



NET LEASE INVESTMENT OFFERING

Laundromax (28 Years Remaining)

3407 Sycamore School Rd
Fort Worth, TX 76123 (Dallas MSA)



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Executive Summary

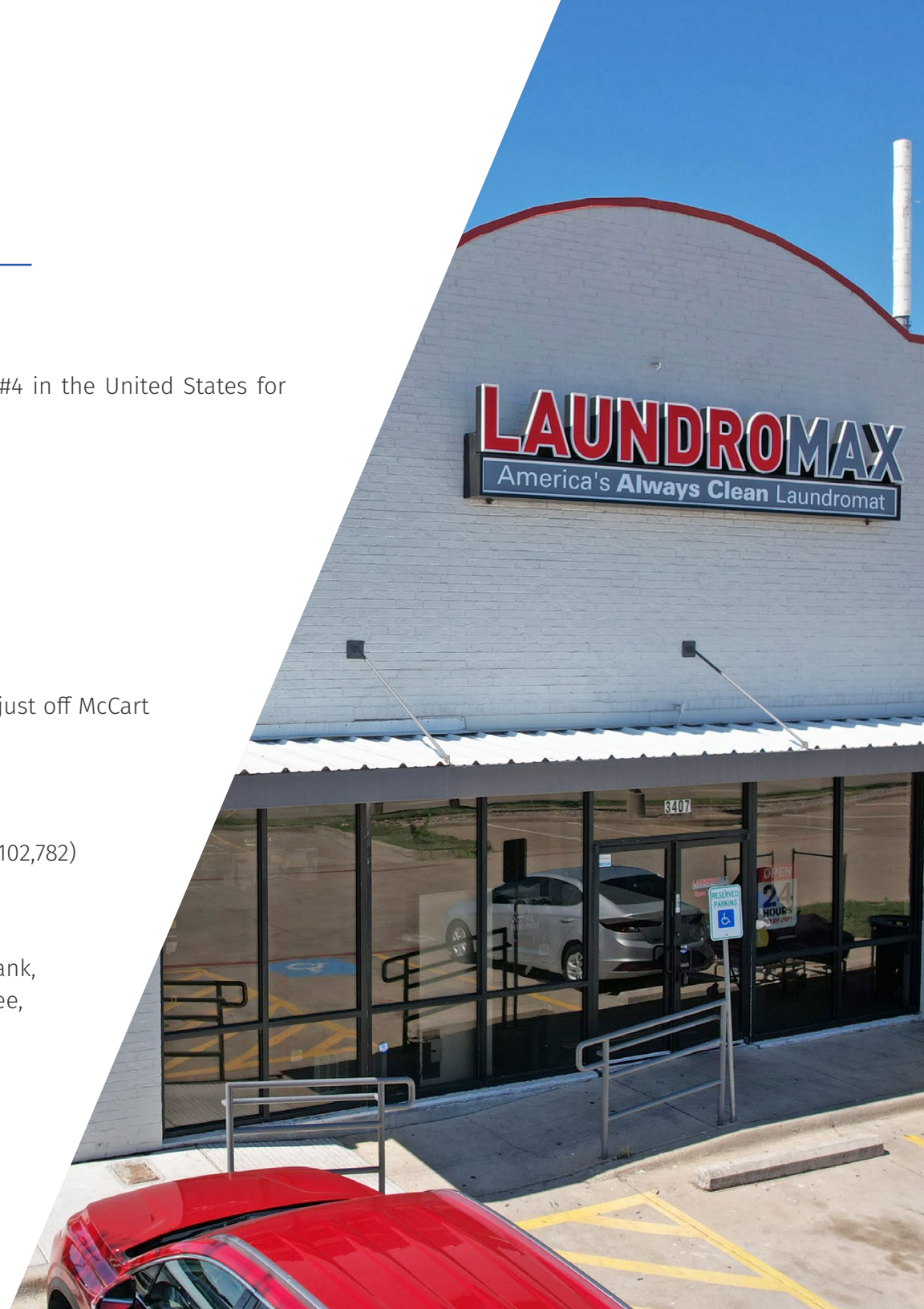
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Laundromax property positioned within the Dallas MSA in Fort Worth, Texas. Laundromax operates at this location under a long-term lease that extends through December 2053. The lease is triple net presenting no landlord responsibilities. Additionally, there are 2% annual rental escalations throughout the primary term and two 5-year renewal options.

The 3,780-square-foot building benefits from a shadow anchor position across from the area's primary retailer, Walmart Supercenter. The property is situated along Sycamore School Road, which sees over 32,600 vehicles per day, and is near McCart Avenue, with an additional 29,400 vehicles per day. Downtown Fort Worth is less than a 15-minute drive from the site. Nearby national and regional retailers include Albertsons, Chase Bank, Walgreens, O'Reilly Auto Parts, Starbucks, Dollar Tree, and CareNow Urgent Care, among others. The property is supported by strong demographics, with over 249,000 residents within a five-mile radius and an average household income of \$102,782.

