QUALIFIES FOR 100% BONUS DEPRECIATION

The property is eligible for 100% bonus depreciation, providing investors with substantial tax benefits during the initial years of ownership. This incentive boosts after-tax cash flow and investment returns.

ABSOLUTE NNN LEASE WITH STRONG GUARANTEES

The property has approximately 15 years remaining on a 20-year absolute triple-net (NNN) lease with both personal and corporate guarantees, ensuring zero landlord responsibilities and stable, passive income.

PRIME HIGH TRAFFIC LOCATION

Positioned at the signalized intersection of S. Broadway Avenue and W Grande Blvd which sees combined traffic counts of 59,485+ VPD with exceptional exposure and ease of access.

DENSELY POPULATED & GROWING TRADE AREA

There are approximately 99,378 people living within 5 miles which is projected to grow to 108,160 over the next 5 years providing a large and reliable customer base.

EXCELLENT RETAIL SYNERGY

The property benefits from its proximity to Walmart Supercenter, Target, Broadway Crossing (384,000 SF of Power Center), Broadway Square (630,000 SF Shopping Mall), all of which drive a ton of traffic to the site.



Investment Highlights

1.5% ANNUAL RENT BUMPS

The rent will increase 1.5% annually throughout the primary term and both 10 year renewal options, providing investors with a hedge against inflation.

INCOME TAX FREE STATE

Texas is an income tax free state, further enhancing after-tax investment returns.

HIGH GROWTH INDUSTRY

In the U.S., the Express Car Wash market size was about \$14.7 billion in 2024 with expected growth to \$17 billion by 2030 (~2.1% CAGR)

ECONOMICALLY RESILIENT INVESTMENT

Express car washes have shown resilience during economic downturns. As consumers postpone vehicle replacement, they invest in maintaining current cars, boosting demand for cleaning services even during recessions.

NEAR UNIVERSITY OF TEXAS AT TYLER

Just 8.5 miles from the University of Texas at Tyler, which enrolls over 10,015 students and is part of one of the largest public university systems in the nation.

NEAR NEW PARKSIDE DEVELOPMENT

Less than 2.5 miles away from South Tyler's newest commercial project, The Parkside, a 600,000 SF shopping destination across from the Village at Cumberland Park which will be an attractive draw for visitors and East Texans alike.



Location

Tyler, TX



Tyler, TX is a dynamic and growing market positioned as the economic and cultural hub of East Texas, with a metro population of over 245,000 and a projected annual growth rate of 1.55%. The region has seen strong job growth—over 10% since 2020—driven by a diverse economy anchored by healthcare, manufacturing, education, and retail sectors. Major employers include CHRISTUS Health, UT Health East Texas, and Trane Technologies. On the housing front, Tyler has experienced a 50% increase in median home prices from 2019 to 2023, reflecting strong demand, while new home construction and rental development continue at a steady pace to match population growth. Tyler’s economy has a strong foundation in the oil and gas industry, with a variety of companies operating in the region, including Halliburton, BJ Services, and Chesapeake Energy Corporation.

Nearby New Developments in Tyler, TX:

Tyler, TX is experiencing significant commercial growth through multiple high-impact developments.

The Parkside Development

The Parkside Development at 8851 S. Broadway Avenue is a 60-acre project introducing over 600,000 sq ft of new commercial space in South Tyler, directly across from the 700,000 sq ft Village at Cumberland Park. Slated as both a traditional retail center in its north portion and a vibrant indoor/outdoor lifestyle district in the south, the development is planned to include anchor retail, restaurants, entertainment venues, walking trails, and green space synced with nearby Faulkner Park. Designed to serve demographics from teens to mid-40s, it aims to bring elevated “eatertainment” experiences to Tyler.

[CLICK HERE TO READ MORE](#)

Bellwood

The 543-acre Bellwood Mixed-Use Development on the West Loop will integrate residential, retail, and recreational uses, with Phase I anchored by a new Brookshire’s grocery store and national tenants like Chick-fil-A, Freddy’s, Jersey Mike’s, and several first-to-market concepts including Smalls Sliders, Teriyaki Madness, and Heartland Dental—many set to open by summer 2025.

