

SECURE  
NET LEASE



# SWIFTWATER CAR WASH

\$2,400,000 | 7.5% CAP

7535 Bandera Rd, San Antonio, TX 78238

- ✓ 15-Year NNN Lease
- ✓ New Construction
- ✓ E-commerce-Proof Industry
- ✓ San Antonio Ranked Among Fastest-Growing Cities in U.S.
- ✓ San Antonio #2 Among Big Cities for Economic Growth Potential (Business Facilities)

# INVESTMENT OVERVIEW

SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS

## \$2,400,000 | 7.50% CAP

 **\$180,000**  
NOI

 **±2,412 SF**  
BUILDING AREA

 **±0.60 ACRES**  
LAND AREA

 **2017**  
YR BUILT

 **100%**  
OCCUPANCY

 **ABSOLUTE NNN**  
LEASE TYPE

\* No Landlord Responsibilities

# SECURE

## NET LEASE

CONTACT FOR DETAILS

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This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# TENANT OVERVIEW

SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS



## SWIFTWATER CARE WASHES, LLC

Swiftwater Car Wash, LLC was formed in 2013 and has 12 operating units with three (3) units scheduled to open in 2020. The company also has additional sites identified for development during 2021-2024. Swiftwater Car Wash can operate 24 hours a day and provides state of the art equipment with no perishable inventory and a low labor model. In the six year operating history, Swiftwater Car Wash has become one of the largest car wash brands in the country and is in the top 10% nationally in the number of units operated. Swiftwater Car Wash has built a market leading brand by providing state of the art equipment with one manufacturer which allows for a constant product delivered to the customer and efficient operations for maintenance and parts.



