EAGLE NEST
PROPERTY GROUP

For sale

# Lucky Duck Auto Wash

## 3900 Broadway Avenue, Haltom City, TX 76117, Tarrant County




Bay canopy and ice vending at 3900 Broadway Avenue. Photo digitally enhanced to twilight.

A self-serve car wash on 0.799 acres at the signalized hard corner of N. Beach Street and Broadway Avenue in Haltom City. It runs 24 hours with 6 wand bays, 4 vacuum and dryer stations and ice and water vending. The compact footprint fits an owner-operator, a 1031 buyer or a regional consolidator.

Offered as an owner or investor sale, fee simple. The site was rebranded from Rub-A-Dub Carwash after the November 2024 acquisition. An in-bay automatic wash is advertised but not yet operational, and is presented as upside only.

- **6** self-serve bays
- **4** vacuum stations
- **0.799** acre site
- Open **24/7**
- Asking price **$950,000**




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This information has been secured from sources we believe to be reliable, but we make no representations or warranties as to its accuracy. Offering subject to change of price, prior sale, or withdrawal without notice. Aerial imagery: Esri World Imagery. Select photography digitally enhanced to twilight. Brokerage services are provided through Eagle Nest Brokerage LLC.

# Investment summary

## The offering

| | |
|---|---|
| Asset | Self-serve car wash |
| Sale | Owner / investor sale |
| Structure | Fee simple |

## Pricing and returns

| | |
|---|---|
| Asking price | $950,000 |
| Going-in cap rate | Underwriting on request |
| In-place NOI (T-12) | To qualified parties |

Full T-12, rate card and revenue detail provided under NDA.

## Site and improvements

| | |
|---|---|
| Site | 0.799 acres, 34,804 SF |
| Improvements | 2,346 SF, built 1980 |
| TAD account | 03869474 |

Signalized hard corner of N. Beach Street at Broadway Avenue.
Wash and equipment structure, TAD class Car Wash - Self Service.

## Operating brand

LUCKY DUCK AUTO WASH

Rebranded from the former Rub-A-Dub Carwash under current ownership since November 2024.

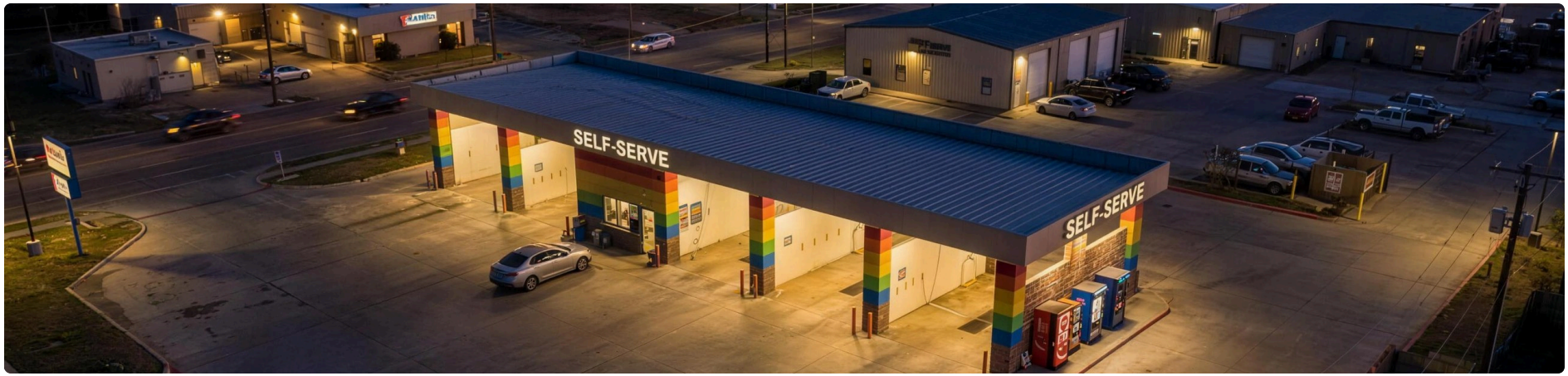
## The wash

6 high-pressure self-serve wand bays
4 vacuum and dryer stations
24/7 ice and water vending machine
Touchless and mobile payment, open 24 hours
Value-add: in-bay automatic wash advertised, not yet operational

## Trade area, ACS 2024

| | 5 miles | ZIP 76117 |
|---|---|---|
| Population | 252,309 | 32,950 |
| Households | 95,334 | 11,798 |
| Median household income | $73,276 | $51,670 |

1- and 3-mile site-centered rings: STDB / Esri report on request.




