

THE BUBBLE ZONE

5243 Naaman Forest Blvd | Garland, TX

OFFERING MEMORANDUM



THE BUBBLE ZONE LUXURY WASH & LUBE CENTER

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The Bubble Zone

CONTENTS

01 Executive Summary

- Investment Summary

02 Location

- Location Summary
- Drive Times
- Drive Times (Heat Map)

03 Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images

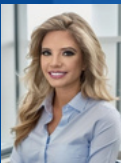
04 Demographics

- Demographics

05 Company Profile

- Advisor Profile

Exclusively Marketed by:



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<https://attleerealty.com/>

THE BUBBLE ZONE

01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	5243 Naaman Forest Blvd Garland TX 75040
COUNTY	Dallas
MARKET	North Texas
SUBMARKET	DFW Metroplex
BUILDING SF	9,756 SF
LAND ACRES	1.8
YEAR BUILT	2024
APN	26409120010060000

[Property Video](#)

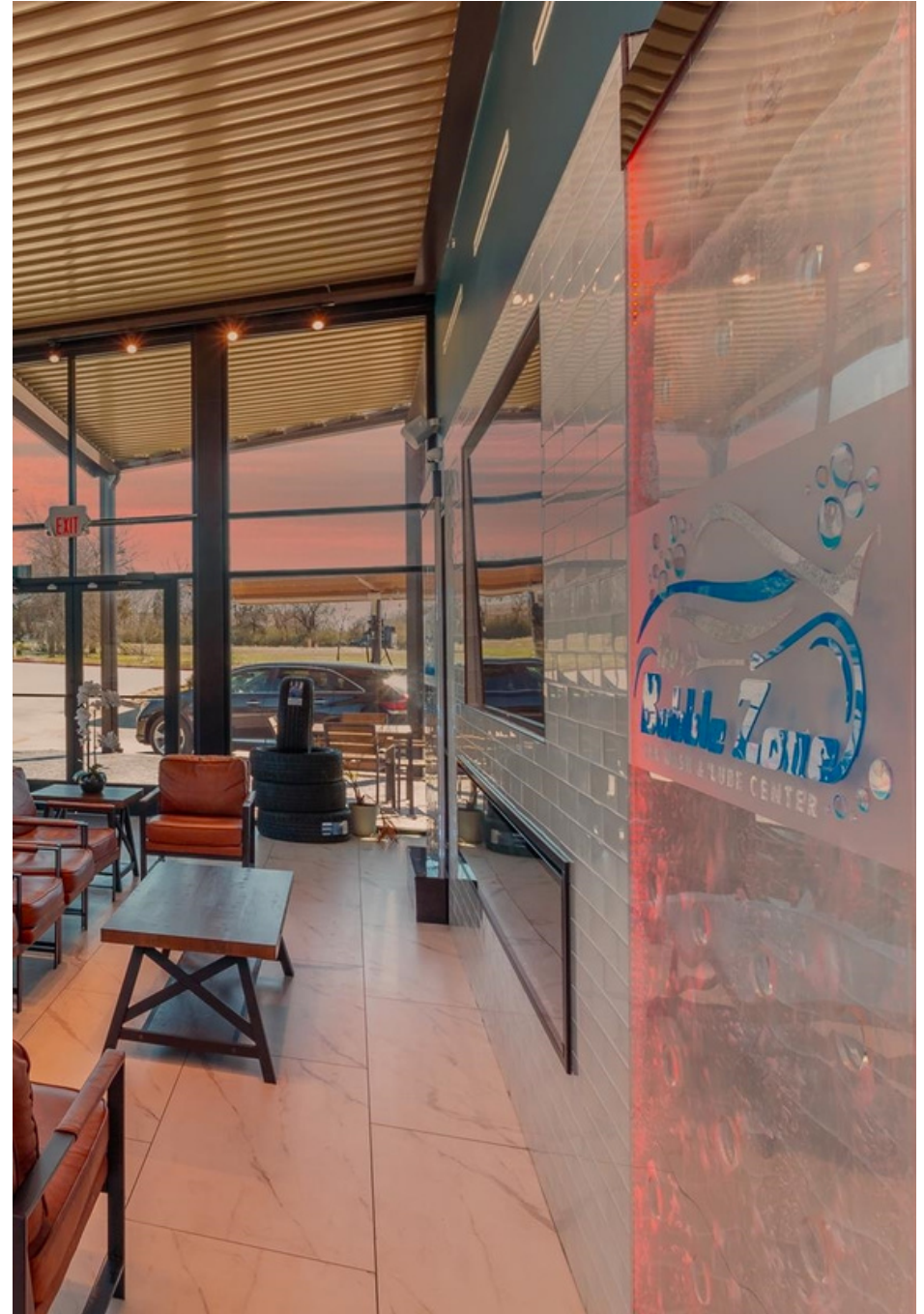
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,611	123,329	316,197
2025 Median HH Income	\$72,472	\$90,883	\$88,390
2025 Average HH Income	\$104,970	\$122,586	\$121,337

An Experience Like No Other Full Service

- The Bubble Zone Car Wash & Lube Center, located at 5243 Naaman Forest Blvd, Garland, TX 75040, provides an extensive array of services, including express and full-service car washes, detailing, and a comprehensive lube center for oil changes, tune-ups, and brake services. Designed by APDG Architects, the property's eye-catching look helped overcome initial obstacles during approval, showcasing its high-end appeal.

The Three Story Building

- No expense was spared in creating the 9,756 G.S.F custom car wash and lube center. Designed by architect Jamie Kosich of APDG, the facility boasts impressive features such as a retractable ceiling in the lobby, a cozy electric fireplace, a large flat-screen TV, a phone/ipad charging station, kids zone, and a gourmet coffee station with freshly roasted beans.



- Basement level/pit area for simple mechanical services topped by a six-bay lube garage fully outfitted to make maintenance a breeze. The bulk oil dispensing station keeps maintenance times low and ensures a no fuss service.
- The 135-foot PECO car wash tunnel, meticulously designed and fitted with Baker Equipment, delivers a swift and precise wash. Additionally, the facility is committed to environmental sustainability, utilizing a three-tank Super Clear 500 water reclaim system with a capacity of 1,500 gallons per tank.
- On the third floor accessed through the lube-center, sits a stylized 1,425 SF office complete with private bathroom and adjoining break room/kitchenette. Company meetings can be hosted in style in the fully furnished conference room fitted with 7 executive chairs and a large flatscreen TV. Rest easy knowing the entire property is under surveillance, easily accessible in the dedicated IT room.