Laundromax and its sister brand, Clean Rite Center, are collectively the largest retail laundromat operator in the United States, with 87 locations in 10 states. Each location features over 100 high-capacity, energy-efficient washers and dryers, ample parking, and numerous amenities in a well-lit, clean and safe environment. Stores are large, open spaces which are equipped with ample laundry carts and folding tables, laundry detergent, supplies and soda and snacks for purchase, and friendly laundry attendants available to assist. In addition to self-service, all stores offer drop-off wash/dry/fold service, with many stores offering pick-up and delivery service as well.

Investment Highlights

- » Over 28 years remain on the primary lease term
- » Positioned within the Dallas-Fort Worth MSA – Ranked #4 in the United States for population size
- » Texas is an income tax free state
- » Absolute NNN – No landlord responsibilities
- » 2% annual rental escalations
- » Recession & e-commerce resistant tenant
- » Situated along Sycamore School Road (32,600 VPD) and just off McCart Avenue (29,400 VPD)
- » Over 249,000 people live within a five-mile radius
- » Six-figure average household income within five miles (\$102,782)
- » Walmart Supercenter shadow anchor
- » Neighboring tenants include Albertsons, Chase Bank, Walgreens, O'Reilly Auto Parts, Starbucks, Dollar Tree, CareNow Urgent Care, & several others



Property Overview



PRICE
\$2,047,496



CAP RATE
6.75%



NOI
\$138,206

LEASE COMMENCEMENT DATE:	1/1/2023
LEASE EXPIRATION DATE:	12/31/2053
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	2% annual
LEASE TYPE:	NNN
TENANT:	Laundromax
YEAR BUILT:	2014
BUILDING SIZE:	3,780 SF
LAND SIZE:	0.38 AC