[CLICK HERE TO READ MORE](#)





TYLER

CALDWELL ZOO
FOR ANIMALS. FOREVER.

TEXAS COLLEGE
TYLER RESIDENTS

TRANE DISTRIBUTION CENTER

Walmart
Super 1 Foods
ALDI



Willow Brook Country Club

Walmart
Starbucks
Cane's
DQ
ALDI

Tyler Pounds Regional Airport



sam's club

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BROADWAY SQUARE

JCPenney **Dillard's** **HomeGoods** **DICK'S SPORTING GOODS**
BJ's **Foot Locker** **KAY JEWELERS** **HOLLISTER CALIFORNIA** **AMERICAN EAGLE**
ZALES THE DIAMOND STORE **WINDSOR** **CHAMPS SPORTS** **SHOE DEPT. ENCORE**
SENECA'S **Journey's** **COACH** **Lids**
zumiez **HOT TOPIC** **Talbots** **PANDORA** **AÉROPOSTALE**

UT Tyler
THE UNIVERSITY OF TEXAS AT TYLER

Clearex
CAR WASH

THE HOME DEPOT

Cascades Country Club



Lindsey Park



Brookshire's **Super 1 Foods**
Distribution Shipping/Receiving

Walmart

TRANE TECHNOLOGIES

BROADWAY CROSSING

TSC TRACTOR SUPPLY CO

Hollytree Country Club



LOWE'S **BEST BUY** **ULTA BEAUTY** **SHOE CARNIVAL**
PET SMART **Marshalls** **SKECHERS**
golden corral **McDonald's** **Olive Garden** **Applebee's** **OUTBACK STEAKHOUSE**

Walmart **TARGET**
AMC THEATRES **KOHL'S**

THE VILLAGE AT CUMBERLAND PARK

Academy SPORTS+OUTDOORS **COST PLUS WORLD MARKET** **TJ-maxx** **DAVID'S BRIDAL**
LANE BRYANT **Burlington** **maurices** **petco**
DSW DESIGNER SHOE WAREHOUSE **H&M** **ROSS DRESS FOR LESS** **OSHKOSH B'gosh** **FAMOUS footwear** **OLD NAVY**

Faulkner Park



Hollytree Country Club

2493



Distribution Shipping/Receiving



BROADWAY SQUARE

zumiez HOT TOPIC Talbots PANDORA AÉROPOSTALE

17,849+ VPD

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41,636+ VPD

69

BROADWAY CROSSING

Tyler Legacy High School

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Financial Summary

Start Date	End Date	Rental Increase	Annual Rent	Monthly Rent	Cap Rate
Current	10/11/25		\$284,588	\$23,715.67	
10/12/25	10/11/26	1.50%	\$288,863	\$24,071.91	7.15%
10/12/26	10/11/27	1.50%	\$293,196	\$24,432.99	7.26%
10/12/27	10/11/28	1.50%	\$297,594	\$24,799.48	7.37%
10/12/28	10/11/29	1.50%	\$302,058	\$25,171.47	7.48%
10/12/29	10/11/30	1.50%	\$306,589	\$25,549.05	7.59%
10/12/30	10/11/31	1.50%	\$311,187	\$25,932.28	7.70%
10/12/31	10/11/32	1.50%	\$315,855	\$26,321.27	7.82%
10/12/32	10/11/33	1.50%	\$320,593	\$26,716.08	7.94%
10/12/33	10/11/34	1.50%	\$325,402	\$27,116.83	8.05%
10/12/34	10/11/35	1.50%	\$330,283	\$27,523.58	8.18%
10/12/35	10/11/36	1.50%	\$335,237	\$27,936.43	8.30%
10/12/36	10/11/37	1.50%	\$340,266	\$28,355.48	8.42%
10/12/37	10/11/38	1.50%	\$345,370	\$28,780.81	8.55%
10/12/38	10/11/39	1.50%	\$350,550	\$29,212.52	8.68%
10/12/39	10/11/40	1.50%	\$355,809	\$29,650.71	8.81%