Services

- Bubble Zone offers state-of-the-art car wash technology to ensure vehicles receive top-notch cleanliness and shine. With 28 vacuums and covered detail bays, customers will have no shortage of space ensuring smooth turn around.
- Known for its friendly and efficient service, the center consistently receives positive reviews for the quality and convenience it provides to customers. They offer monthly membership passes for easy convenience for returning clients at a discounted rate. The comfortable and spacious lounge area hosts enough space to accommodate clients during even peak times. Thoughtful amenities such as the electric fireplace, charging stations, automatic mat cleaner, and customer air pump sprinkled throughout the car wash provide an above-and-beyond level of service that makes the experience memorable
- The facility is currently open daily from 7:00 AM to 7:00 PM, with extended hours on Fridays and Saturdays.





02

Location

Location Summary

Drive Times

Drive Times (Heat Map)

THE BUBBLE ZONE

Prime Visibility & Traffic Flow

- 5243 Naaman Forest Blvd offers high visibility with easy access from Bush Turnpike and I-30, two major thoroughfares. This prime location ensures a steady stream of both commuter and local traffic, ideal for generating consistent business without heavy marketing.

Strong Residential & Commercial Base

- Surrounded by a well-established residential neighborhood and key businesses this spot draws from a diverse customer base. With Naaman Forest High School nearby, you also capture additional traffic during school drop-off and pick-up time. The nearby Curtis Cullwell Event Center is visited by over a million people a year, speaking to the tremendous amount of growth potential in the area.

Proximity to Major Retail Hubs

- The property sits close to high-traffic shopping centers like Firewheel Town Center and Naaman Forest Plaza, as well as major retailers such as Walmart, Target, and Home Depot. This drives foot traffic from shoppers who are already in the area, offering an opportunity to convert them into repeat customers, especially paired with The Bubble Zone's membership program.

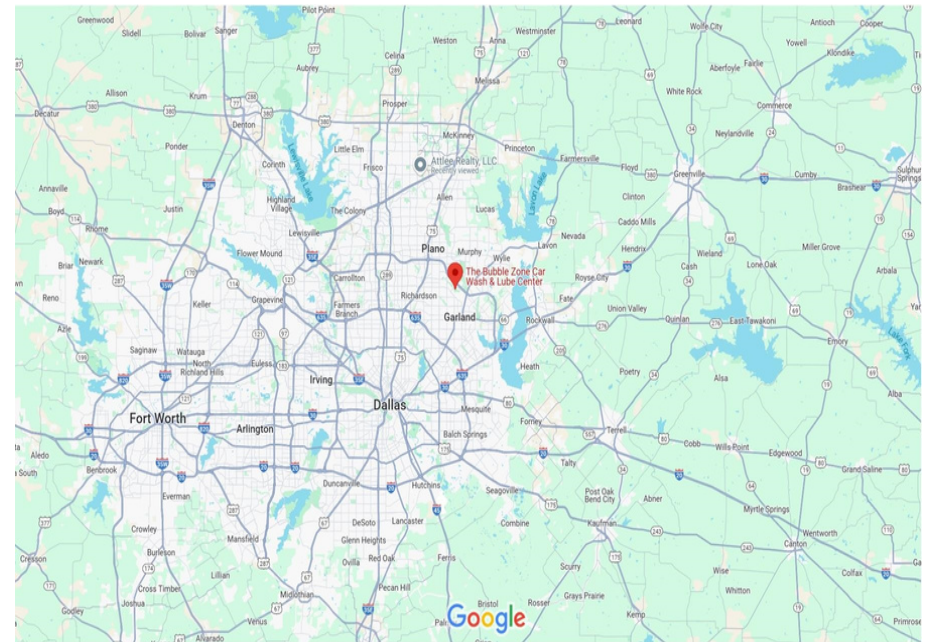
Hassle-Free Access

- This major corner location features easy in-and-out access with no complex traffic patterns, making it convenient for customers to stop in quickly for a wash. Its visibility and ease of access will maximize drive-by business, especially during peak times.

Growth Potential

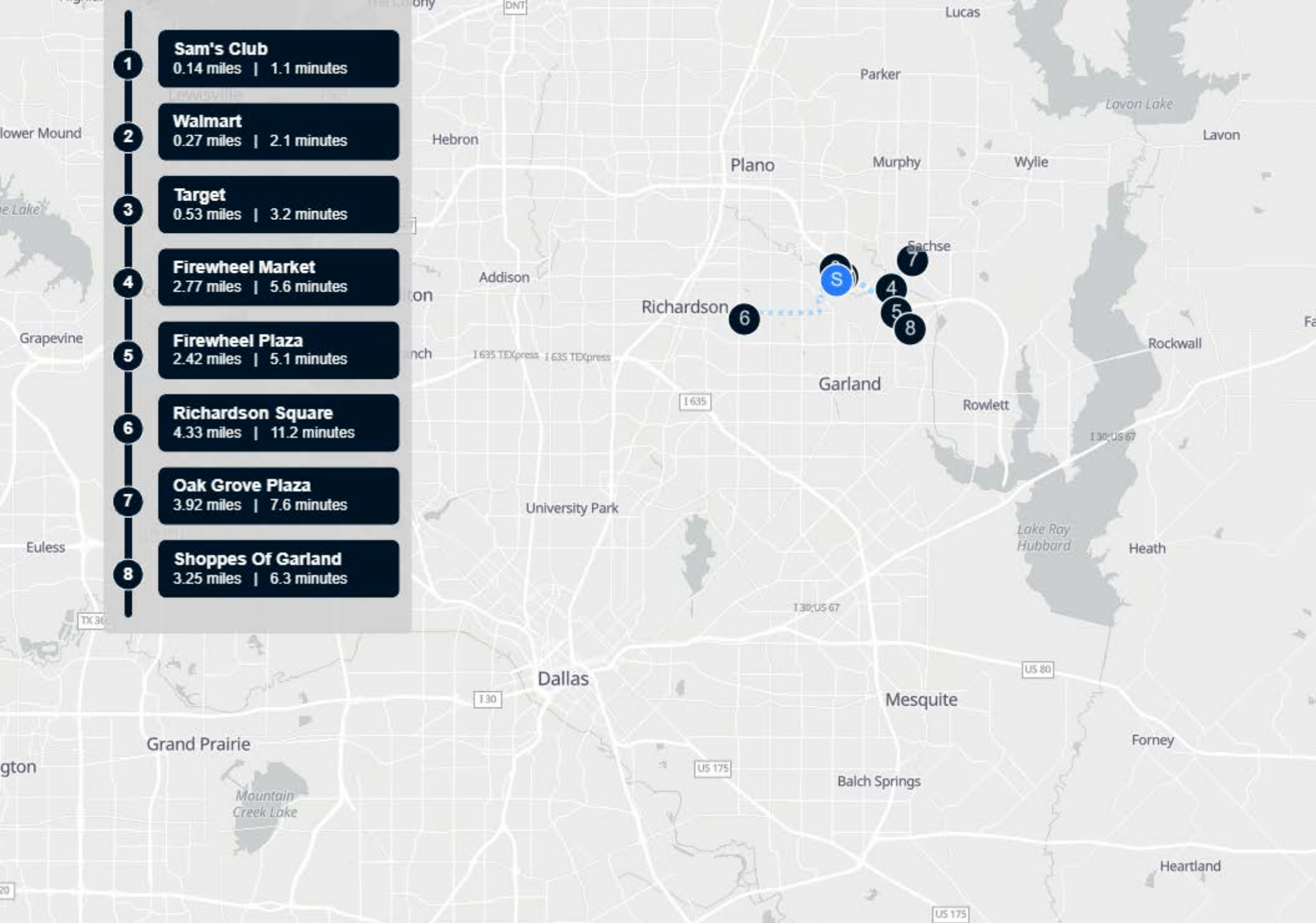
- Garland continues to expand, with new developments and rising population, meaning demand for The Bubble Zone's services will only increase. As the area matures, you can capitalize on increased customer volume and sales.