Photographs



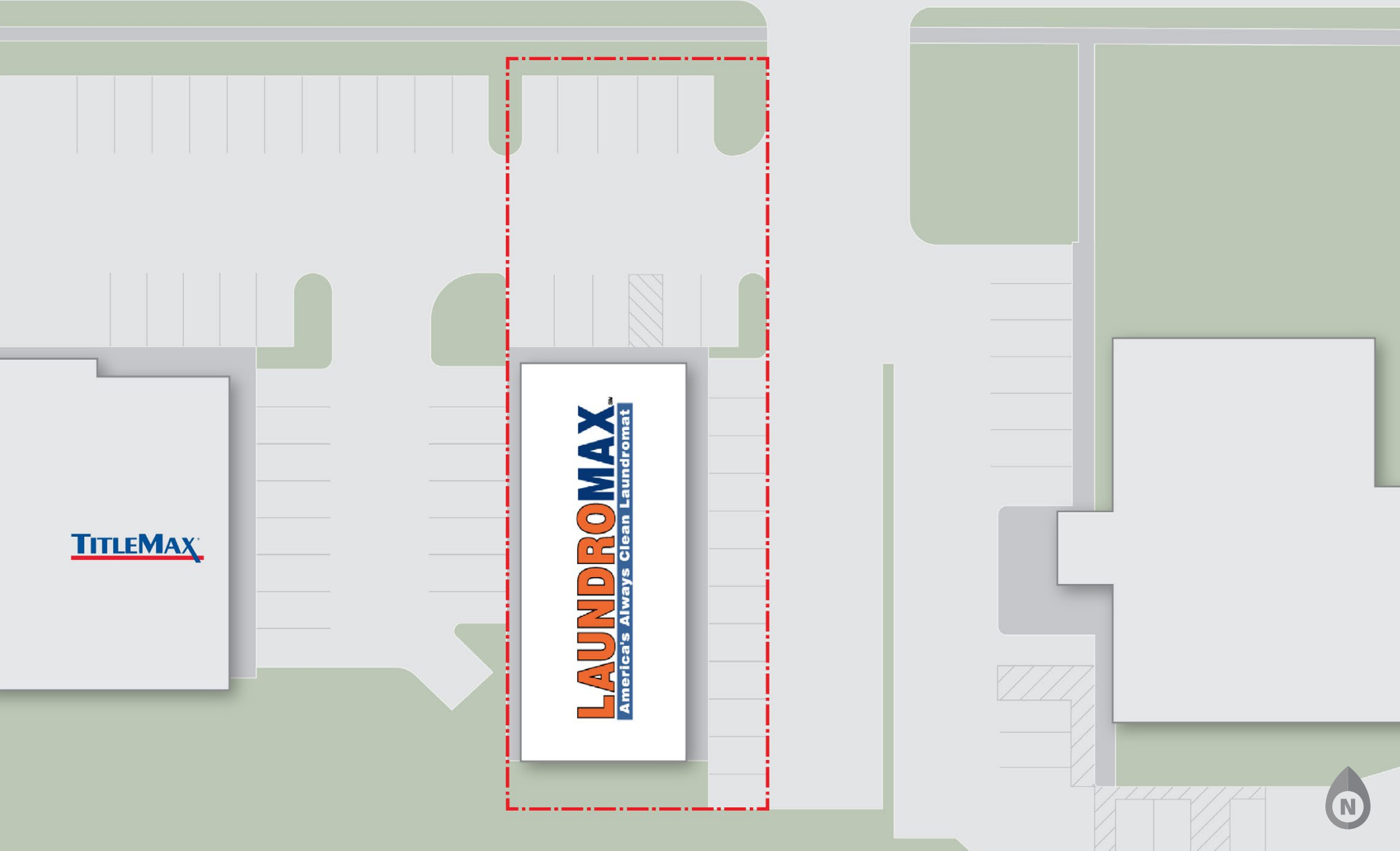
Aerial



Site Plan

Sycamore School Rd

32,600 VPD



TITLEMAX

LAUNDROMAX
America's Always Clean Laundromat



Map



Location Overview

FORT WORTH, TEXAS

Fort Worth, Texas, is a vibrant city known for its rich cultural heritage, thriving economy, and strategic location in the Dallas-Fort Worth metroplex, one of the fastest-growing regions in the United States. With a population exceeding 950,000 as of 2025, Fort Worth combines a storied Western legacy with modern economic dynamism, making it a prime destination for businesses and investors. The city is home to major industries, including aerospace, with Lockheed Martin's Aeronautics division headquartered here, as well as energy, logistics, and advanced manufacturing. Its central location, bolstered by excellent transportation infrastructure such as Fort Worth Meacham International Airport and proximity to Dallas/Fort Worth International Airport, facilitates seamless connectivity for commerce and trade. Additionally, Fort Worth's low cost of living, business-friendly environment, and robust workforce development programs enhance its appeal as a hub for long-term investment opportunities.

The city's economic landscape is complemented by a diverse array of cultural and recreational amenities that drive tourism and quality of life, further strengthening its investment potential. Fort Worth's Cultural District, featuring world-class institutions like the Kimbell Art Museum and the Fort Worth Museum of Science and History, attracts millions of visitors annually. The historic Stockyards National Historic District, a centerpiece of the city's cowboy heritage, hosts daily cattle drives and major events, contributing significantly to the local economy. Fort Worth's ongoing urban development, including projects like the Trinity River Vision and Panther Island, is transforming downtown and surrounding areas into vibrant mixed-use spaces, fostering residential and commercial growth. With a strong economic foundation, cultural richness, and forward-looking development initiatives, Fort Worth stands out as a compelling location for strategic investment in the heart of Texas.

Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE

22,358

7,485

\$65,023

\$84,291

3-MILE

126,438

43,769

\$72,437

\$96,417

5-MILE

249,488

86,985

\$74,548

\$102,782



MSA Overview

DALLAS, TEXAS MSA

The Dallas Metropolitan Statistical Area (MSA), encompassing Dallas, Fort Worth, and surrounding counties, is one of the largest and most dynamic economic hubs in the United States, with a population exceeding 8 million as of 2025. Renowned for its robust and diversified economy, the Dallas MSA is a global leader in industries such as technology, finance, healthcare, and logistics, hosting headquarters for major corporations like AT&T, ExxonMobil, and American Airlines. The region's strategic location in North Texas, coupled with its extensive transportation infrastructure—including Dallas/Fort Worth International Airport, one of the busiest airports worldwide, and a vast network of highways and rail—positions it as a critical node for national and international commerce. The Dallas MSA's business-friendly climate, characterized by low taxes, minimal regulations, and a highly skilled workforce, consistently attracts significant investment, making it a cornerstone for economic growth and opportunity.

Beyond its economic prowess, the Dallas MSA offers a vibrant cultural and lifestyle landscape that enhances its appeal for residents and investors alike. The region boasts world-class amenities, including the Dallas Arts District, the largest contiguous urban arts district in the nation, featuring institutions like the Dallas Museum of Art and the Winspear Opera House. Sports enthusiasts enjoy access to professional teams such as the Dallas Cowboys, Mavericks, and Stars, while major developments like The Star in Frisco and the \$5 billion Dallas Midtown project are transforming the area with mixed-use spaces for retail, office, and residential use. With a low cost of living compared to other major U.S. metros, top-tier educational institutions, and ongoing infrastructure investments, the Dallas MSA continues to drive population growth and economic vitality, presenting a compelling case for long-term investment in a region poised for sustained prosperity.

Tenant Overview



LAUNDROMAX

Founded in 1996 in New York City, Laundromax and its sister brand, Clean Rite Center, are collectively the largest retail laundromat operator in the United States with 87 locations in 10 states. Each location features over 100 high-capacity, energy-efficient washers and dryers, ample parking, and numerous amenities in a well-lit, clean and safe environment. Stores are large, open spaces which are equipped with ample laundry carts and folding tables, laundry detergent, supplies and soda and snacks for purchase, and friendly laundry attendants available to assist. In addition to self-service, all stores offer drop-off wash/dry/fold service, with many stores offering pick-up and delivery service as well.

Website: www.laundromax.com
www.cleanritecenter.com

Headquarters: Rego Park, NY

Number of Locations: 87

Company Type: Private



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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CONNECT
WITH US





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.

11-2-2015



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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
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_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