Plus, Two 10-Year Renewal Options

Survey Snapshot



NOTES:

1. Evaluation of restrictions and easements has been limited to those provided in Schedule B of the Fidelity National Title Insurance Company Title Commitment GF No. 193989, with an effective date of July 10, 2019. The following restrictions, easements and/or rights-of-way listed in Schedule B of said Title Commitments do affect the subject tract:

Item 1, Restrictions in Warranty Deed from Harry S. Phillips and Phillips and Phillips, LTD., to Tyler Joint Venture, recorded in Vol. 2714, Pg. 348, Land Records of Smith County, Texas.

Item 10(j), Easements granted to the City of Tyler, of record in Vol. 776, Pg. 416; Vol. 1785, Pg. 575, Deed Records of Smith County, Texas.

Item 10(j), Easement granted to Texas Power & Light Co Company, of record in Vol. 2805, Pg. 433, Land Records of Smith County.

Item 10(k), Easement Agreement between Tyler Joint Venture and Harry S. Phillips, recorded in Vol. 2714, Pg. 355, Land Records of Smith County, Texas.

2. No zoning report was provided to the surveyor.

ZONING DESIGNATION: C-2 (General Commercial District), per City of Tyler Unified Development Code, amended January 27, 2016.

PARKING REQUIREMENTS: one parking space per service bay.

HEIGHT REQUIREMENTS: 3 stories or 45 feet maximum height.

SETBACK REQUIREMENTS: 10 feet on front and rear property lines per City of Tyler Unified Development Code, amended January 27, 2016. (Setback lines shown hereon are per deed restrictions recorded in Volume 2714, Page 348 of the Land Records of Smith County, Texas.

3. **PARKING SPACES:** 0 (none) regular spaces and 0 (none) handicap spaces.

4. **ADDRESS:** 6313 South Broadway Avenue, Tyler, Texas 75703

5. The premises are mostly within the 100-Year return frequency flood hazard Zone AE, and such flood condition is shown on the Flood Insurance Rate Map, Community Panel No. 48423C0370D, dated April 16, 2014.

6. Surface location of utilities is as shown hereon. A Texas811 utility locate request was made and reported "clear". Marked utility locations are as shown on the survey.

LEGAL DESCRIPTION:

All that certain lot, tract or parcel of land situated in the Mary M. Long Survey, Abstract 561, Smith County, Texas, being all of Lot 63, New City Block 1434, DIAMOND CARWASH SUBDIVISION, in the City of Tyler, Texas, according to the Final Plat thereof recorded in Cabinet 'B', Slide 334-A of the Plat Records of Smith County, Texas.

SURVEYOR'S CERTIFICATION

To (i) Resa 12 LLC, (ii) Reliance Bank N.A., and (iii) Fidelity National Title Insurance Company, and each of their respective successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 11, and 13, of Table A thereof. The field work was completed on August 2, 2019.