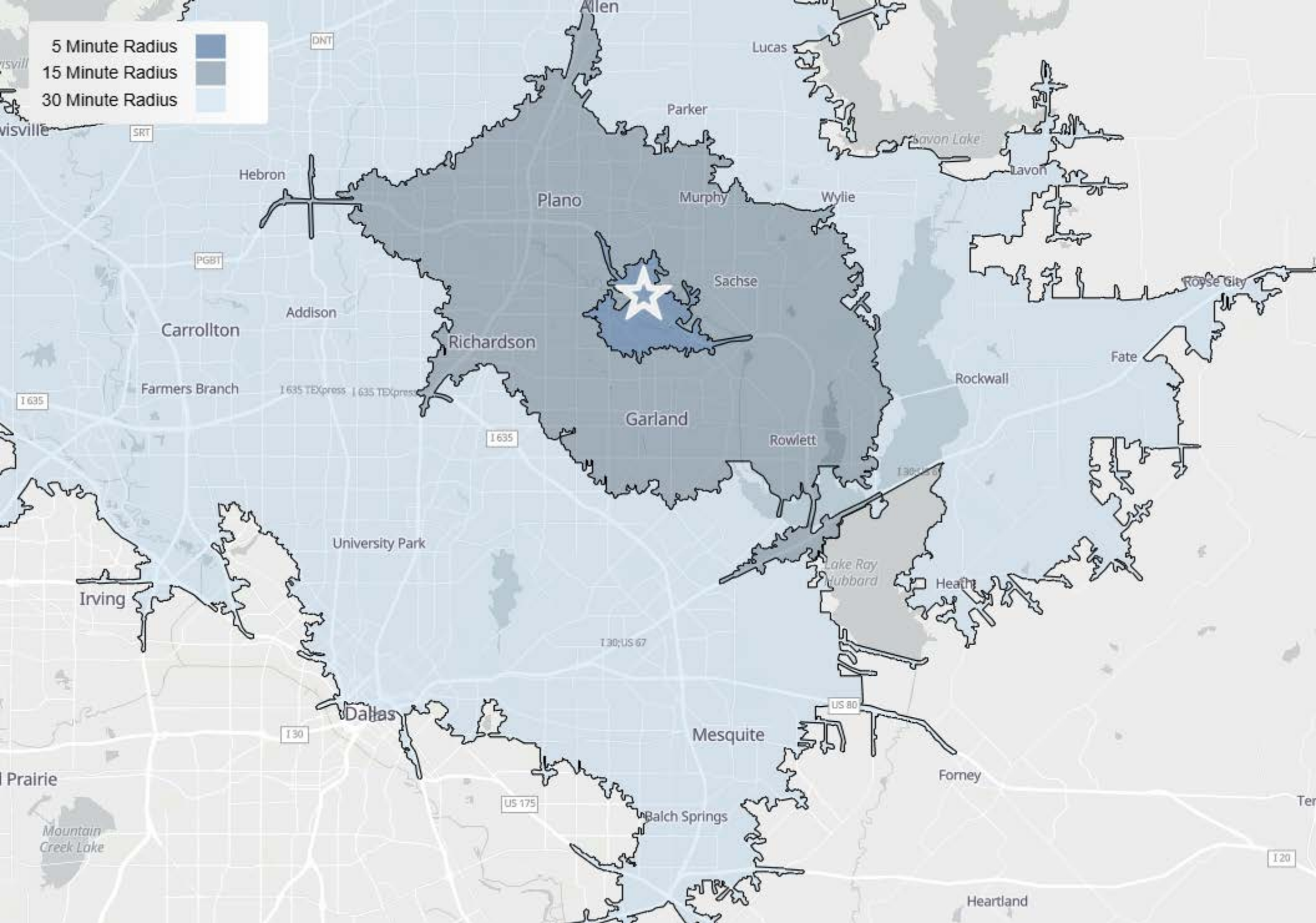
Regional Map



Local Map







5 Minute Radius
15 Minute Radius
30 Minute Radius





03

Property Description

Property Features

Aerial Map

Parcel Map

Property Images

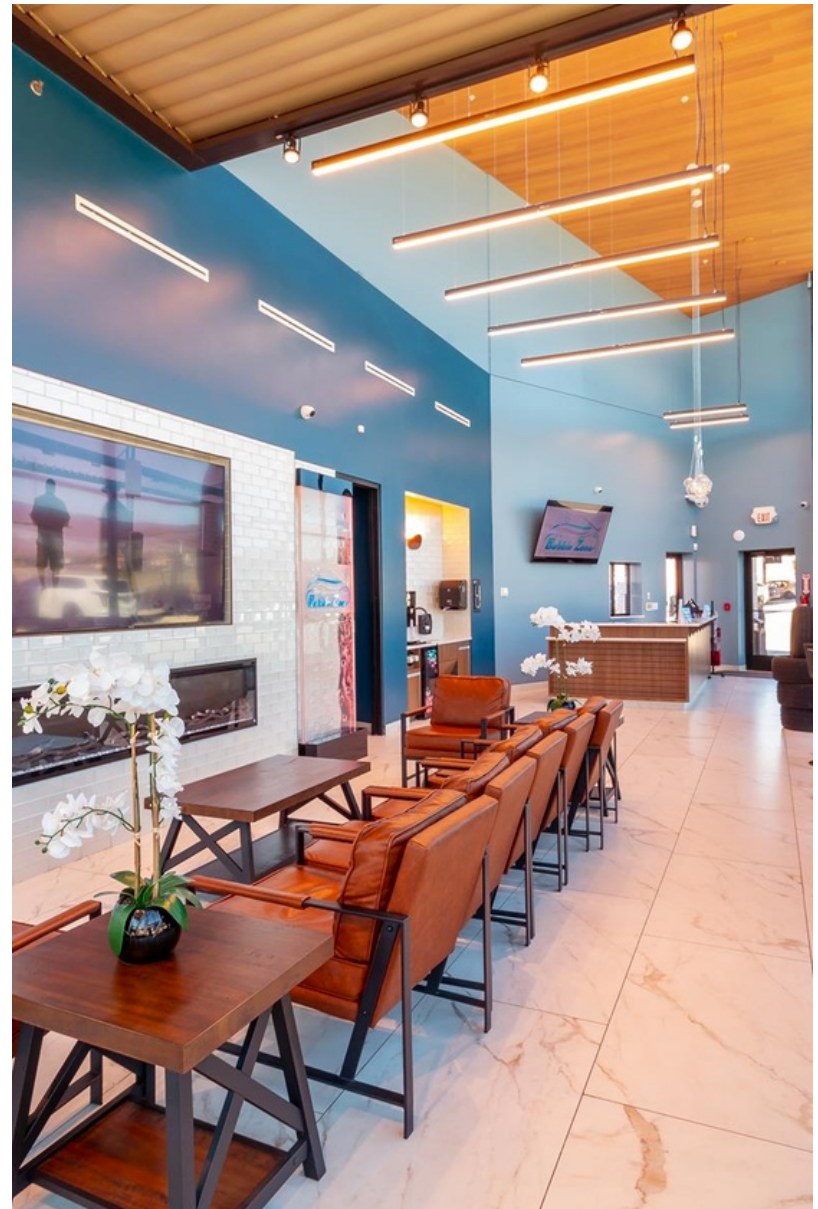
THE BUBBLE ZONE

PROPERTY FEATURES

BUILDING SF	9,756
LAND ACRES	1.8
YEAR BUILT	2024
ZONING TYPE	Car Wash Automatic
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
LOT DIMENSION	348x139
STREET FRONTAGE	348 ft
CORNER LOCATION	Hard Corner
TRAFFIC COUNTS	21,228 (2019)
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
PRIVATE OFFICE	1,425 SF
LOBBY	1,439 SF
LUBE CENTER	3,763 SF
LUBE PIT	3,336 SF
ADDITIONAL MANAGER OFFICE	350 SF
RESTROOMS	5
LUBE BAYS	6
CAR WASH TUNNEL	135' Peco
POS	DRB

NEIGHBORING PROPERTIES

NORTH	Sam's Club and Walmart
SOUTH	Woodlands at the Preserve Luxury Apartments
EAST	Academy Sports and Outdoors and Curtis Cullwell Event Center
WEST	Comerica Bank





Existing Surface Utility Survey
1.80 Acre Tract
Lot 6, Block 1
Mayor Foundation Addition No.2
City of Garland, Dallas County, Texas

Legal Description Lot 6, Block 1

Tract 1: (Fee Simple)

Being Lot 6, Block 1 of Mayor Foundation Addition No.2, an addition to the City of Garland, Dallas County, Texas, according to the plat recorded thereof recorded under Clerk's File No.20130079042, Plat Records, Dallas County, Texas, being more particularly described as follows:

Tract 2: (Easement Estate)

Non-Exclusive Easement Estate created by that certain Declaration of Easements, Covenants and Restrictions dated April 11, 2006, executed by Bank of Texas, N.A., Trustee of the Oliver Dewey Manor Foundation, and recorded April 12, 2006 under Clerk's File No.200600133040, Deed Records, Dallas County, Texas. Affected by First Amendment to Declaration of Easements, Covenants and Restrictions, recorded March 15, 2013 under Clerk's File 201300079773, Deed Records, Dallas County, Texas.

Tract 3: (Easement Estate)

Non-Exclusive Easement Estate created by that certain Declaration of Easements, Covenants and Restrictions dated March 6, 2008, executed by Bank of Texas, N.A., Trustee of the Oliver Dewey Manor Foundation, and recorded March 7, 2008 under Clerk's File No.20080074653, Deed Records, Dallas County, Texas. Affected by First Amendment to Declaration of Easements, Covenants and Restrictions, recorded March 15, 2013 under Clerk's File 201300079774, Deed Records, Dallas County, Texas. Affected by Reciprocal Access Restrictive Covenants and Easements Agreement, recorded March 15, 2013 under Clerk's File 201300079776, Deed Records, Dallas County, Texas, as affected by First Amendment to Reciprocal Access Restrictive Covenants and Easements Agreement, recorded January 15, 2014 under Clerk's File 201400009480, Deed Records, Dallas County, Texas.

SURVEYOR'S DECLARATION

I hereby declare that this true and accurate survey of existing utilities, made on the ground under my supervision on February 19, 2024, correctly shows the relation of the property lines of land covered by this survey, and that there are no protrusions or overlaps onto adjoining property of property indicated hereon, except as shown, noted or described on the survey. This survey is subject to any easements not visible on the ground.