12

TOTAL LOCATIONS

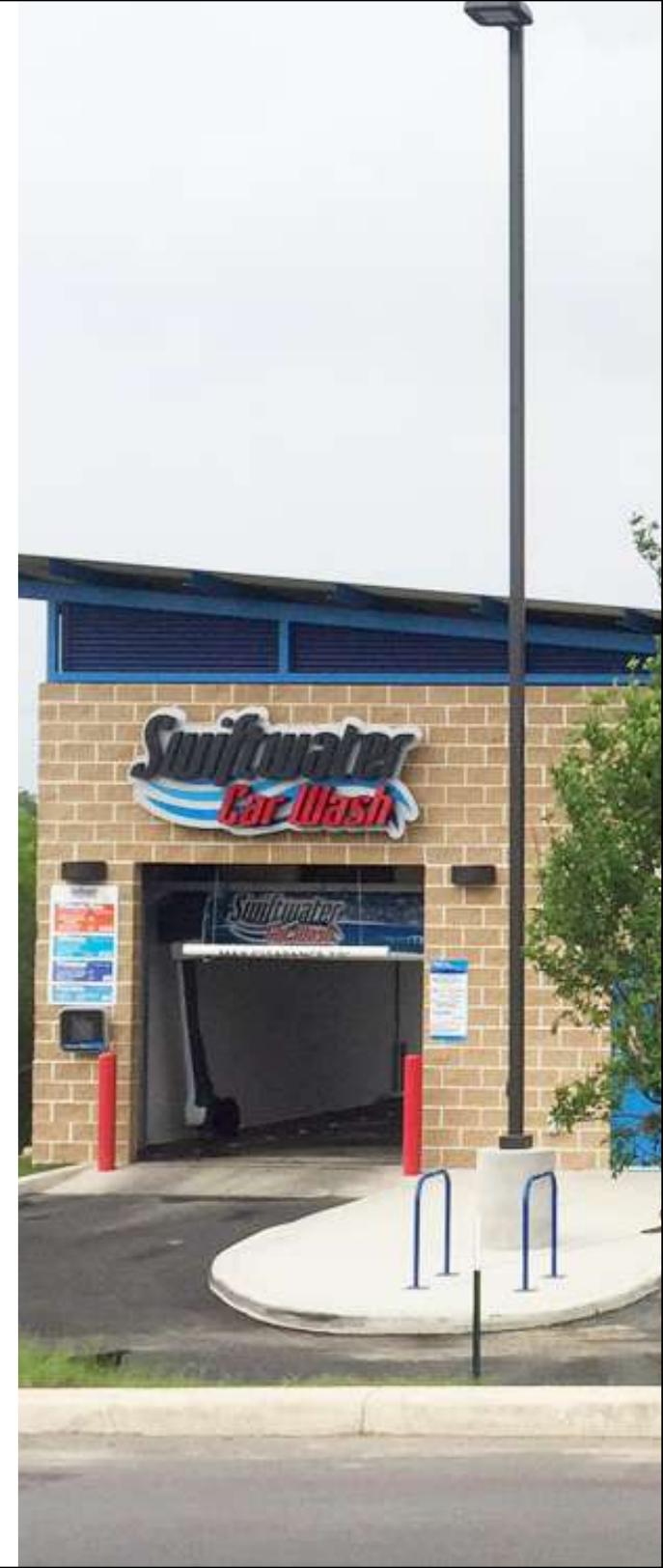


# LEASE OVERVIEW

SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS

PRIMARY LEASE TERM	15 years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE TYPE	Absolute NNN
OPTIONS	Three (3) 5-year options to extend
RENT INCREASES	8% every 5 years in primary and option terms
ANNUAL RENT YRS 1-5	\$180,000
ANNUAL RENT YRS 6-10:	\$194,400
ANNUAL RENT YRS 11-15:	\$209,952
OPTION 1   YRS 16-20:	\$226,748
OPTION 2   YRS 21-25:	\$244,888
OPTION 3   YRS 26-30:	\$264,479

