

OFFERING MEMORANDUM

Carwash Real Estate + Business Opportunity

\$3,550,000

Business + Real Estate Acquisition

700 E BEEBE CAPPS EXPY
SEARCY, AR 72143



Operating Business + Real Estate Opportunity | Established Oasis Car Wash
Business With Proven Cash Flow & Membership-Driven Growth Potential
Prime Searcy Location | Very Low-Labor, Absentee Ownership Opportunity
100% Bonus Depreciation Eligible

Marcus & Millichap

Why Invest?



Prime Searcy Commercial Asset
High-Visibility Beebe Capps Expressway Location
Strong Cash Flow & Long-Term Growth Potential

- **Strategically Positioned Along East Beebe Capps Expressway (U.S. Highway 64)**, One Of Searcy's Primary Commercial Corridors, Offering Excellent Visibility, Strong Traffic Counts, And Convenient Access To U.S. Highway 67/167 And Surrounding Residential Neighborhoods
- **Established Oasis Car Wash Featuring Two Automatic Wash Bays And Three Self-Serve Bays**, Delivering Proven Operating Performance, Strong Customer Convenience, And Consistent Cash Flow
- **Located Within Searcy's Primary Retail Corridor**, Benefiting From Consistent Traffic Generated By Local Residents, Commuters, Nearby National Retailers, Healthcare Facilities, Harding University, And Everyday Service Destinations
- **Surrounded By A Dense Mix Of National Retailers**, Restaurants, Automotive Businesses, Hotels, Schools, And Established Residential Communities That Support Long-Term Consumer Demand And Stable Property Performance



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

- **Acquisition Includes Both The Fee Simple Real Estate And An Established Oasis Self-Serve Car Wash Business**, Providing Ownership Of The Income-Producing Asset And Underlying Real Estate
- **Proven Operating Business Generating Strong Existing EBITDA Through An Established Customer Base**, Modern Wash Equipment, And Consistent Daily Consumer Demand
- **Existing Configuration Features Two Automatic Wash Bays And Four Self-Serve Bays**, Providing A Proven, Very Low-Labor Operating Platform With Opportunities To Enhance Revenue Through Operational Improvements
- **Membership Program Creates Recurring Revenue**, Encourages Repeat Visits, And Builds A Loyal Customer Base That Supports Long-Term Cash Flow Growth
- **Supported By Strong Existing Cash Flow And Meaningful Value-Add Opportunities** Through Equipment Enhancements, Operational Improvements, And Revenue Optimization Initiatives



DOLLAR TREE

SONIC

Walmart
Neighborhood Market

White County
Federal Credit Union

CINTAS

PAPA JOHN'S
verizon

Simmons Bank

White River
FLOORING & HOME FINISHES

T-Mobile

MCDONALD'S

BURGER KING

MAIN ST | ±13,014 VPD

SLIM CHICKENS

AT&T
tropical CAFE

Danfoss

E BEEBE CAPPS EXPY | ±18,032 VPD



CIRCLE K
DAIRY QUEEN

GIN CREEK
STORAGE



Arkansas State University
Beebe, Searcy Campus



Harding University
4,700+ total enrollment



E BEEBE CAPPS EXPY | $\pm 18,032$ VPD

Investment Summary

Address:	GOOGLE MAPS  700 E Beebe Capps Expy, Searcy, AR 72143
Concept:	Property + Business
Brand:	Oasis Carwash
Property Features:	2 Automatic Bays; 3 Manual Bays
Price:	\$3,550,000
Building Size (SF):	±4,018 SF
Lot Size (AC):	±1.88 Acres
Year Built:	2018
EBITDA:	\$184,481
EBITDA Yield:	5.20%
100% Bonus Depreciation:	Eligible*

*Property should qualify for 100% bonus depreciation under IRC §168(k), permanently restored by the OBBBA. 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
Carwash Towels & Supply Vending Machine	\$3,000	\$600	\$7,200
Water & Soda Vending Machine	\$3,000	\$450	\$5,400
TOTAL	\$6,000	\$1,050	\$12,600

Current EBITDA:	\$184,481
Projected EBITDA (w/ Additions):	\$197,081
Projected EBITDA Yield (w/ Additions):	5.55%
Total Investment in Additions:	\$6,000
Projected Monthly ROI (w/ Additions):	17.50%