Donnie L. Tucker

Donnie L. Tucker, RPLS No. 5144



General Notes

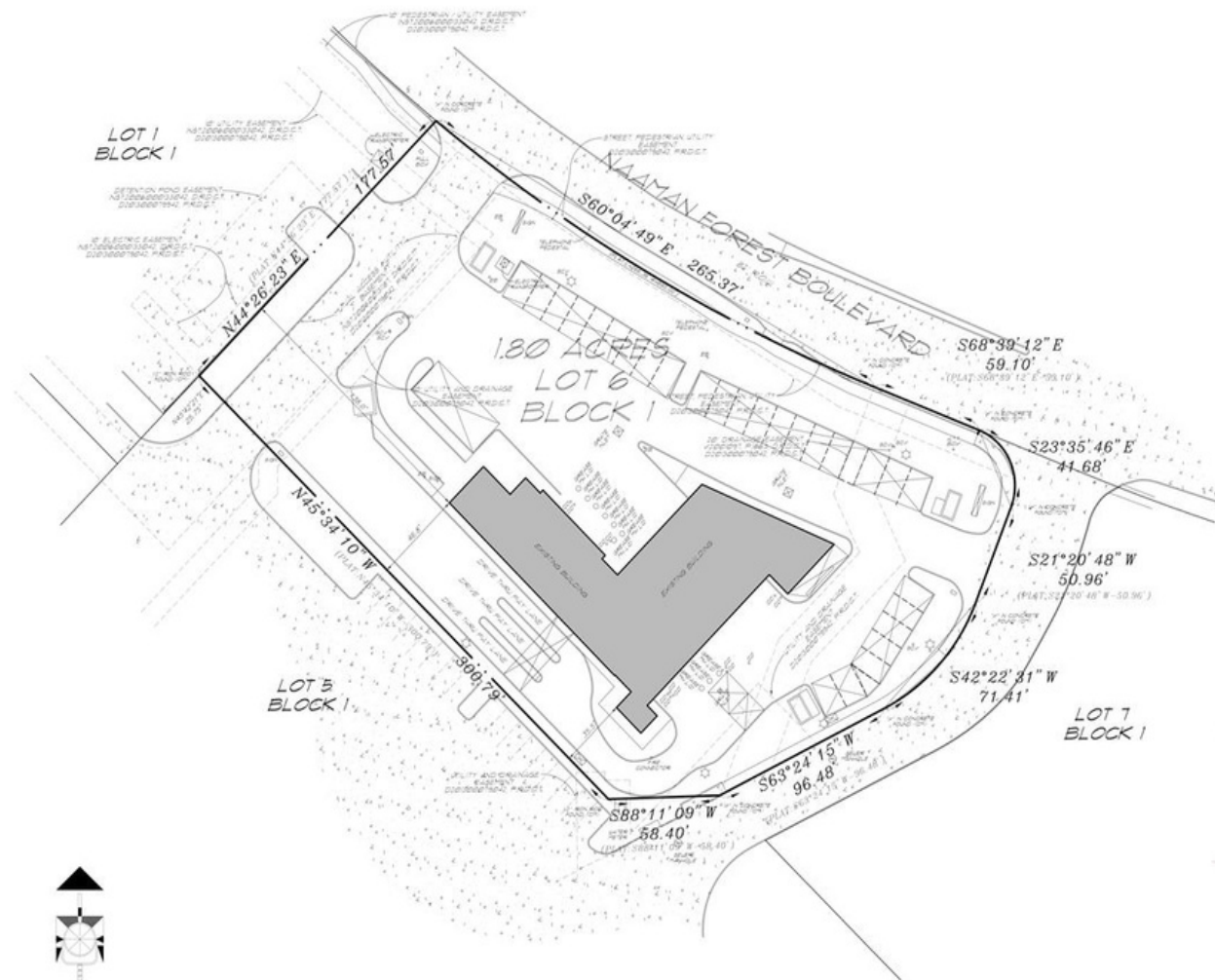
NOTE: BEARINGS BASED PER GPS NAD-83
 NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER DEED.
 NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
 NOTE: PROPERTY ADDRESS IS Nasser Forest, Boulevard - Garland, Tx 75048

Flood Statement

According to the Flood Insurance Rate Map for Dallas County, Texas and incorporated areas, Community Panel No. 483000012L, District 10012004 this property is in Zone X (determined to be outside 100 year flood plain).

General Notes

NOTE: BEARINGS BASED PER GPS NAD-83 REFERENCED PLAT RECORDED DIS000079042, D.D.C.T.
 NOTE: THERE IS NO FINISHED FLOOR ELEVATION REQUIRED PER PLAT.
 NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.
 NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.



SCALE: 1" = 30'



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- ASPHALT
- CONCRETE
- FENCE LINE
- POWER POLE
- OVERHEAD POWER
- CONTROLLING MONUMENT
- DIRECTION OF DRAINAGE
- FIRE HYDRANT
- SEWER MANHOLE
- CLEAN OUT
- ELECTRIC CONNECTION
- SPRINKLER CONTROL VALVE
- LIGHT STANDARD