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FILE PHOTO



**BANDERA ROAD**  
± 30,558 VPD



**FIREWHEEL APARTMENTS**  
(366 UNITS)



**STEVENSON MIDDLE SCHOOL**  
(1,323 STUDENTS)



**JOHN MARSHALL HIGH SCHOOL**  
(2,602 STUDENTS)

**FRANCES M. RHODES ELEMENTARY SCHOOL**  
(871 STUDENTS)

**SUBJECT PROPERTY**  
7535 BANDERA RD.

**16 TEXAS**



**HUEBNER ROAD**  
± 25,201 VPD



**JOHN B. CONNALLY MIDDLE SCHOOL**  
(953 STUDENTS)

**JIMMY L. ELROD ELEMENTARY SCHOOL**  
(518 STUDENTS)



**OAK HILLS TERRACE ELEMENTARY SCHOOL**  
(631 STUDENTS)



**NORTHWEST HILLS CHRISTIAN SCHOOL**  
(158 STUDENTS)



**TIMBERWILDE ELEMENTARY SCHOOL**  
(714 STUDENTS)



**RITA KAY DRIGGERS ELEMENTARY SCHOOL**  
(574 STUDENTS)



# SITE OVERVIEW

SWIFTWATER CAR WASH | SAN

 **2017**  
YR BUILT

 **±2,412 SF**  
BUILDING AREA

 **±0.60 ACRES**  
LAND AREA

## NEIGHBORING RETAILERS

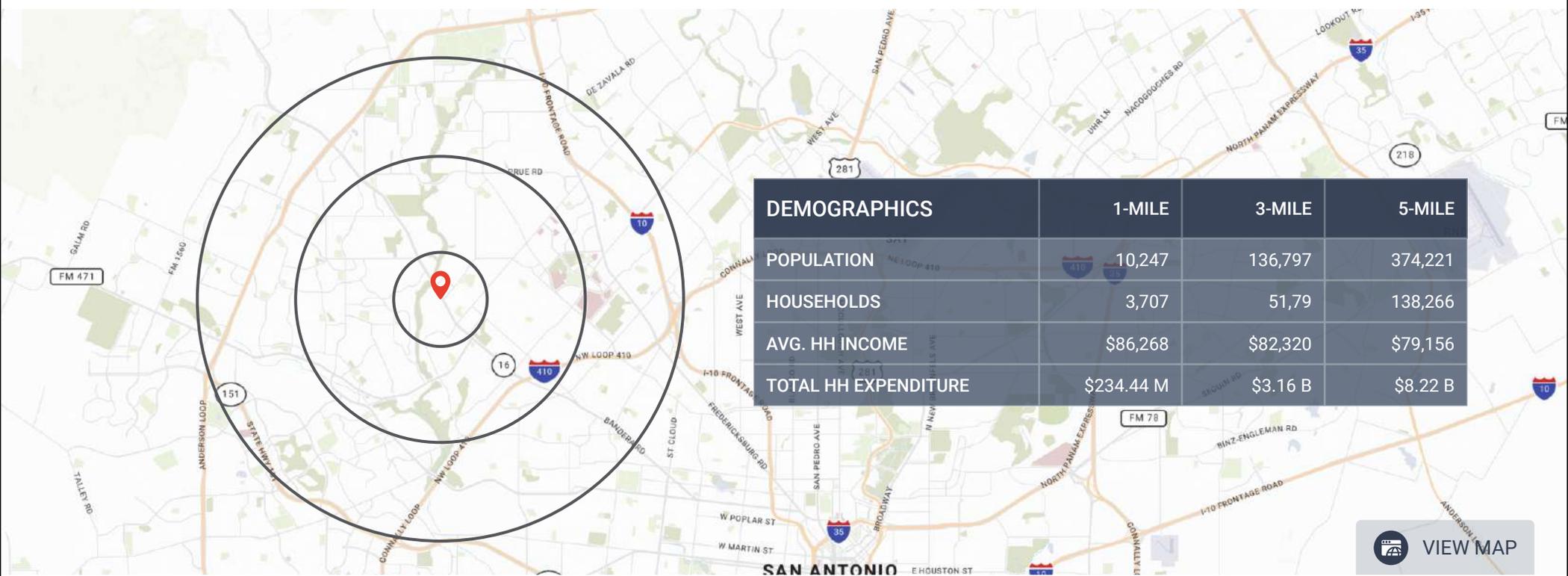
- |                 |                |
|-----------------|----------------|
| Hobby Lobby     | Dollar Tree    |
| Planet Fitness  | Dollar General |
| Tuesday Morning | Circle K       |
| Aaron's         | Walgreens      |
| Anytime Fitness | CVS            |
| H-E-B           | Starbucks      |
| Walmart         | Big Lots       |
| Bealls          | Cato           |
| Pizza Hut       | Burger King    |



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# LOCATION OVERVIEW

SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
POPULATION	10,247	136,797	374,221
HOUSEHOLDS	3,707	51,79	138,266
AVG. HH INCOME	\$86,268	\$82,320	\$79,156
TOTAL HH EXPENDITURE	\$234.44 M	\$3.16 B	\$8.22 B

 VIEW MAP

## ECONOMIC DRIVER'S (# of Employees in San Antonio)

Joint Base San Antonio (80,165)

USAA (15,000)

H-E-B (14,588)

Northside Independent School District (12,751)

North East Independent School District (10,522)

City of San Antonio (9,145)

Methodist Healthcare System (7,747)

San Antonio Independent School District (7,000)

Whataburger (31,688)

Biglari Holdings (21,519)

Zachry Holdings (20,000)

iHeart Media (18,700)

Food Management Partners (18,001)

Dahill Office Technology (14,000)

CST Brands (12,380)

# LOCATION OVERVIEW

SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS



## SAN ANTONIO TEXAS



**1,530,000**  
POPULATION

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the state of Texas, with a population of 1,530,000. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on 2018 estimates. San Antonio has a diversified economy with about \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States. San Antonio's economy is focused primarily within military, health care, government civil service, financial service, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attraction every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek,

Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

San Antonio hosts over 100,000 students across its 31 higher-education facilities, which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.

The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.

