

CAJUN CAR WASH FOR AUCTION

510 Lafayette St | Youngsville, LA 70592

Retail
Investment Opportunity

Offering Memorandum



CREXI 

[Click Here for Auction Details](#)

Bid Dates: April 20th, 2026 | 9:00 am

Starting Bid: \$350,000

MATTHEWS™

© CREXI 

EXCLUSIVELY LISTED BY

Donnie Jarreau

Broker of Record

Broker Lic No. BROK.32688-ACT (LA)

Firm Lic No. BROK.995704351-CORP (LA)

LA Auctioneer: Stephen Dawson, LA-2249 Crexi, LA AB-565

IN CONJUNCTION WITH



Jack Perez

Associate

(949) 744-7897

jack.perez@matthews.com

License No. 02236779 (CA)



Brandon Perez

Vice President

(949) 777-5984

brandon.perez@matthews.com

License No. 02106051 (CA)



Beryl Grant

FVP & Associate Director

(615) 667-0095

beryl.grant@matthews.com

License No. 356957 (TN)

MATTHEWS™





**Table of
Contents**

04 | **Property
Overview**

08 | **Financial
Overview**

10 | **Market
Overview**

PROPERTY OVERVIEW

Cajun Car Wash For Auction
510 Lafayette St | Youngsville, LA 70592



© CREXII

INVESTMENT HIGHLIGHTS

Property Highlights

- **Owner/User Opportunity** – Opportunity to acquire the business, building, and underlying real estate for Cajun Car Wash located in Youngsville, Louisiana.
- **Strong Membership Base** – The property currently maintains approximately 179 members, demonstrating strong local customer engagement and repeat business.
- **High Income Trade Area** – Youngsville is one of the fastest-growing and highest-income communities within the Lafayette MSA, supporting strong consumer demand. The property benefits from an average household income of over \$120,000 in the immediate trade area.
- **Rapid Residential Growth** – The Youngsville area has experienced significant population and residential development in recent years, creating increasing demand for local service businesses. Some examples of ongoing developments nearby include the Bailey Grove master-planned community project and Parc Bonin commercial development.
- **Additional Locations Available** – This property can be acquired individually or together with three additional car wash locations located throughout the Lafayette MSA.
- **Bonus Depreciation Opportunity** – Car washes qualify for bonus depreciation, allowing investors to depreciate the full value of the car wash equipment in the first year.