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

\$3,550,000

LISTING PRICE

±4,018 SF

BUILDING SIZE

\$184,481

EBITDA

\$197,081

PROJECTED EBITDA

2018

YEAR BUILT

\$12,600

ADDITIONAL
ANNUAL INCOME
OPPORTUNITIES





DOLLAR GENERAL

ARKANSAS STATE UNIVERSITY
BEEBE
BEEBE CAMPUS

Arkansas State University
Beebe, Searcy Campus

Unity HEALTH

Unity Health-White County
Medical Center

Riverview
High School

planet fitness
WING STOP
McALISTER'S DELI
AT&T
Holiday Inn Express
petsense by Tractor Supply

Wendy's
CAPTAIN D'S
dales
SUBWAY
WALGREENS

O'Reilly AUTO PARTS
SONIC
KFC

Freddy's STEAKBURGERS
Arby's

Walmart Neighborhood Market
DOLLAR TREE
MARCO'S PIZZA
The UPS Store

HU
Harding University
4,700+ total enrollment

BEST COLLEGES
USNews RANKINGS

OLLIE'S GOOD STUFF CHEAP
Days Inn BY WYNDHAM
Hardee's
DOLLAR GENERAL
40

Simmons Bank.

SLIM CHICKENS
PAPA JOHN'S
tropical TASTINGS CAFE
Pizza Hut
FIRST COMMUNITY BANK

Searcy City Center
Academy SPORTS+OUTDOORS
HOBBY LOBBY
ULTA BEAUTY
DISCOUNT TIRE
five BELOW
OLD NAVY
Target Future Location
TEXAS
Cheddar's SCRATCH KITCHEN
TJ-maxx

BIG LOTS! JCPenney maurices
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
Starbucks HIBBETT
WAFFLE HOUSE
TACO BELL ASHLEY
Hampton Inn & Suites

Walmart Supercenter
TSC TRACTOR SUPPLY CO
LOWE'S
Chick-fil-A
chili's
MCDONALD'S

Unity HEALTH
Unity Health Specialty Care

Ford

Chevrolet
GMC Jeep
BUICK CHRYSLER RAM

TOYOTA

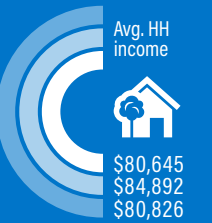
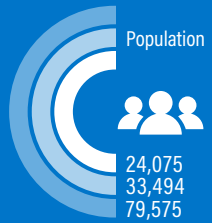
ATWOODS
Ranch & Home