From 2000-2010, San Antonio was the fastest growing of the top 10 largest cities in the U.S. and the second fastest growing from 1990-2000.

## SAN ANTONIO RANKED AGAIN AMONG FASTEST-GROWING CITIES IN U.S.

Jackie Wang, May 23, 2019 (*Rivard Report*)

U.S. Census Bureau population estimates from 2017-2018 released Thursday show that San Antonio continues to be one of the nation's fastest-growing cities.

San Antonio saw a population increase of 20,824 from July 1, 2017, to July 1, 2018, bringing the total population to 1.53 million residents. The increase was the second-largest among the nation's cities behind Phoenix, which saw its population increase by 25,288 new residents. Fort Worth was third, with 19,552 new residents.

Although this year's growth was significant, the last census survey put San Antonio at the No. 1 spot among the fastest-growing cities, said State Demographer Lloyd Potter, who serves as interim dean at the University of Texas at San Antonio's College of Public Policy. San Antonio added around 24,000 new residents between 2016 and 2017. That was the first time in recent history that San Antonio had been among the highest population growth cities in the country, Potter said he thought last year that the city's growth may have been a one-year anomaly.

"But now, with the second year in the row, we're up there with the most significant growing cities in the country," he said. However, such significant population increases come with implications, Potter said. "Certainly we have been growing and been managing our growth fairly well, though some people who live in the northern suburbs might argue with that," Potter said. "But it does create challenges for us. If we're growing and more than other cities, we have to also grow our infrastructure – roads, power, water. Then there are issues of schools, and things like that as well."

 [CLICK HERE TO READ MORE](#)

## DALLAS FED: TEXAS, SAN ANTONIO TO SEE FURTHER ECONOMIC GROWTH IN 2020

Diego Mendoza-Moyers, February 1, 2020 (*San Antonio Express-News*)

The Texas economy should keep rolling into another year of healthy growth, even as lagging oil prices, trade tension and a shortage of workers have slowed economic expansion, according to a Federal Reserve Bank of Dallas economist.

Texas job growth should be similar to the rate in 2019, when the state led the U.S. in job creation, said Keith Phillips, a Dallas Fed senior economist who on Friday presented the state's 2020 economic outlook.

Job growth in San Antonio picked up significantly last year after the city in recent years had seen job creation lag behind the other large Texas metros. In 2019, San Antonio outpaced Texas in job gains.

"Despite continued weakness in the oil and gas sector, the Texas economy is likely to continue its long expansion in 2020," Phillips said. He projected Texas will add 274,000 jobs this year, up from 254,000 in 2019.

The historically low statewide 3.5 percent unemployment rate has meant businesses have had a hard time hiring new workers. That means Texas will likely set a new record-low unemployment rate in 2020, Phillips said.