Industrial Area

COSTCO WHOLESALE **ROSS DRESS FOR LESS®**

ALDI **target** **WHOLE FOODS MARKET** **DICK'S SPORTING GOODS**

HomeGoods® **Marshall's**



+ Our Lady of Lourdes Med Center
±200 Beds

Super 1 Foods

Walmart Supercenter

TACO BELL **THE HOME DEPOT** **Albertsons**

W **McDonald's** **Starbucks**

Verot School Rd ± 20,900 VPD

Lafayette St ± 15,700 VPD

± 34,600 VPD



ROUSES MARKETS

O'Reilly AUTO PARTS **CVS pharmacy®**

W **McDonald's** **WHATABURGER**

Subject Property

CIRCLE K

🏠 Cottages at Sugar Mill Pond
±110 Newly Developed Units

🎓 Southside High School
±1,900 Students

Industrial Area

NUNU'S **Pizza Hut**

SUBWAY

FAMILY DOLLAR **TIRE CHOICE**
AUTO SERVICE CENTERS

DOLLAR GENERAL

Google Earth

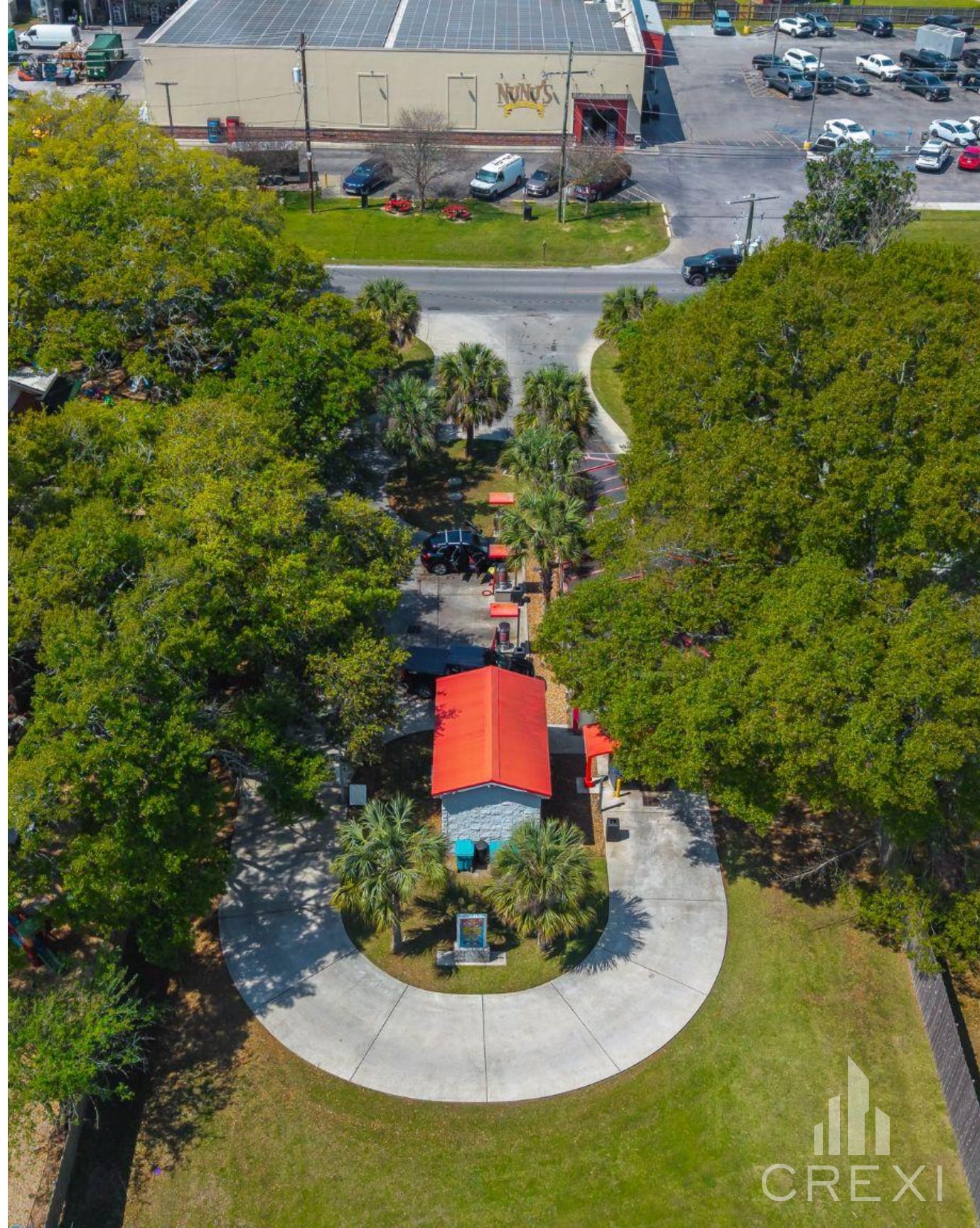
510 Lafayette St
Youngsville, LA 70592

±1,120 SF
GLA

2014
Year Built

±13,600
Vehicles Per Day (Lafayette St)