GF NO. 193989, Effective Date: July 10, 2019
Date of Plat or Map: 7 August 2019

Joseph K. Pollard
Joseph K. Pollard - R.P.L.S. 6499



LEGEND

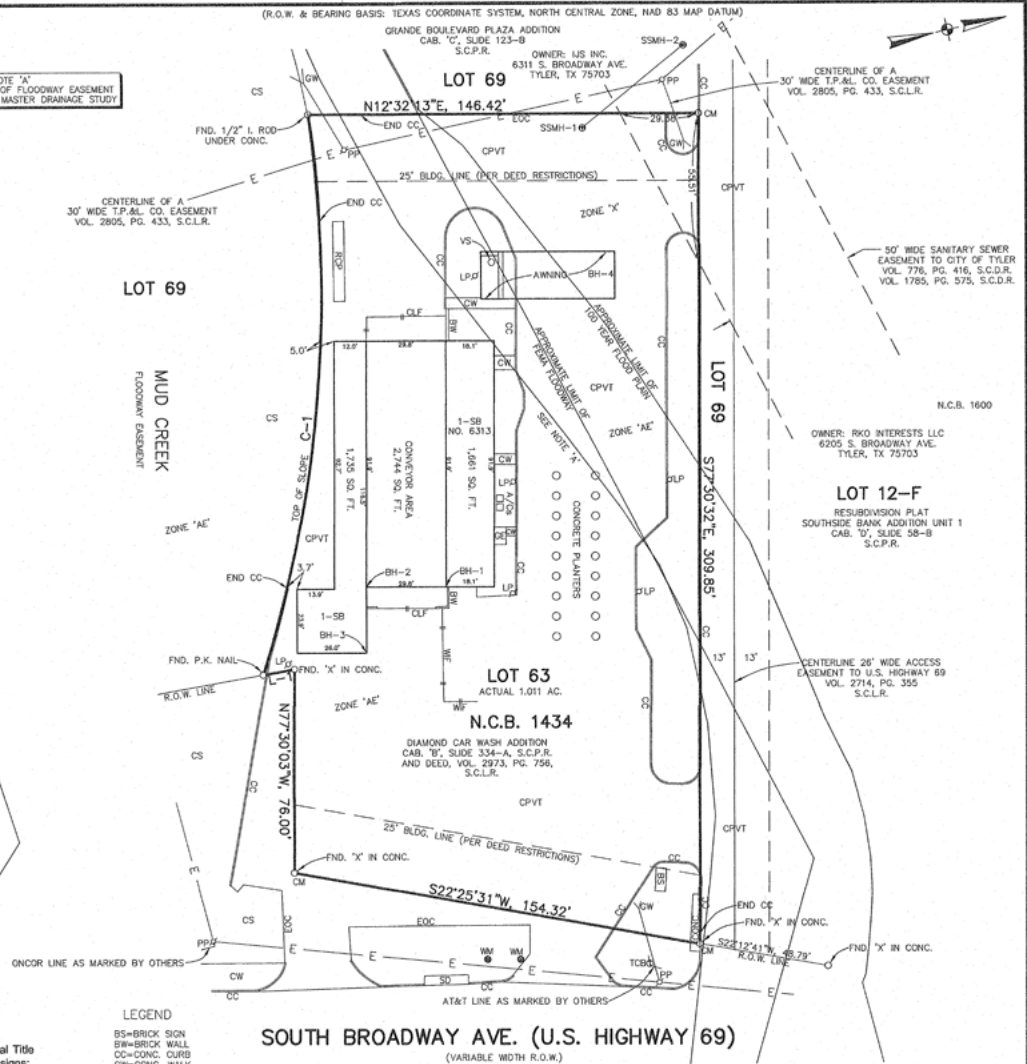
- BS=BRICK SIGN
- BW=BRICK WALL
- CC=CONC. CURB
- CW=CONC. WALK
- CS=CONC. SLOPE
- CLF=CHAIN LINK FENCE
- CPL=CONC. PLANTER
- CPVT=CONC. PAVEMENT
- EDG=EDGE OF CONC.
- GE=CLASS ENCLOSURE
- GW=GW WIRE
- LP=LIGHT POLE
- PP=POWER POLE
- RFP=RECLAMATION PIT
- SD=STORM DRAIN
- SSMH=SANITARY SEWER MANHOLE
- TB=TEL. CABLE BOX
- VS=VACUUM STATION
- WF=WROUGHT IRON FENCE
- WM=WATER METER
- 1-SB=ONE-STORY BRICK BLDG.
- CM=CONTROLLING MONUMENT

BUILDING HEIGHT

- BH-1=10.9'
- BH-2=10.1'
- BH-3=12.2'
- BH-4=12.7'



INDICATES FND. 1/2" I. ROD UNLESS OTHERWISE NOTED.



SOUTH BROADWAY AVE. (U.S. HIGHWAY 69)
(VARIABLE WIDTH R.O.W.)