The hard corner of N. Beach Street and Broadway Avenue. Aerial photo digitally enhanced to twilight.

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# Property and improvements

## Improvements

6 high-pressure self-serve wand bays

4 vacuum and dryer stations

24/7 ice and water vending machine

2,346 SF wash and equipment structure, built 1980

Generous paved yard for vehicle stacking and circulation

## Value-add

In-bay automatic wash advertised as coming, not yet operational. Identified upside.

Repositioned and rebranded from the prior Rub-A-Dub Carwash since the November 2024 acquisition.

## Operations

Open 24 hours, touchless and mobile payment

Marketed in English and Spanish to the local community

Equipment list, age and condition available under NDA

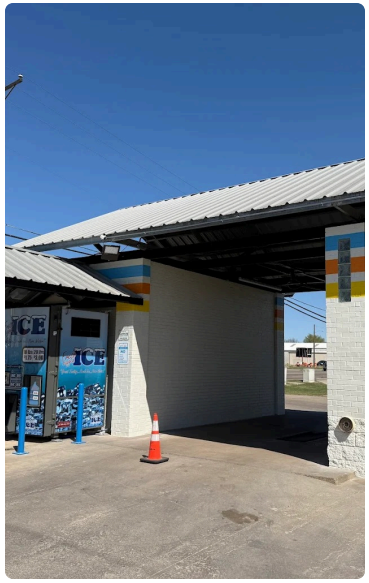
Rate card and trailing revenue by stream available under NDA

## Parcel, Tarrant Appraisal District

| | |
|---|---|
| Account | 03869474 |
| Legal | Elliston, John W Survey, A-472, Tract 1B & 1B1 |
| Land | ±0.799 AC, 34,804 SF |
| Building | 2,346 SF, year built 1980 |
| Use class | Car Wash - Self Service |
| Mapsco | TAR-050W |
| Deed | Inst. D224213069 |

## Zoning, utilities, environmental

| | |
|---|---|
| Zoning | City of Haltom City, to verify in diligence |
| Utilities and metering | Detail in diligence |
| Phase I ESA | Available on request |
| Survey, easements, stacking count | Available in diligence |




