

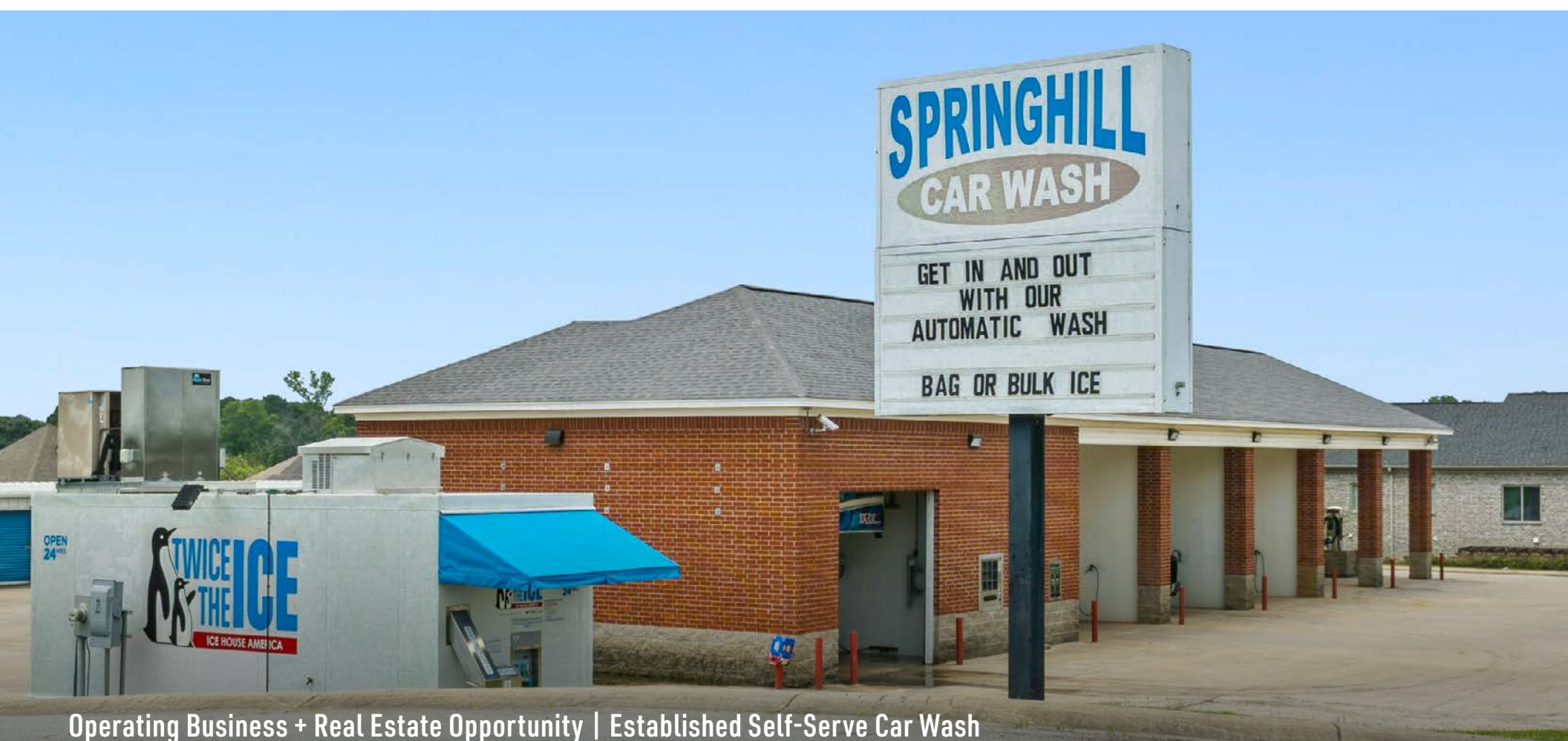
OFFERING MEMORANDUM

Self-Serve Carwash Opportunity

\$608,000

Business + Real Estate Acquisition

**5550 VILLAGE LOOP
BENTON, AR 72019**



Operating Business + Real Estate Opportunity | Established Self-Serve Car Wash
With \$41K+ Current EBITDA, Multiple Revenue Streams & 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 Village Loop Location
Strong Cash Flow & Value-Add Potential

- **Strategically Positioned Along Village Loop Within A High-Growth Commercial Corridor In Benton**, Offering Excellent Visibility, Convenient Access To Interstate 30, And Close Proximity To Expanding Residential Neighborhoods
- **Established Self-Serve Car Wash Featuring Five Wash Bays, A Mini Tunnel, Self-Serve Vacuum Stations, And An Onsite Icehouse**, Providing Multiple Revenue Streams And Strong Customer Convenience
- **Located Within Benton's Primary Retail Corridor In 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 Growing Residential Communities That Generate Reliable Daily Consumer Activity
- **Supported By An Established Customer Base**, Recurring Cash Flow, And Meaningful Value-Add Opportunities Through Membership Growth, Operational Enhancements, 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 \$41K In Annual EBITDA**, Demonstrating Proven Cash Flow And Ongoing Revenue Stability
- **Existing Configuration Features Five Wash Bays, A Mini Tunnel, Self-Serve Vacuum Stations, And An Onsite Icehouse**, 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 \$67K Through Value-Add Enhancements**, Offering Strong Income Growth Potential