C-1
RADIUS=466.00'
DELTA=26°03'43"
CHORD=N72°48'20"W, 210.15'
LENGTH=211.97'
L-1 S02°17'43"W, 11.84'

ALTA/NSPS SURVEY
LOT 63, N.C.B. 1434
DIAMOND CAR WASH SUBDIVISION
M.M. LONG SURVEY, A-561
CITY OF TYLER
SMITH COUNTY, TEXAS

BMS TYLER SURVEYORS
BOB MATUSH SURVEYING, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
2624 KENSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75703
TEL. (903) 561-7287 www.bms Tyler.com
T.B.P.L.S. FIRM NO. 10048200
JOB NO. 19-264 DATE: 7 AUGUST 2019 SCALE: 1"=30'

Car Wash Industry Snapshot



The global car wash market reached a valuation of **\$34.31 billion in 2024** and is projected to maintain robust momentum, growing at an estimated **6.1% compound annual rate through 2030**. This upward trend is fueled by increasing limitations on home-based car washing due to environmental regulations, driving more consumers to seek out professional cleaning alternatives. Additionally, a broader emphasis on vehicle care and maintenance continues to support steady demand.

Trends Shaping the Market

Modern car washes are leveraging cutting-edge technology to deliver faster, more efficient service. Systems such as **touchless cleaning, high-pressure rinsing, and automated scrubbing** now provide a thorough clean while protecting vehicle finishes. Many operators have also embraced **water reclamation systems**, significantly reducing water usage and aligning operations with growing environmental concerns.

In North America—especially in the United States—the market has a strong foothold, accounting for **over half of global revenue** in 2023. The popularity of professional car washes here is attributed to widespread car ownership, rising disposable income, and consumer preference for convenience and upkeep of vehicle appearance. Conveyor-style car washes, in particular, lead in profitability.

Consumer Behavior & Subscription Loyalty

Consumer engagement is high in the U.S., with **72% of drivers regularly using commercial car wash services**. Notably, **66% of Americans wash their cars roughly 13 times a year**, which averages out to once or twice monthly. The industry's growing subscription-based model has proven highly successful, with **87% of members planning to renew, and 77% expressing high satisfaction** with their plans.

Key Growth Catalysts

- Shift from DIY to professional wash services
- Proliferation of subscription and membership models
- Expanding vehicle ownership nationwide
- Increased spending power among consumers
- Sustainability-focused innovations like water recycling

\$14.74B
US Market Size
(2024)

\$38.4B
Global Market Size
(2024)

Tenant Overview



Gleaux Car Wash is a fast-growing, veteran-owned express car wash brand based in Tyler, Texas. Since its founding in 2019, the company has rapidly expanded its local footprint to five locations across the Tyler market. Gleaux's customer-centric model blends high-quality automated wash services with bright, inviting site design and strong brand personality—positioning it as a leader in the East Texas car wash segment.