Bay canopy



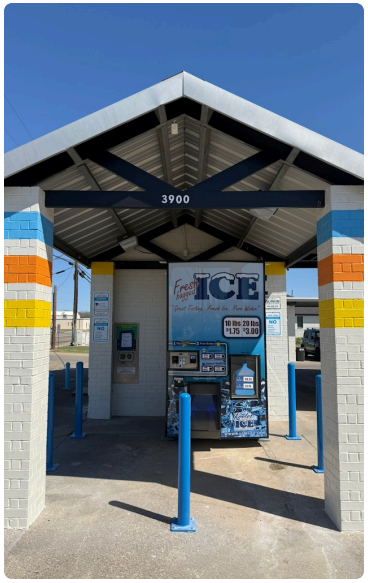
Self-serve bays



Wash bays

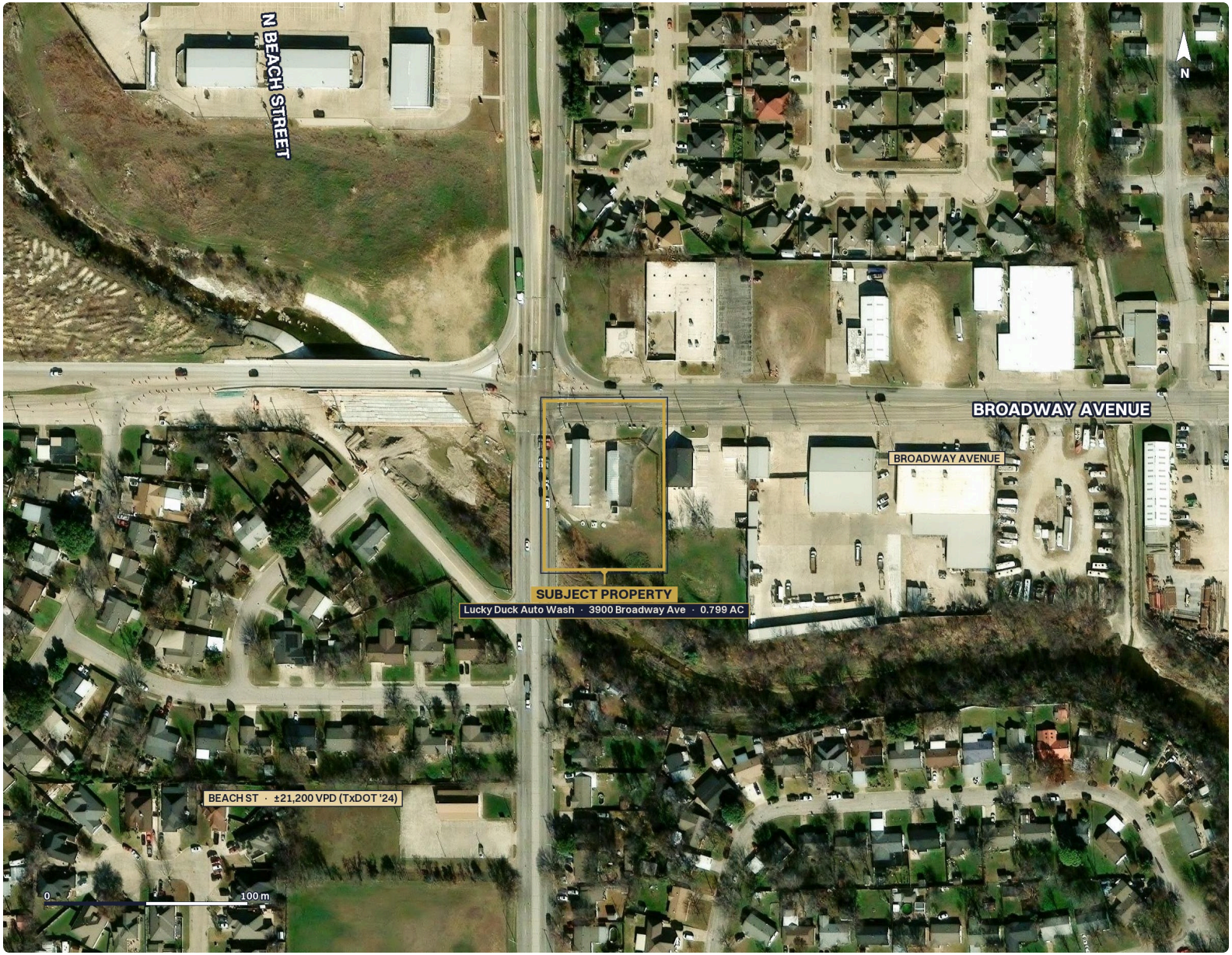



Ice and vending



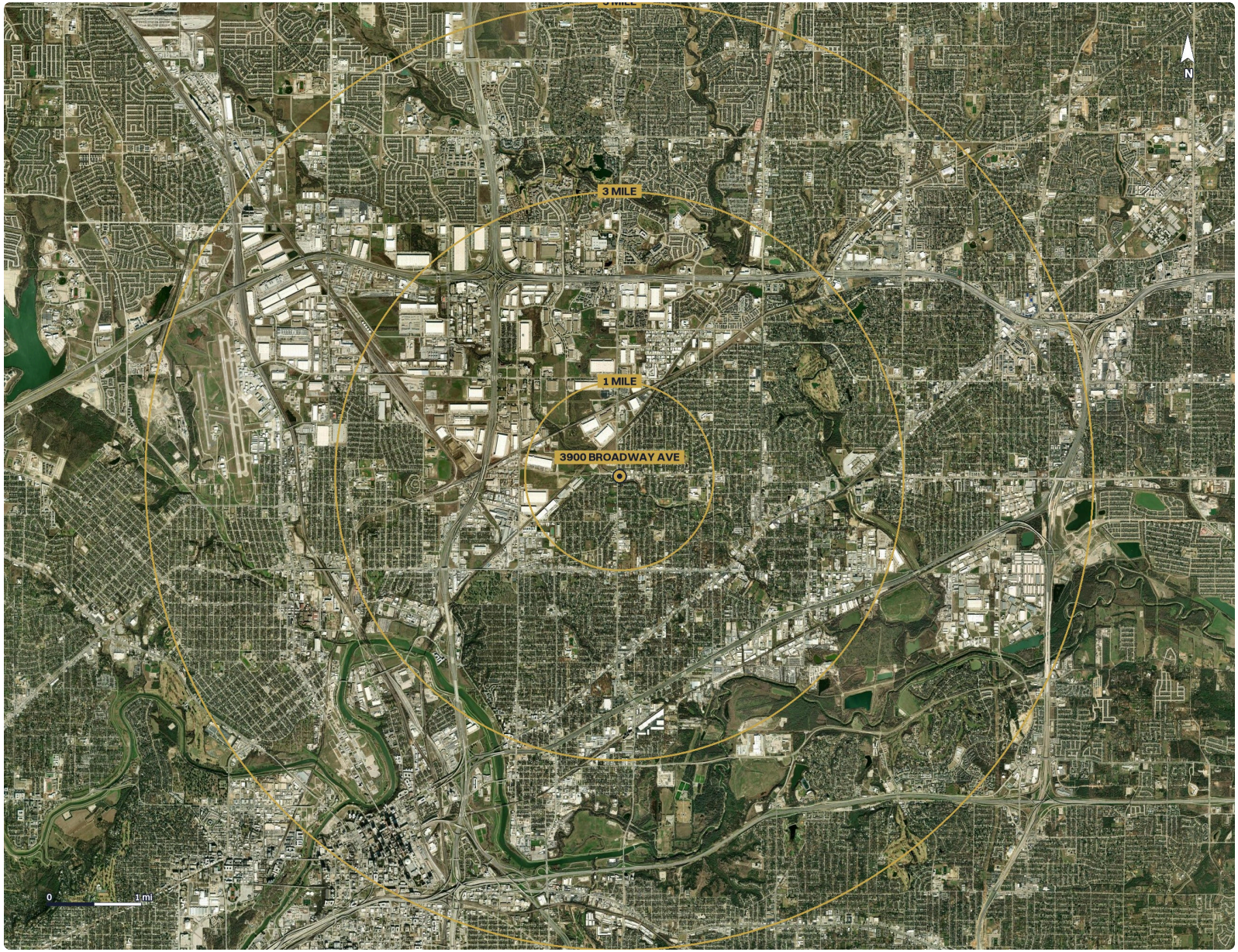

Signage at 3900

# Site and surroundings




The subject property, 0.799 AC, at the signalized hard corner of N. Beach Street and Broadway Avenue. Beach Street traffic ±21,200 VPD. Aerial: Esri World Imagery. Traffic: TxDOT AADT 2024. Not to scale.

# Regional trade area, 1, 3 and 5 miles




Haltom City, Tarrant County, in the heart of the Dallas-Fort Worth Metroplex. Rings at 1, 3 and 5 miles from 3900 Broadway Avenue. Aerial: Esri World Imagery.

# Offering and diligence

## Why this asset

An established self-serve wash on the signalized hard corner of N. Beach Street and Broadway Avenue in Haltom City. Current ownership acquired it in November 2024 and rebranded it from Rub-A-Dub Carwash to Lucky Duck Auto Wash. An in-bay automatic wash is advertised and not yet operational, which gives a buyer identified upside.

## The sale

Offered as an owner or investor sale, fee simple. Asking price $950,000. Underwriting is available on request. The T-12, rate card and revenue by stream go to qualified parties under NDA. Please contact Stuart Monteith or Trevor Niemann for the diligence package.

## Diligence materials

| | |
|---|---|
| T-12, rate card, revenue by stream | Under NDA |
| Equipment list, age and condition | Under NDA |