LOWE'S
 Chick-fil-*&*
SONIC
 SEVEN BREW
 SCOOTERS COFFEE
 ZAXBY'S
 O'Reilly AUTO PARTS

Walmart Supercenter
 ASHLEY Industries of the Southern Piedmont
Goodwill Industries of the Southern Piedmont
 Cracker Barrel
 AT&T
DOLLAR TREE
Denny's

ARKANSAS HEART HOSPITAL
 Encore MEDICAL CENTER

KOHL'S five BELOW
 petco
 Burlington
 MOE'S
 chilis
 Starbucks
 McALISTER'S DELI
 Orangetheory FITNESS

Kroger
 Academy SPORTS+OUTDOORS
 ZAXBY'S
 HTeaO TEXAS BORN & BREWED
 TACO BELL
 SLIM CHICKENS

HOME 2 SUITES BY HILTON
 Hampton Inn & Suites
 Comfort LAQUINTA INNS & SUITES
 Walgreens
 IHOP
 Arby's

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

INTERSTATE 30 | ±94,124 VPD


DOLLAR GENERAL

SPRINGHILL RD | ±13,859 VPD



Favor Home Care
Gina's Catering

Investment Summary

Address:	 5550 Village Loop, Benton, AR 72019
Concept:	Self-Serve Carwash (Business + Real Estate)
Property Features:	5 Bays, Mini Tunnel, Self-Serve Vacuums, Icehouse
Price:	\$608,000
Building Size (SF):	±4,137 SF
Lot Size (AC):	±1.12 Acres
Year Built:	2007
EBITDA:	\$41,189
EBITDA Yield:	6.77%
100% Bonus Depreciation:	Eligible*
Accepted Payments:	Credit/Cash

*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
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:	\$41,189
Projected EBITDA (w/ Additions):	\$66,989
Projected EBITDA Yield (w/ Additions):	11.02%
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.

\$608,000

LISTING PRICE

±4,137 SF

BUILDING SIZE

\$41,189

EBITDA

\$66,989

PROJECTED EBITDA

2007

YEAR BUILT

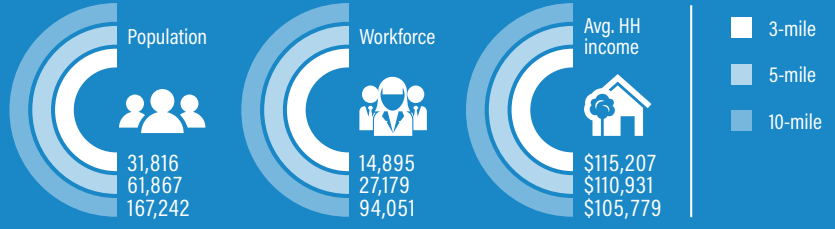
\$25,800

ADDITIONAL ANNUAL INCOME



WEBSITE 

2026 DEMOGRAPHICS



Walmart Supercenter, ASHLEY, Goodwill Industries of the Southern Piedmont, Cracker Barrel, AT&T, DOLLAR TREE, Denny's

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

ARKANSAS HEART HOSPITAL, Encore MEDICAL CENTER

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

HOBBY LOBBY, pop shelf, ULTA BEAUTY, HomeGoods, maurices

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

Kroger, Academy SPORTS+OUTDOORS, ZAXBY'S, HTeaO TEXAS BORN & BREWED, TACO BELL, SLIM CHICKENS

Bryant High School
2,369 Students

Target, KOHL'S, five BEW, petco, Burlington, MOE's, chji's, Starbucks, McALISTER'S DELI, Orangetheory FITNESS

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





Nearby Developments



1. 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](#)



2. Springhill Road Widening: Benton, Bryant, and Saline County Corridor Expansion (Transportation Infrastructure)

Widening Springhill Road — the primary north-south arterial running adjacent to the subject property — is a stated top infrastructure priority for both the City of Benton and the City of Bryant heading into 2026. Bryant Mayor Chris Treat highlighted the project in his April 2026 State of the City address, noting active coordination between Bryant, Benton, and Saline County to advance design and funding. Springhill Road is the primary corridor connecting Benton's southern residential neighborhoods, including the Villages at Hurricane Lake where the subject is located, to the broader Alcoa Road commercial spine, Bryant, and the regional I-30 interchange network. The project will address growing traffic volumes as Benton continues to rank as the fastest-growing large city in Central Arkansas, having topped 8 percent population growth from 2020 to 2025 and reaching a population of 38,000.