GRAPHIC SCALE



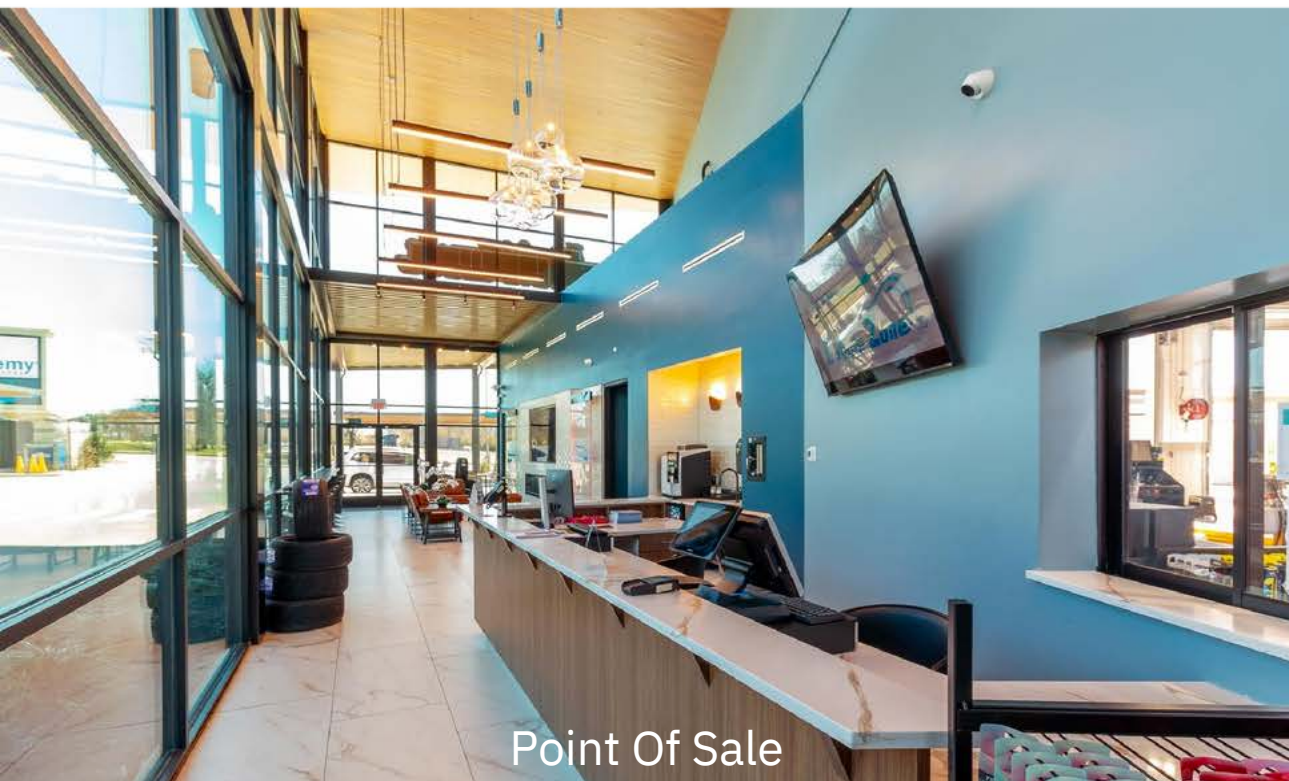




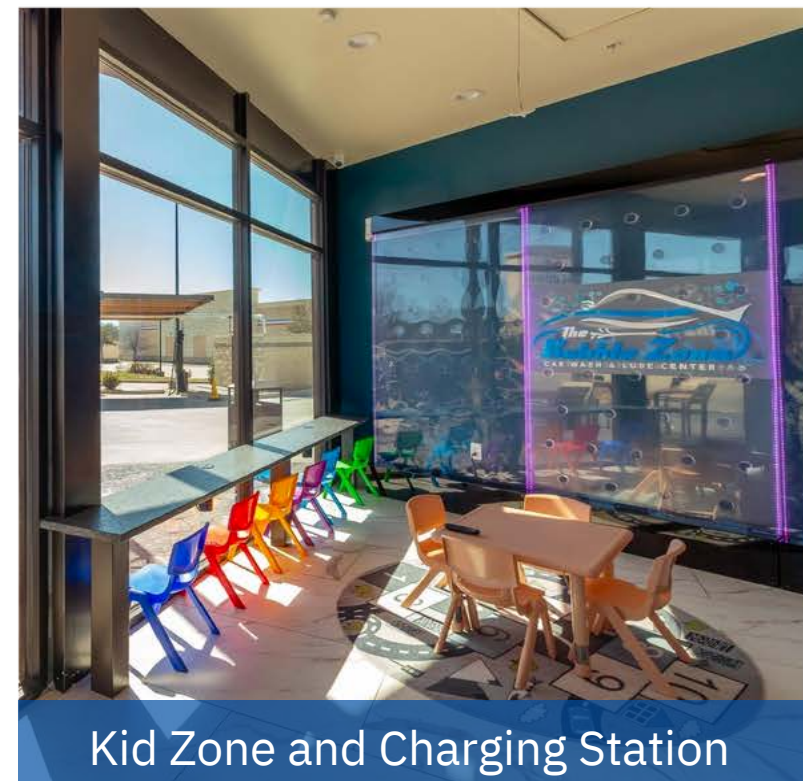
Coffee Sation



1st Floor Lounge With Fireplace



Point Of Sale



Kid Zone and Charging Station



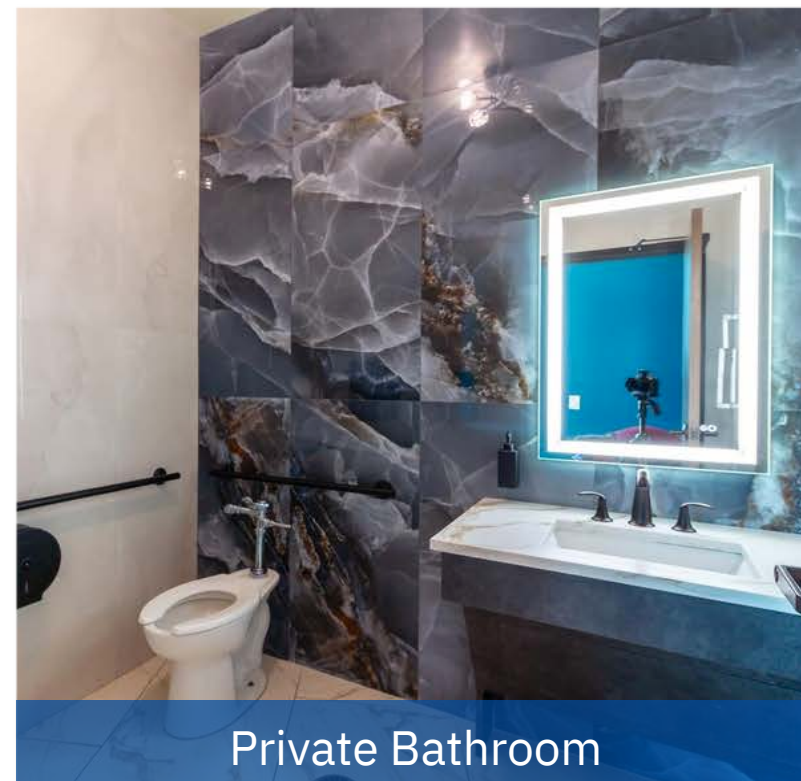
Break Room



Second Floor Lounge



Conference Room



Private Bathroom



3,363 SF Service Pit



937 SF Equipment Room



3,763 SF Service Center with 6 bays



Demographics
Demographics

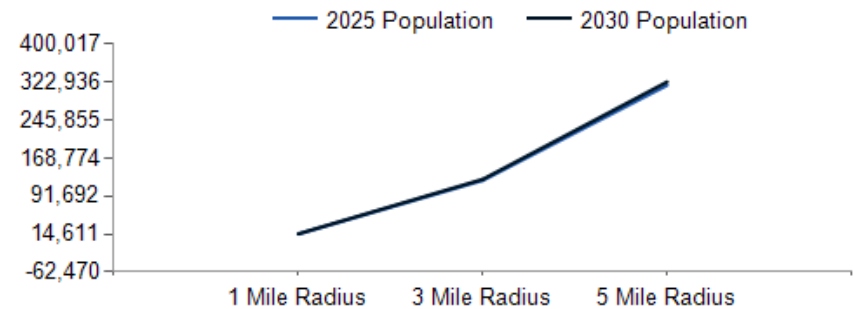
04



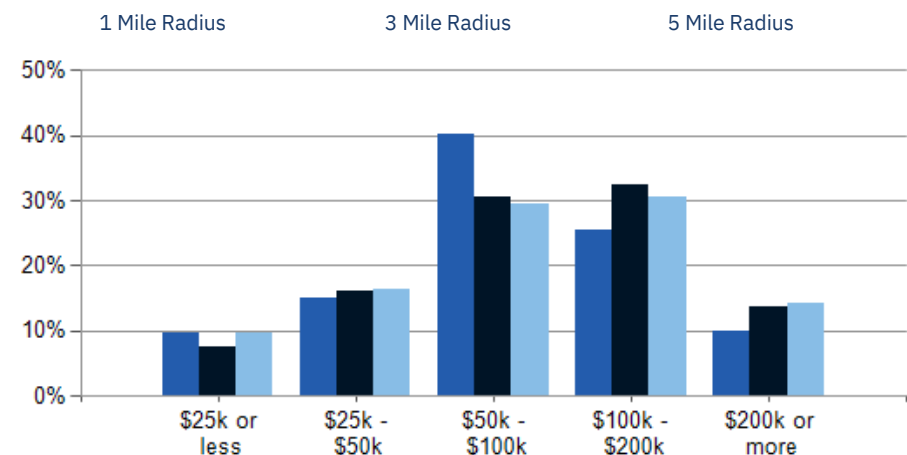
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,943	94,848	230,557
2010 Population	8,060	107,144	268,513
2025 Population	14,611	123,329	316,197
2030 Population	14,985	125,561	322,936
2025-2030:Population: Growth Rate	2.55%	1.80%	2.10%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	261	1,672	5,630
\$15,000-\$24,999	301	1,671	5,077
\$25,000-\$34,999	285	2,390	7,406
\$35,000-\$49,999	596	4,802	10,803
\$50,000-\$74,999	1,628	7,809	17,933
\$75,000-\$99,999	747	5,926	15,146
\$100,000-\$149,999	914	9,217	21,631
\$150,000-\$199,999	597	5,331	12,394
\$200,000 or greater	591	6,110	15,950
Median HH Income	\$72,472	\$90,883	\$88,390
Average HH Income	\$104,970	\$122,586	\$121,337