**Business &
Real Estate**
Sale Type



FINANCIAL OVERVIEW

Cajun Car Wash For Auction
510 Lafayette St | Youngsville, LA 70592



FINANCIAL SUMMARY

\$350,000

Starting Bid

Owner-User

Opportunity

±0.54 AC

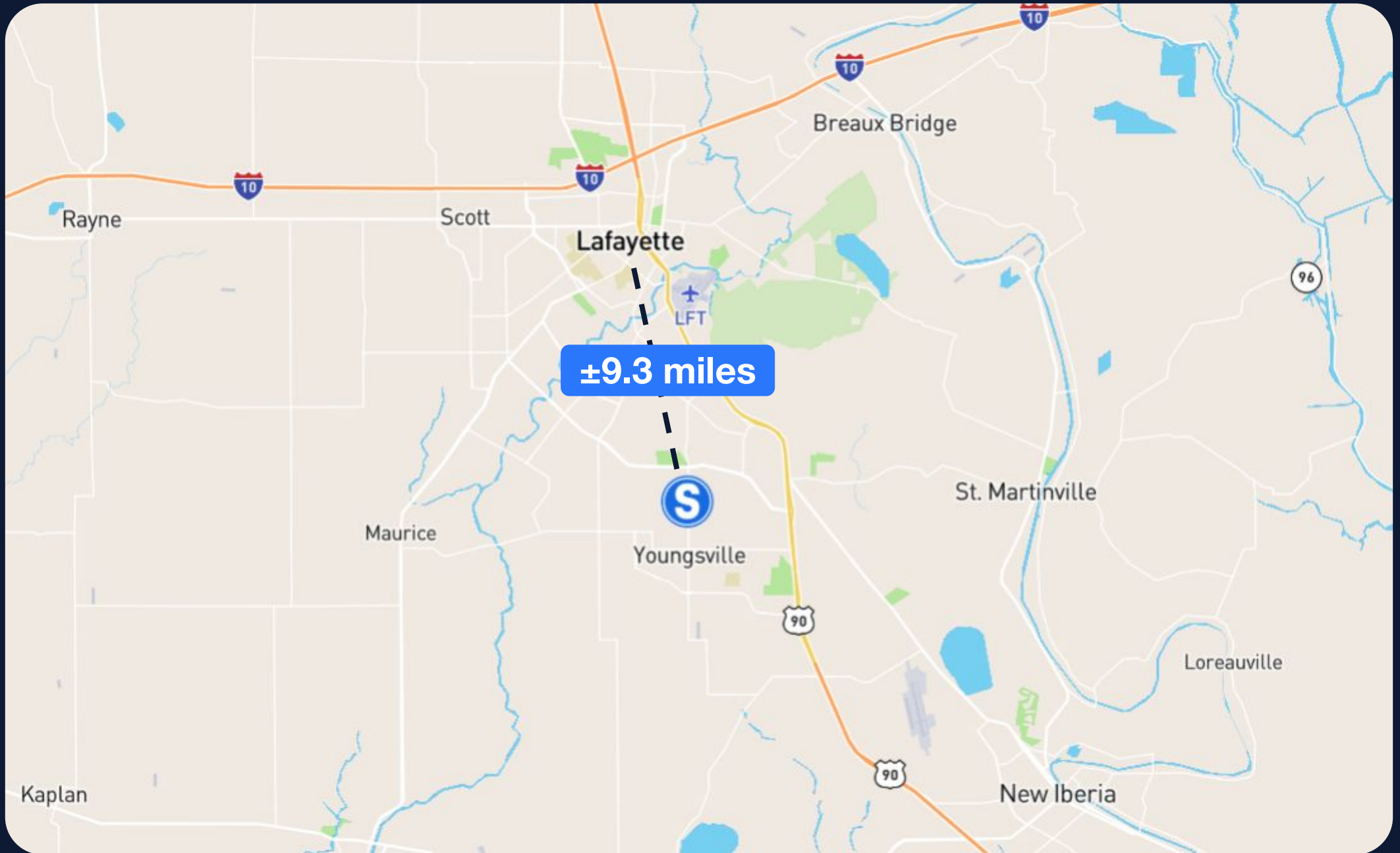
Lot Size

Name	Cajun Car Wash
Address	510 Lafayette St, Youngsville, LA 70592
Year Built	2014
GLA (SF)	±1,146
Lot Size (SF)	±23,435
Lot Size (AC)	±0.54
Car Wash Type	Express with IBA
Tunnel Equipment	AUTEC EV1
# Of Vacuums	3
Traffic Counts	Lafayette St – ±13,600 VPD Iberia St – ±8,446 VPD
Hours Of Operation	24/7
IBA POS	Portal TI
Type Of Sale	Business & Real Estate
APN	6120871
Other	±179 Members
Membership Note	Everwash For Unlimited Program (“Gains You Access To Unlimited Monthly Car Wash Plans At Your Neighborhood’s Best Car Washes”)



MARKET OVERVIEW

Cajun Car Wash For Auction
510 Lafayette St | Youngsville, LA 70592



YOUNGSVILLE, LA

Local Market Overview

Youngsville, Louisiana, located in southeastern Lafayette Parish, has seen substantial residential and commercial growth in recent years. The city has expanded significantly due to its strong local economy and quality infrastructure, making it increasingly attractive to both families and businesses. Proximity to Lafayette allows residents and service providers to benefit from a larger metropolitan area while still operating within a more localized, community-oriented environment. This growth trend has supported increased demand for retail and service-based real estate, including car wash facilities.