[READ MORE](#)



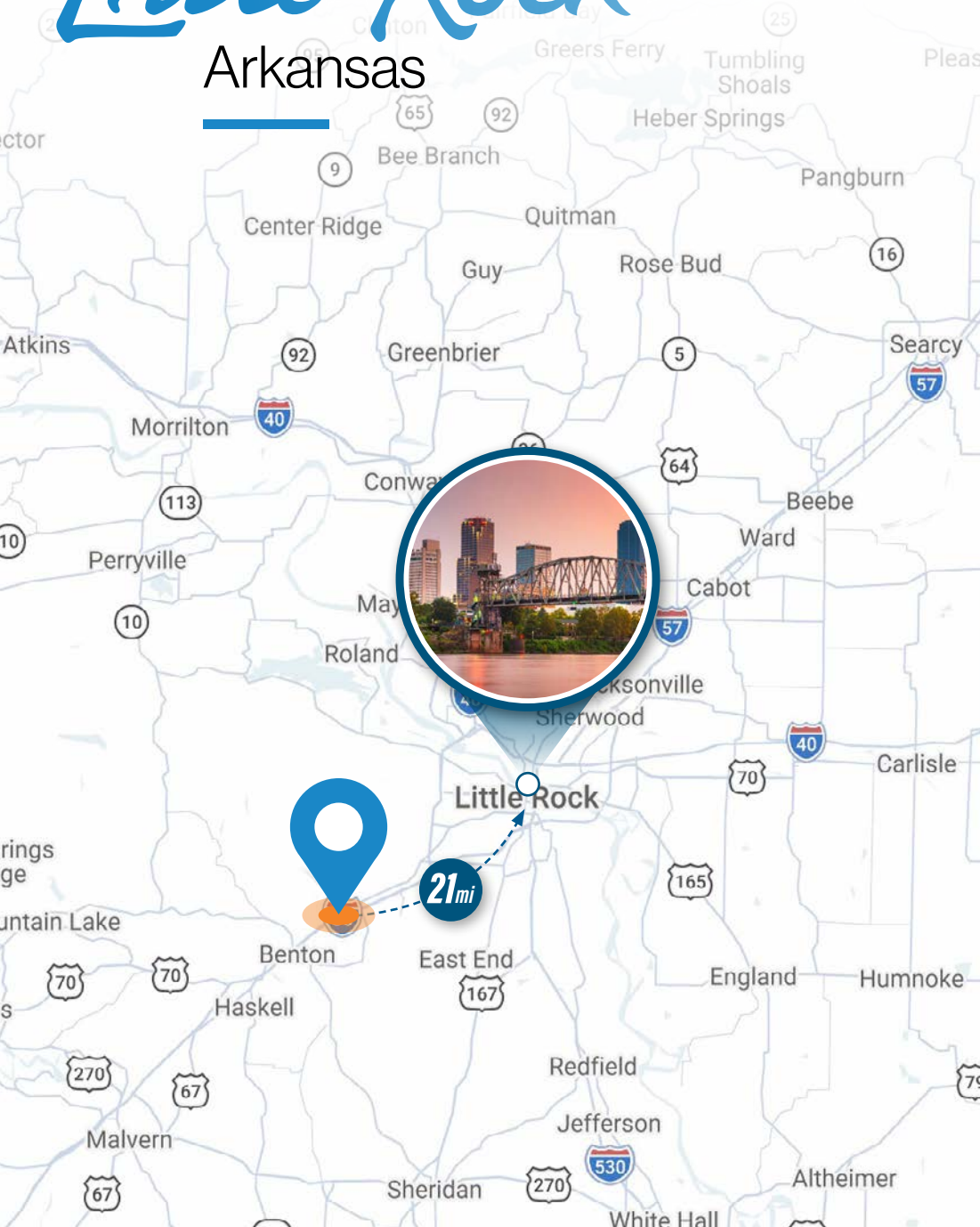
3. Rees Commercial Mixed-Use Development: 99-Room Hilton Hotel, Restaurants, and Retail Adjacent to Arkansas Heart Hospital (Commercial / Hospitality)

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.

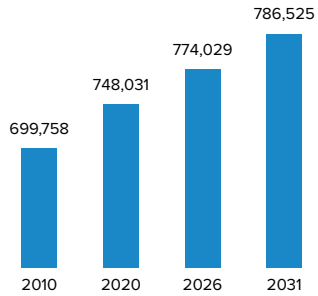


*Top 100 Best Places to Live in the U.S.
Livability, 2026*

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

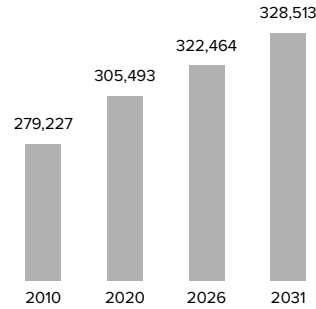
LITTLE ROCK MSA POPULATION SNAPSHOT

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

STEVE GREER

Broker of Record

10527 Kentshire Court, Suite B

Baton Rouge, LA 70810

steve.greer@marcusmillichap.com

Lic #: PB00098133

Marcus & Millichap

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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: ZAH1050209