Searcy
Sports Complex

Walmart
Distribution Center

Searcy
Regional
Airport

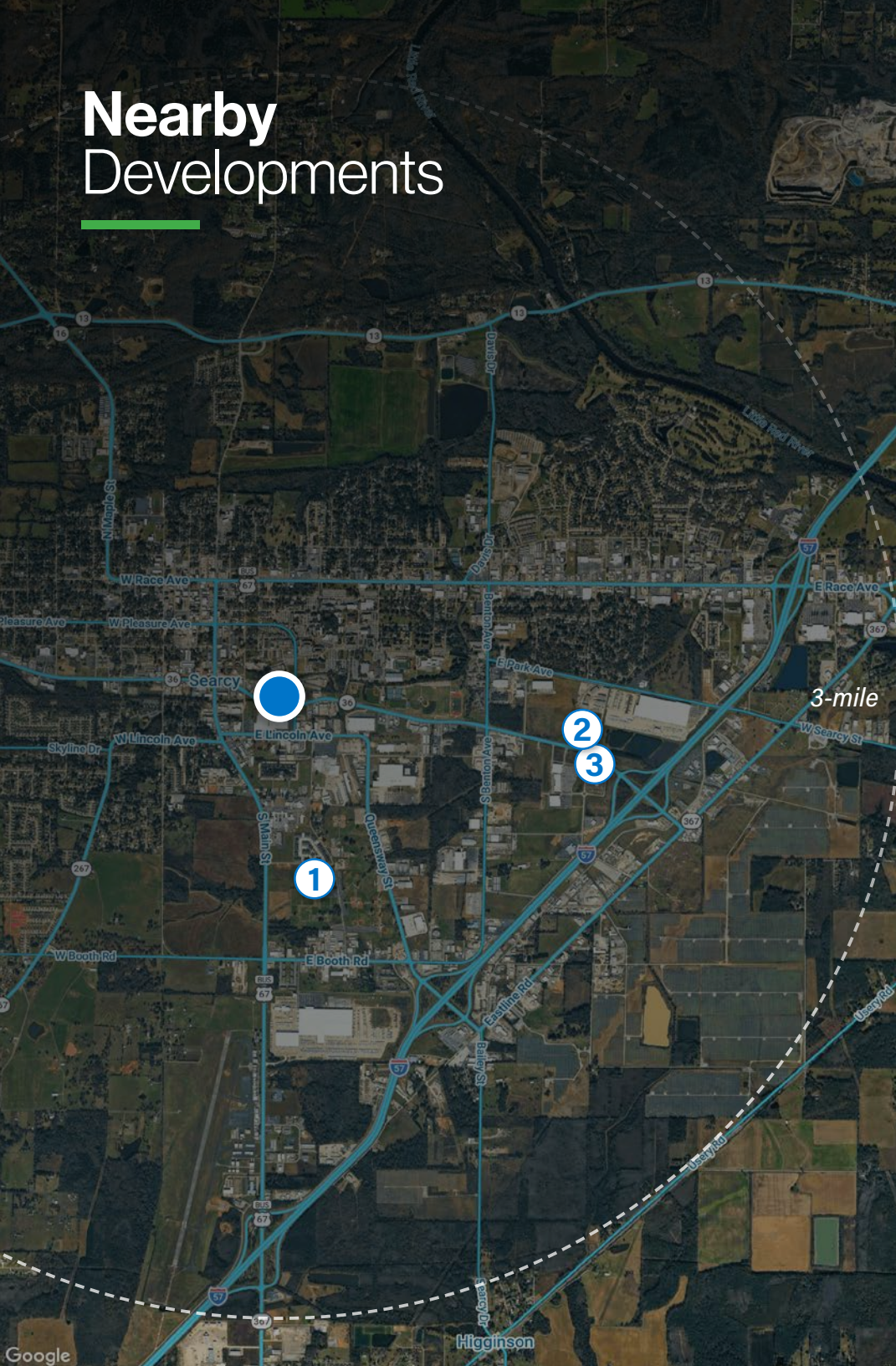
2026 DEMOGRAPHICS



3-mile
5-mile
Searcy MSA



Nearby Developments



1. #MySearcy Projects: \$93 Million Community Center, Outdoor Water Park, and Sports Complex (Civic / Recreation / Quality of Life)

The City of Searcy broke ground on August 21, 2025 on the #MySearcy Projects, a \$93 million voter-approved bond package representing the largest quality-of-life investment in the city's history. Construction is underway on three major components: a state-of-the-art Community Center on Main Street featuring sports courts, an indoor walking trail, climbing wall, exercise rooms, multi-use community spaces, a community cafe, an outdoor amphitheater, and connected outdoor trails (completion targeted summer 2027); a \$10 million Outdoor Water Park adjacent to the existing Swim Center with a zero-entry pool, tower slides, a lazy river, and a shallow play pool (completion targeted October 2026); and five new youth baseball/softball fields with improvements to the soccer complex. Berryhill Park upgrades including a destination playground and splash pad began in June 2025 and are targeted for completion by spring 2026. Riverside Park trail construction (8.5 miles of mountain biking trails) began in February 2026. Mayor Mat Faulkner called the groundbreaking 'a historic day for Searcy,' noting the projects emerged from a two-year public engagement process and were approved by voters in March 2024.

[READ MORE](#)