The city features modern public amenities, including a large multi-use sports complex that regularly draws visitors for regional athletic events and tournaments. This steady stream of local and regional traffic presents consistent customer volume for auto-related services. Youngsville’s investment in its infrastructure, safety, and recreational offerings reinforces its reputation as a forward-looking community and strengthens its appeal for commercial real estate opportunities in essential services like car washes.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,741	42,004	87,386
Current Year Estimate	6,183	37,400	80,352
2020 Census	5,465	32,435	72,515
Growth Current Year-Five-Year	9.03%	12.31%	8.75%
Growth 2020-Current Year	13.14%	15.31%	10.81%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,525	15,821	34,681
Current Year Estimate	2,252	13,831	31,518
2020 Census	1,914	11,625	27,753
Growth Current Year-Five-Year	12.13%	14.39%	10.04%
Growth 2020-Current Year	17.62%	18.97%	13.57%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$111,715	\$122,657	\$121,026

LAFAYETTE, LA MSA

414,288

Total Population

118,229

Employed Population

99,357

of Households

36.4

Median Age



Local Market Overview

Lafayette, the economic and cultural hub of Louisiana's Acadiana region, presents a robust environment for retail and healthcare investment. Known for its diversified economy and high quality of life, the city serves as a regional destination for commerce, healthcare, education, and entertainment, drawing consumers from a multi-parish trade area. Lafayette's commercial landscape is anchored by strong fundamentals, with key corridors such as Johnston Street, Ambassador Caffery Parkway, Kaliste Saloom Road, and the I-10/I-49 interchange serving as primary nodes for retail activity.

Retail is a cornerstone of Lafayette's economy, with one of the most mature and productive retail footprints in the state. Major corridors such as Ambassador Caffery Parkway, Johnston Street, and Louisiana Avenue host dense clusters of national and regional retailers across power centers, neighborhood strips, and lifestyle formats. Acadiana Mall, the region's premier enclosed shopping center, houses over 100 stores and continues to serve as a high-traffic retail anchor.

Auction Process

Starting Bid	\$350,000
Bid Date	April 20th, 2026 9:00 am
Bid Deadline	April 22th, 2026 9:00 am



Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.

Getting Started

- Create your Crexi account by simply going to crexi.com and clicking the “sign up” button on the top right corner of the site.
- Have additional questions? Contact the listing broker, our auction expert or Crexi representative. Contact information for them is provided on the bottom left side of the property page.
- Go to the property page to download the OM and any due diligence documents found in the vault. You will need to Agree to the terms of the Confidentiality Agreement.

Registration & Auction Participation

- Registering to Bid: On the property page, click the “Register to Bid”. Complete the registration steps, including uploading your Proof of Funds which are required to become fully approved to bid. A Crexi representative will be in contact with you during your registration to assist you through this requirement.
- Participation Deposit: Each bidder must place a refundable deposit on their account in order to place bids during the 48-hour auction period. Each bidder will complete this process electronically during the registration process. Please refer to the listing page for exact amount, as it varies for each asset. Please note, if you are not deemed the winning bidder, the Participation Deposit will be refunded to you immediately. Approved to Bid: You will have access to bid directly on the property page using the “Bid Now” button, as soon as the 48-hour auction event window opens. During the auction, monitor the activity of the bidding closely, and place your bids accordingly.

Closing & Next Steps

- Once you are deemed the winning bidder, you will be contacted by a Crexi representative immediately.
- The purchase documents will be sent to you electronically and for execution within 2 hours per the Auction Terms & Conditions.
- Earnest Money Deposit must be received within 24 hours following the close of the Auction or as outlined in the purchase documents.
- The Crexi Closing Portal will be shared with all closing parties and a Crexi representative will assist you throughout the closing process. Bidding will run for a duration of 48-hours and we suggest bidders check in regularly to the Crexi listing page for continued updates. As all auction sales are non-contingent, we encourage bidders to begin reviewing the due diligence items right away and get in touch with the listing broker with any questions regarding the Property.



Robert Anderson

VP Of Auction Services

Direct (949) 544-1722

Mobile (949) 402-1825

robert.anderson@matthews.com

License No. 01738687 (CA)

MATTHEWS™

EXCLUSIVELY LISTED BY

Donnie Jarreau | Broker of Record | Broker Lic No. BROK.32688-ACT (LA) Firm Lic No. BROK.995704351-CORP (LA)
LA Auctioneer: Stephen Dawson, LA-2249 Crexi, LA AB-565

IN CONJUNCTION WITH



Jack Perez

Associate

(949) 744-7897

jack.perez@matthews.com

License No. 02236779 (CA)



Brandon Perez

Vice President

(949) 777-5984

brandon.perez@matthews.com

License No. 02106051 (CA)



Beryl Grant

FVP & Associate Director

(615) 667-0095

beryl.grant@matthews.com

License No. 356957 (TN)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 320 W Willow St, Lafayette, LA, 70501 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.