| Phase I ESA | On request |
| Survey, easements, stacking count | In diligence |
| Zoning, City of Haltom City | To verify in diligence |
| Utilities and metering | In diligence |
| 1- and 3-mile STDB / Esri report | On request |

## The trade area

| | |
|---|---|
| 5-mile population | 252,309<br>95,334 households, ACS 2024 |
| 5-mile median household income | $73,276<br>ACS 2024 |
| ZIP 76117 population | 32,950<br>11,798 households, ACS 2024 |
| ZIP 76117 median household income | $51,670<br>ACS 2024 |
| Parcel | 0.799 AC<br>TAD account 03869474 |
| Current ownership | Since November 2024<br>Rebranded from Rub-A-Dub Carwash |




The hard corner of N. Beach Street and Broadway Avenue, Haltom City. Photo digitally enhanced to twilight.

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11-03-2025

# 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.*

EQUAL HOUSING OPPORTUNITY

**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF**:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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|---|---|---|---|
| Eagle Nest Brokerage LLC | 9012179 | stuart@eaglenestpg.com | 469.949.6467 |
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| Stuart W. Monteith | 695927 | stuart@eaglenestpg.com | 469.949.6467 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Trevor Niemann | 853928 | trevor@eaglenestpg.com | 817.888.6166 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____