2. ALDI Superstore: New Grocery Location on Beebe Capps Expressway (Retail)

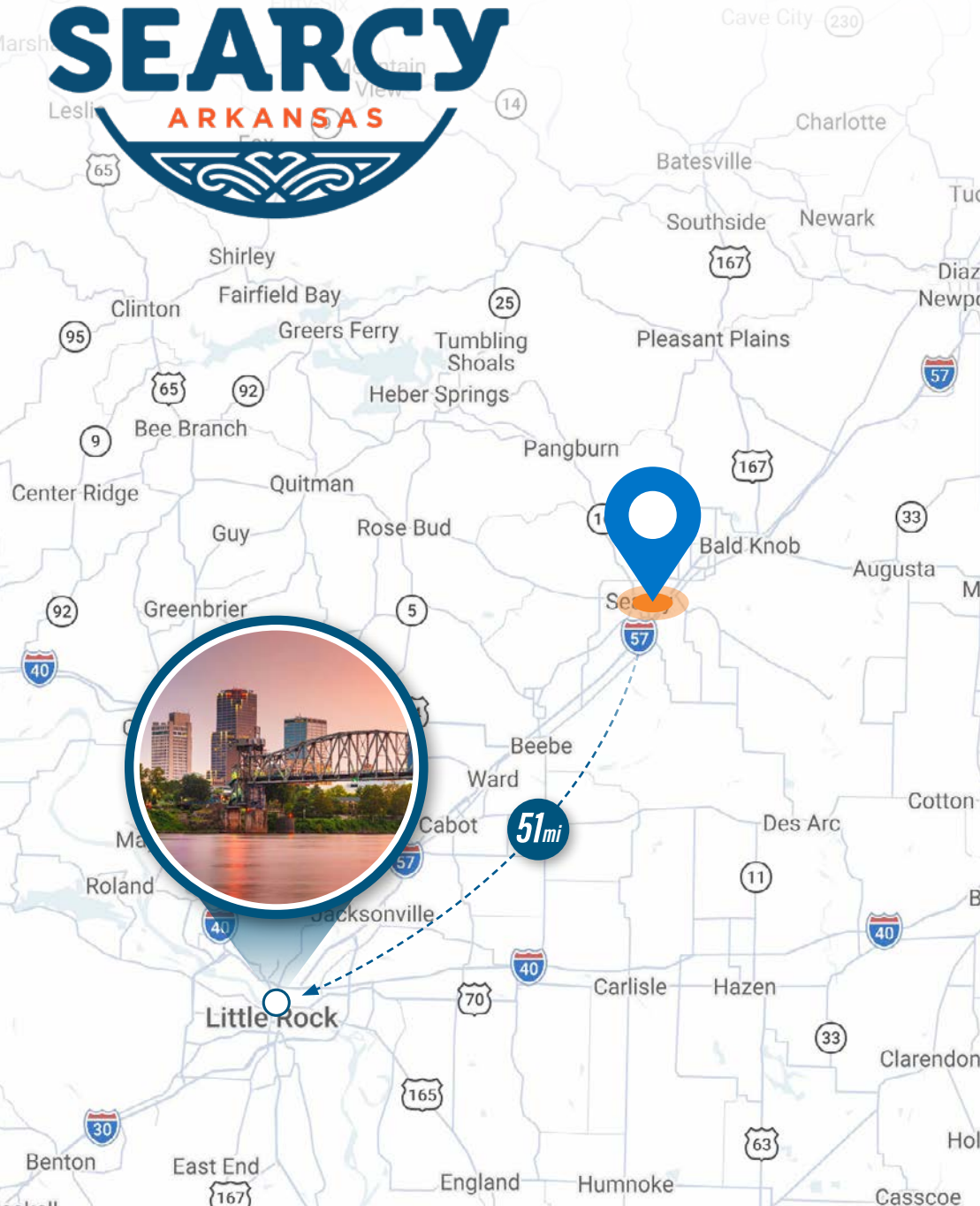
Construction is underway on a new ALDI supermarket on Beebe Capps Expressway in Searcy, one block south of the subject's Race Avenue corridor. The project was officially announced by the City of Searcy in July 2025, with site work and construction progressing as of September 2025. The store is located adjacent to the existing Casey's gas station on Beebe Capps. ALDI, one of the fastest-growing grocery chains in the United States with over 2,400 locations nationwide, represents a significant new anchor tenant for the east Searcy commercial area and adds a national-brand grocery option to the subject's immediate trade area. The addition of ALDI reinforces Searcy's position as a regional retail hub within its 40-mile trade radius along the newly designated Interstate 57 (formerly Highway 67/167) corridor.