5
LOCATIONS


2019
FOUNDED


TYLER, TX
HEADQUARTERS

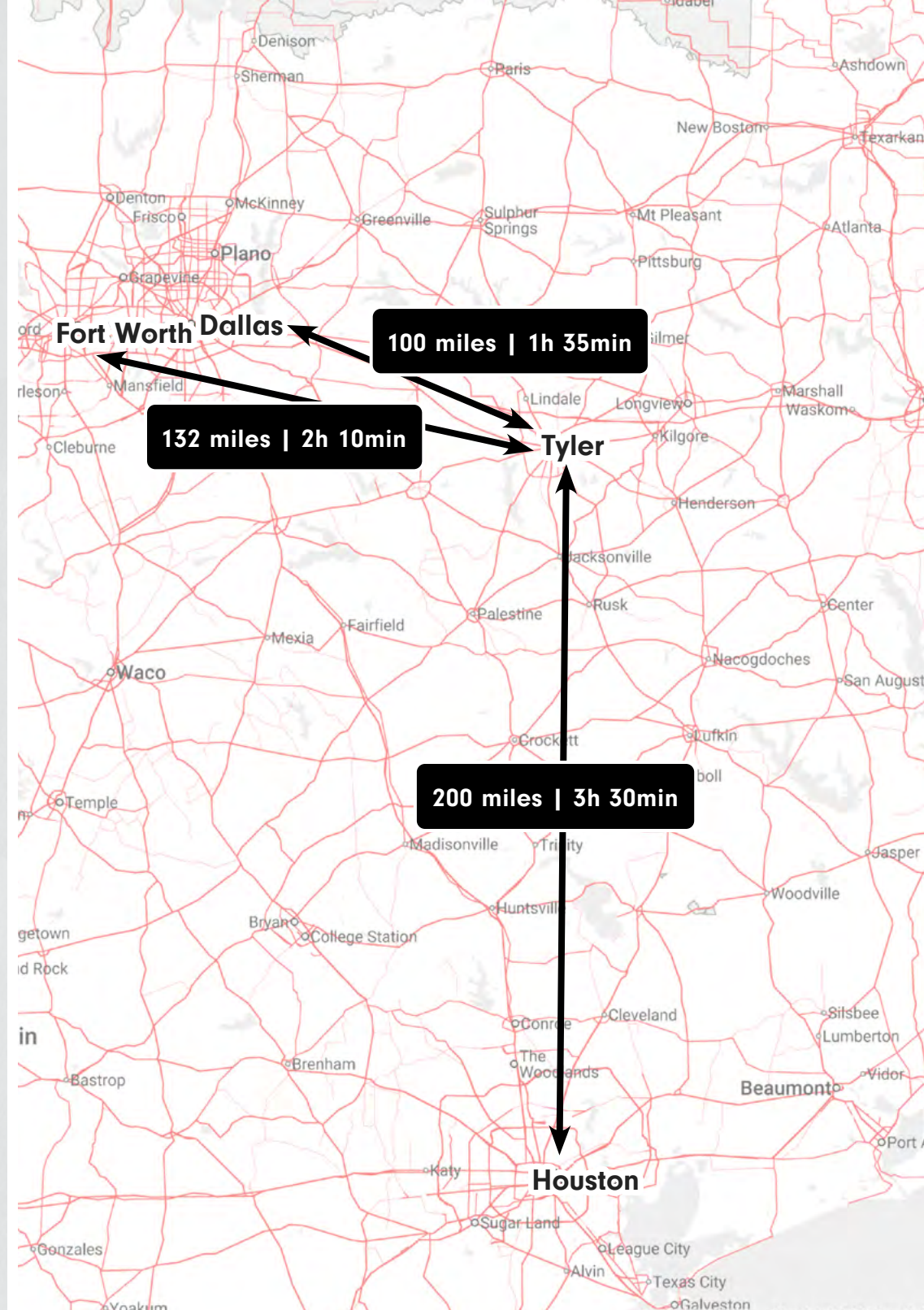
GLEAUXCARWASH.COM
WEBSITE



Location Highlights

 Demographics	1 Mile	3 Mile	5 Mile
2020 Population	10,785	50,376	95,043
2024 Population	10,412	51,661	99,378
2029 Population Projection	11,177	56,046	108,160
Avg Household Income	\$89,164	\$98,292	\$91,295
Annual Growth 2024-2029	1.5%	1.7%	1.8%
Median Age	37.7	37.9	36.6
Bachelor's Degree or Higher	34%	38%	34%

 Households	1 Mile	3 Mile	5 Mile
2020 Households	5,121	21,667	38,720
2024 Households	4,937	22,135	40,407
2029 Household Projection	5,275	23,890	43,767
Annual Growth 2024-2029	1.4%	1.6%	1.7%





EXCLUSIVELY LISTED BY:

MILES ELAM

949-374-1163

melam@aicrepartners.com

CA DRE #02105134

KAVEH EBRAHIMI

805-889-7837

Kaveh@aicrepartners.com

Lic #01896322

IN ASSOCIATION WITH:

BRIAN BROCKMAN

License #701472

Bang Realty-Texas Inc

bor@bangrealty.com

513-898-1551

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