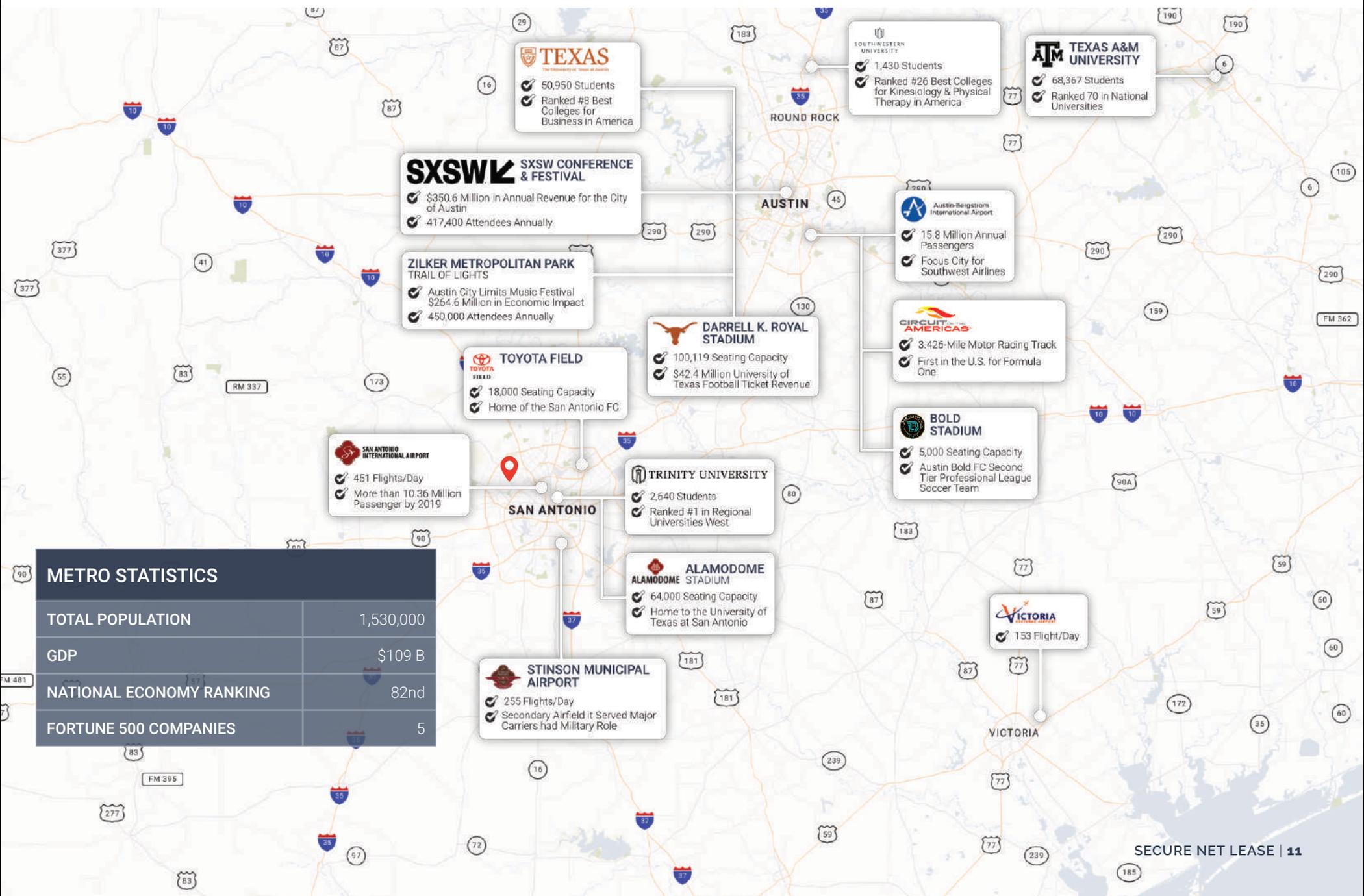
"Long-term average job growth is 2.1 percent, and we're right about average," he said. "So it sounds like it's an average year. But it's really much stronger than average, it's just jobs can't grow if you don't have workers."

The presidential election later this year and continued uncertainty over oil prices and trade could slow investment and GDP growth somewhat this year, Phillips said.

 [CLICK HERE TO READ MORE](#)

# SAN ANTONIO, TX (MSA)

SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS



METRO STATISTICS	
TOTAL POPULATION	1,530,000
GDP	\$109 B
NATIONAL ECONOMY RANKING	82nd
FORTUNE 500 COMPANIES	5

# SECURE

NET LEASE

*CALL FOR ADDITIONAL INFORMATION*

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## **DALLAS OFFICE**

3100 Monticello Avenue  
Suite 220  
Dallas, TX 75205  
(214) 522-7200

## **LOS ANGELES OFFICE**

123 Nevada Street  
El Segundo, CA 90245  
(424) 220-6430

[securenetlease.com](http://securenetlease.com)

# TEXAS DISCLAIMER

— SWIFTWATER CAR WASH | SAN ANTONIO, TEXAS

## **APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE**

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### **INFORMATION ABOUT BROKERAGE SERVICES**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.