

# Turnkey Auto Recycling Center

## Introduction

U.S. Auto Recycling (USAR) is a state-of-the-art auto recycling center equipped to operate across multiple verticals. Comprised of four buildings totaling 100,000 sq. ft. on 66.5 acres in Dallas County, it is located just 15 minutes south of Downtown Dallas. Presently inactive, the property, business and assets – including heavy machinery and fleet of trucks – are on offer for acquisition, providing a unique opportunity for a turnkey auto recycling venture.

## Business Overview

Founded by a wealthy entrepreneur and tech industry businessman, the venture spared no expense in facility design and equipment procurement. USAR operated from Oct. 2019 through May 2023. It processed cars from Oct. 2021 through May 2023. After processing approximately 7,000 vehicles and investing over \$40 million the ownership group decided the business did not meet the margin profile they expected. The investors have now opted for divestment.

## Real Estate Attributes

- Constructed in 2021
- 80,000 square feet 24' tilt wall facility
- 10,000 square feet of showroom space ready for finish out
- 5 bay truck service shop with air conditioned wells
- 40 acres of gravel or paved space ideal for industrial outdoor storage
- 2 Fairbanks 2560 commercial trucking scales
- On site utilities including septic system and freshwater well
- 6,390 square foot of office space including showers, lockers, full kitchen and conference areas



## Investment Highlights



### Vertical Integration

- Auto Shredding: Powerful equipment for pre-shredding and auto shredding, with options for upgrades.
- Copper Wire Recovery: Shred and granulating of copper wire from auto recycling process.
- Pick-and-Pull Parts: Dedicated facilities for public dismantling of cars.
- Fluids Recycling: Safe retrieval and recycling of hazardous materials in specialized extraction bays.
- Tire Shredding: Innovative equipment for processing tires into reusable crumbles, with potential partnerships for rubber product production.
- Aluminum Smelting: On-site furnace for melting and stacking large aluminum ingots, with capacity for 2 additional furnaces.
- Precious Metal Recovery: Specialized machinery for extracting precious metals.
- Parts/Engine Removal: Efficient intake bays and crane systems for parts extraction.



### Turnkey Facility

- Robust power supply provided by Oncor utility with 5,000 KVA availability and 5.82 megawatts services, enabling seamless expansion.
- Environmental, permitting and business licenses are up to date.



### Strategic Location

- Located in Wilmer, TX, with access to Houston ports within a 3.5-hour drive.
- Situated on the I-45 frontage road offering high visibility from the busy interstate highway.
- Equipped with four loading docks and 18 ground-level docks with room to convert to loading docks if needed.
- Adjacent to Insurance Auto Auction (IAA), one of the largest auto auctions in North America.



### Texas Business Climate

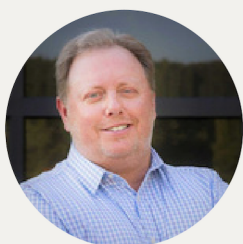
- Premier destination for corporate relocation and expansion projects.
- Leading exporting state for 21 years, accounting for 23% of all U.S. exports.
- Boasts 19 seaports, facilitating extensive trade and commerce.
- Contributes 9% of all U.S. manufactured goods
- 8th largest economy in the world
- No personal or corporate income tax

## Contact Information



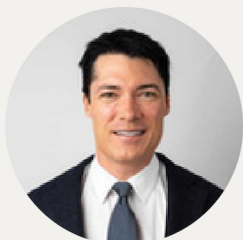
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