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3. Beebe Capps Expressway Traffic Signal at Janet Drive and \$4.2 Million Federal RAISE Planning Grant (Transportation Infrastructure)

The Searcy City Council approved an \$850,666 contract with Capital Paving and Construction in May 2026 to install a new traffic signal at the intersection of Janet Drive and Beebe Capps Expressway, an intersection city officials described as 'dangerous.' Construction is expected to be completed by December 2026 and will improve safety and traffic flow on the Beebe Capps corridor one block south of the subject. Separately, the City of Searcy was awarded a \$4.2 million federal RAISE planning grant in 2024, the largest single grant in the city's history. The grant funds the design of an alternative transportation network of trails connecting schools, parks, businesses, healthcare facilities, and places of commerce throughout the city, with ARDOT-designed underpasses to safely connect trail sections across major roads. The city has already completed new sidewalks on Ella Street connecting Beebe Capps to Searcy High School and on Poplar Street connecting Race Avenue to Riverview Schools, directly improving pedestrian connectivity in the subject's trade area.

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The Searcy Micropolitan Statistical Area, centered in White County, serves as one of central Arkansas' fastest-growing regional commercial and healthcare hubs. Home to more than 95,000 residents throughout White County, the area benefits from a diverse economy supported by healthcare, education, manufacturing, logistics, retail, and professional services. Major employers include Unity Health, Harding University, Bryce Corporation, Eaton, and the White County Medical Center, reflecting the area's stable employment base and continued economic expansion.

Strategically positioned along the newly designated Interstate 57 corridor (formerly U.S. Highway 67/167), Searcy provides direct connectivity between Little Rock, Jonesboro, and the broader Mid-South region. The city's location offers convenient access to Interstate 40 and major transportation corridors serving Arkansas and surrounding states, supporting continued industrial, commercial, and residential growth. Ongoing investment in roadway improvements, public infrastructure, healthcare facilities, and retail development continues to strengthen Searcy's position as a regional destination for commerce and services.





POPULATION	AVG. HH INCOME	EMPLOYEES
79,575	\$81,152	50,753
<i>within MSA</i>	<i>within MSA</i>	<i>within MSA</i>

Searcy is home to Harding University, one of the nation's largest private Christian universities, along with Arkansas State University-Beebe's Searcy campus and several technical and workforce training institutions. The community supports a vibrant sports and recreation culture through collegiate athletics, youth sports programs, public parks, and an expanding trail network. Annual festivals, community events, and university activities contribute to a strong sense of community and a high quality of life for residents throughout the region.

Recent public and private investment continues to reshape the city, highlighted by the voter-approved \$93 million #MySearcy initiative, one of the largest quality-of-life investments in Searcy's history. The multi-phase program includes construction of a new community center, outdoor water park, expanded youth sports facilities, park improvements, and an interconnected trail system designed to enhance recreation, tourism, and long-term economic development. Additional commercial investment—including new national retailers, restaurants, healthcare facilities, and transportation improvements—further reinforces Searcy's role as the primary retail and service hub for a trade area extending well beyond White County.



Culturally, Searcy offers a blend of small-town character, higher education, outdoor recreation, and growing commercial amenities. Attractions such as Harding University, Historic Downtown Searcy, Berryhill Park, the Little Red River, and nearby Greers Ferry Lake draw residents and visitors throughout the year. Continued investment in downtown revitalization, retail corridors, recreational facilities, and community infrastructure continues to expand the city's dining, entertainment, residential, and commercial offerings. Searcy's affordability, strategic location, expanding economy, and exceptional quality of life continue to position it as one of Arkansas' most attractive and fastest-growing regional markets.



Oasis Car Wash is a locally owned and operated car wash brand dedicated to delivering a modern, technology-driven customer experience through a combination of self-service wash bays, automated wash systems, complimentary vacuum stations, and premium wash packages. Designed around convenience, quality, and efficiency, Oasis provides customers with flexible wash options while maintaining 24/7 accessibility and a streamlined, self-service operating model that supports very low labor requirements. The company's emphasis on clean, well-maintained facilities, modern equipment, and customer convenience has helped establish a loyal and growing customer base throughout its Arkansas markets.

A key component of Oasis Car Wash's operating strategy is its Unlimited Monthly Wash Club, which utilizes license plate recognition technology to provide seamless, touch-free access for members while generating predictable recurring revenue and encouraging repeat visits. This membership-driven platform enhances customer retention, increases visit frequency, and provides a stable foundation for long-term cash flow growth. By combining a low-overhead operating model with modern technology, recurring membership revenue, and a commitment to customer satisfaction, Oasis Car Wash has established itself as a trusted regional provider of vehicle care services and is well-positioned for continued long-term growth.



EXCLUSIVELY LISTED BY

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Marcus & Millichap

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