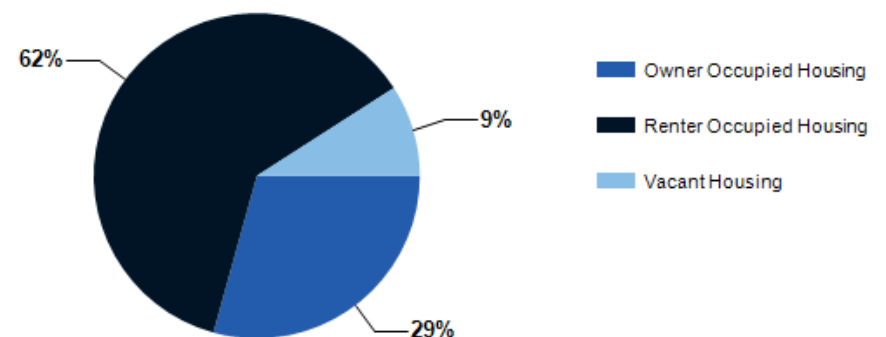
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,151	34,038	81,089
2010 Total Households	3,011	37,892	90,356
Total Households	5,920	44,929	111,970
2030 Total Households	6,125	46,335	116,161
2025 Average Household Size	2.46	2.73	2.82
2025-2030: Households: Growth Rate	3.40%	3.10%	3.70%



2025 Household Income



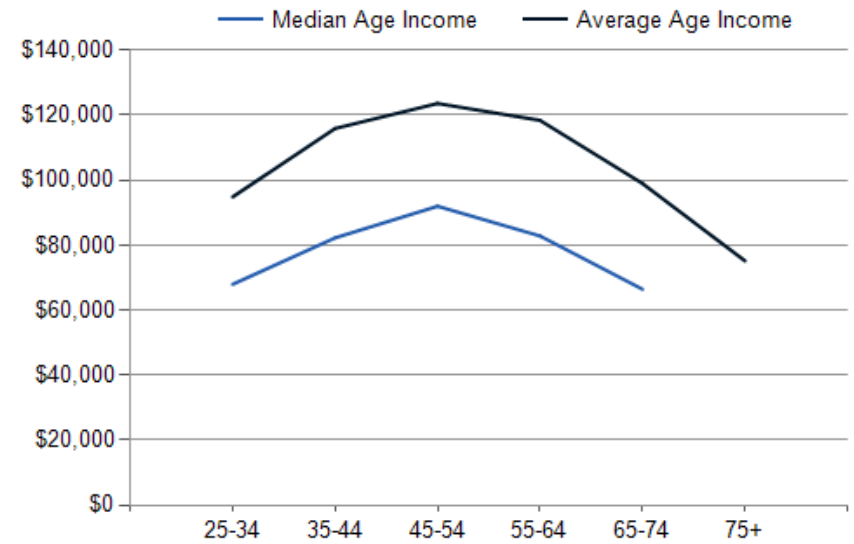
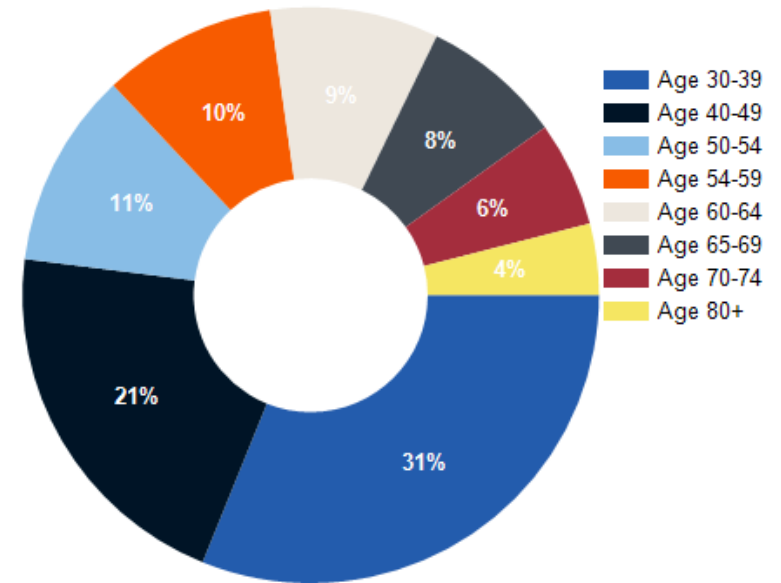
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,440	9,373	23,891
2025 Population Age 35-39	1,136	8,395	22,022
2025 Population Age 40-44	918	8,063	21,669
2025 Population Age 45-49	811	7,257	19,813
2025 Population Age 50-54	910	8,092	21,257
2025 Population Age 55-59	807	7,763	18,974
2025 Population Age 60-64	783	8,013	18,460
2025 Population Age 65-69	653	7,005	15,198
2025 Population Age 70-74	488	5,580	11,624
2025 Population Age 75-79	332	4,144	8,723
2025 Population Age 80-84	183	2,331	5,046
2025 Population Age 85+	208	1,736	3,959
2025 Population Age 18+	11,714	98,249	246,196
2025 Median Age 2030	35	39	37
Median Age	37	40	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,933	\$88,704	\$84,121
Average Household Income 25-34	\$94,841	\$112,982	\$109,661
Median Household Income 35-44	\$82,241	\$107,201	\$104,460
Average Household Income 35-44	\$115,912	\$137,943	\$138,042
Median Household Income 45-54	\$91,989	\$112,015	\$110,142
Average Household Income 45-54	\$123,624	\$147,450	\$146,216
Median Household Income 55-64	\$82,827	\$103,697	\$100,481
Average Household Income 55-64	\$118,417	\$138,759	\$134,143
Median Household Income 65-74	\$66,411	\$74,837	\$72,838
Average Household Income 65-74	\$98,967	\$107,585	\$104,416
Average Household Income 75+	\$75,160	\$77,856	\$76,709



Metrics

The Bubble Zone Car Wash & Lu...
5243 Naaman Forest Blvd, Garland, TX 75040

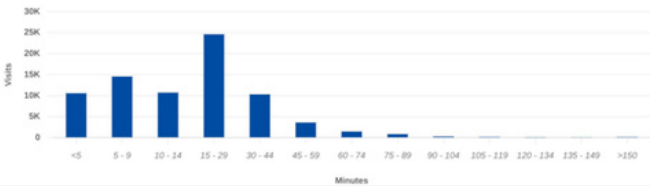
Visits	76.3K	Visit Frequency	2.4
Visits / sq ft	8.37	Avg. Dwell Time	20 min
Size - sq ft	9.1K	Panel Visits	5.4K
Visitors	32.1K		

Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visit Duration

The Bubble Zone Car Wash & Lu...
5243 Naaman Forest Blvd, Garland, TX 75040



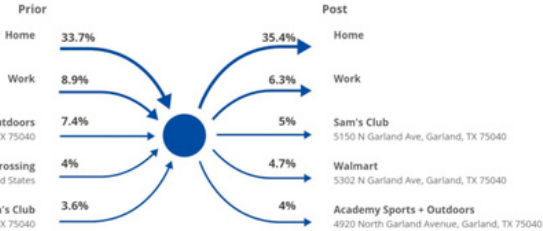
Average Stay	20 min
Median Stay	16 min

Visits | Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey

The Bubble Zone Car Wash & Lube Center
5243 Naaman Forest Blvd, Garland, TX 75040



Show by: Location | Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Favorite Places

The Bubble Zone Car Wash & Lube Center / Naaman Forest Blvd, Garland, TX

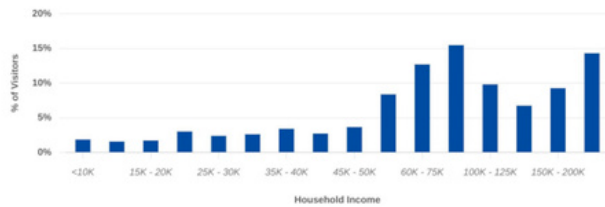
Rank	Name	Distance	Visitors
1	North Garland Crossing / 5435 N Garland Ave, Garland, TX 75040	0.4 mi	25.3K (78.8%)
2	Firewheel Town Center / 245 Cedar Sage Dr, Garland, TX 75040	2.1 mi	25K (77.7%)
3	Walmart / 5302 N Garland Ave, Garland, TX 75040	0.3 mi	22.7K (70.8%)
4	Sam's Club / 5150 N Garland Ave, Garland, TX 75040	0.2 mi	19.2K (59.7%)
5	Target / 5301 N Garland Ave, Garland, TX 75040	0.4 mi	18.8K (58.7%)
6	Firewheel Market / 4430 Lavon Dr, Garland, TX 75040	1.8 mi	18.7K (58.3%)
7	Firewheel Plaza / 3003-3171 N President George Bush Hwy, Garland, TX 75040	2.3 mi	17.2K (53.5%)
8	Richardson Square / 501 S Plano Rd, Richardson, TX 75081	3.2 mi	16.5K (51.5%)
9	Oak Grove Plaza / 5120 S State Hwy 78, Sachse, TX 75048	2.5 mi	16.3K (50.6%)
10	Academy Sports + Outdoors / 4920 North Garland Avenue, Garland, TX 75040	0.1 mi	16.2K (50.4%)

Category: All Categories | Min. Visits: 1 | Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Household Income

The Bubble Zone Car Wash & ...
5243 Naaman Forest Blvd, Garland, TX 7...



Average Income	114K
Median Income	84K

*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Mar 1st, 2024 - Feb 28th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



05

Company Profile
Advisor Profile





Melissa Croll
Associate Partner

Melissa Croll has been in real estate since 2006 and in the car wash space for the last 9+ years. She joined Attlee Realty in 2015 when she first met Veronica Attlee, the owner of Attlee Realty. The car wash market was just beginning to really take off at this time, so timing was key to her success in the space. She made associate partner in 2021 and is the team trainer and mentor for their organization.

She is one of the highest selling female agents in the state of Texas in the car wash sector of real estate. Her brokerage went national in the past 3 years partnering up with another brokerage, and now she is making a name for herself nationally. She was recently a guest speaker at the Women in Car Wash Conference educating on car wash real estate. She assists with many independent buyers buying their first 1-2 washes all the way up to closing deals with major industry players buying package deals. Melissa also has knowledge in other commercial sales including self-storage, laundry mats, lube centers and gas stations. For 2024 she was named into the Top 1,000 Agents in MLS list and has been feature on Who's Who and previously had a guest spot on HGTV with her own 30-minute episode.



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CONFIDENTIALITY

This Confidential Information Memorandum (“**CIM**”) is being provided to you as recipient (“**Prospective Purchaser**”) subject to the terms of the Confidentiality Agreement (the “**Agreement**”) signed by Prospective Purchaser, and this CIM constitutes part of the confidential information (“**Property Information**”) defined in the Agreement, regarding the Property.

Attlee Realty, LLC., a Texas limited liability company (collectively the “**Broker**”) has been retained by Bubble Zone Realty, LLC, a Texas limited liability company (“**Owner**”) as the exclusive Broker to sell Owner’s Property.

The information contained in this CIM was obtained from sources believed to be reliable but is subject to verification by you as the recipient or Prospective Purchaser. No representations or warranties, express or implied, are made as to the accuracy or reliability of this information, and Prospective Purchaser bears sole responsibility for verification of the information contained herein and bears all risk for any inaccuracies. As the recipient or Prospective Purchaser, you will conduct your own research and due diligence of the Property, independently, and without reliance upon Broker or of the Owner.

The Information in this CIM is intended solely for the Prospective Purchaser’s own limited use in considering whether to pursue further research for the purpose of a potential transaction regarding the Property. No agreement will exist that is binding upon Owner, or any of its affiliates, until Owner or its affiliate executes a formal binding agreement of sale. Owner reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property, and to terminate discussions and negotiations with any party at any time.

Prospective Purchaser shall not directly or indirectly contact or initiate contact with anyone associated with or employed at the Property at any time without the express written consent of the Owner or Broker.

Prospective Purchaser Shall Not Circumvent Broker: If Prospective Purchaser breaches the terms of the Agreement, enters into communications or relationship with any of the Property or businesses named or any other business or property of the Owner or in any way interferes with Broker’s right to a fee within 24 months hereafter, Prospective Purchaser shall be personally liable to Broker and shall immediately pay Broker the lesser of 6% of the purchase price, or the full commission due under the agreement between Broker and Owner, plus attorney’s fees, legal cost, all related damages and collection cost. Prospective Purchaser shall conduct all inquiries into and discussions with the named business or Property exclusively through Broker to protect Broker’s right to a fee from Owner. Prospective Purchaser further understands that if Prospective Purchaser becomes manager or buys, trades, leases or exchanges any of the businesses disclosed to Prospective Purchaser, then a fee will be due to the Broker. Prospective Purchaser understands if Prospective Purchaser makes the purchase through Broker, Prospective Purchaser will not be liable for the fee unless agreed otherwise in writing by Broker and Prospective Purchaser.

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