

# ZYDECO CAR WASH FOR AUCTION

320 W Willow St | Lafayette, LA 70501

Retail  
Investment Opportunity

Offering Memorandum



CREXI 

[Click Here for Auction Details](#)

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

Starting Bid: \$250,000

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# 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

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# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Owner/User Acquisition Opportunity** – Opportunity to acquire the business, building, and underlying real estate for Zydeco Ride & Shine Car Wash located in Lafayette, Louisiana.
- **High Visibility Location** – The property is positioned along W Willow St with approximately 24,009 vehicles per day, providing strong exposure and accessibility.
- **Central Lafayette Location** – The site benefits from its location within the core Lafayette trade area surrounded by established residential neighborhoods and commercial activity. The immediate trade area is home to over 10,000 residents in a 1-mile radius and retailers like Home Depot, McDonald's, Sonic, Popeyes, and more.
- **Opportunity Zone Location** – The property is located within a designated Opportunity Zone, which may provide potential tax advantages depending on an investor's strategy.
- **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.





**Subject Property**

± 87,500 VPD



± 12,800 VPD

**Ochsner University Hospital**  
±52 Beds

Downtown Lafayette

± 59,000 VPD



**Lafayette Regional Airport**  
±4 Miles Away



 **University of Louisiana**  
±19,700 Students

Google Earth

**320 W Willow St**  
Lafayette, LA 70501

**±1,120 SF**  
GLA

**2016**  
Year Built

**±24,009**  
Vehicles Per Day (At Intersection)

**Business &  
Real Estate**

For Auction



# FINANCIAL OVERVIEW

Zydeco Car Wash For Auction  
320 W Willow St Lafayette, LA 70501



# FINANCIAL SUMMARY

**\$250,000**

Starting Bid

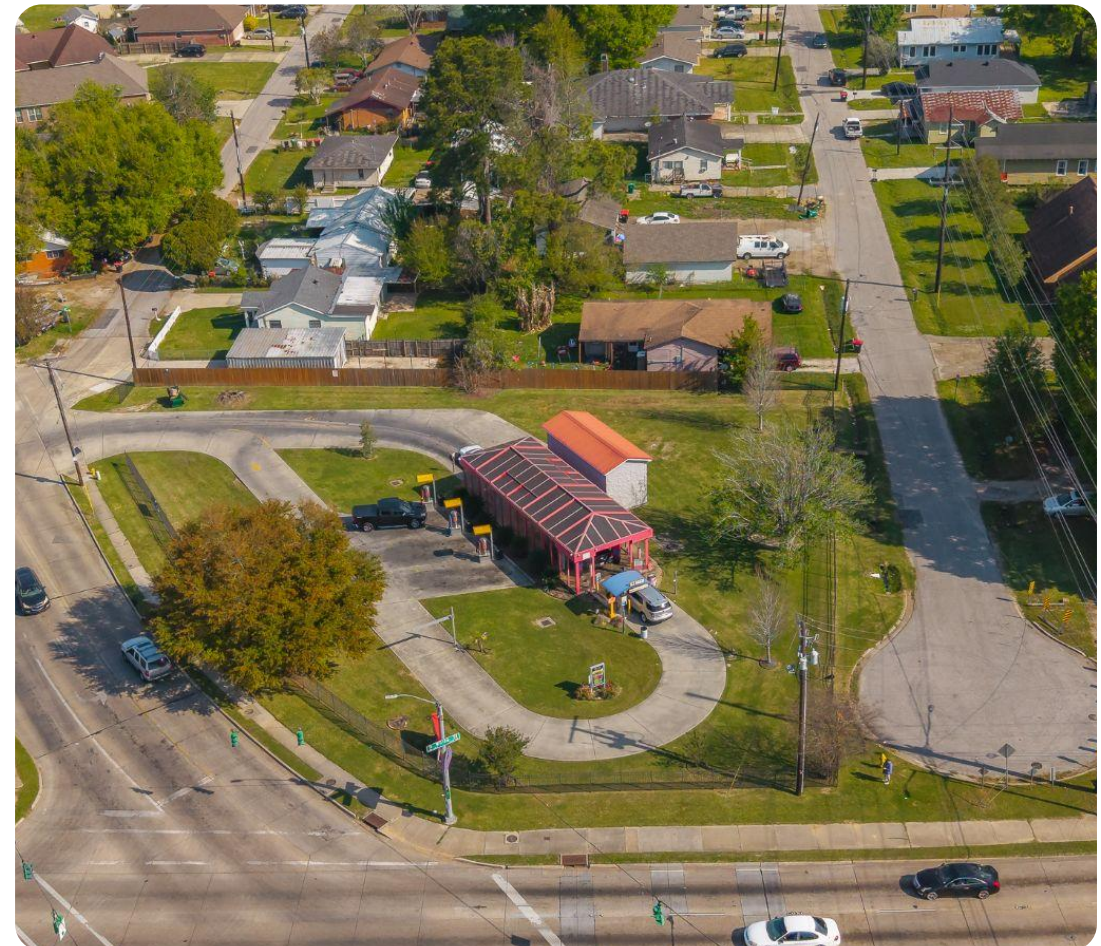
**Owner-User**

Opportunity

**±0.74 AC**

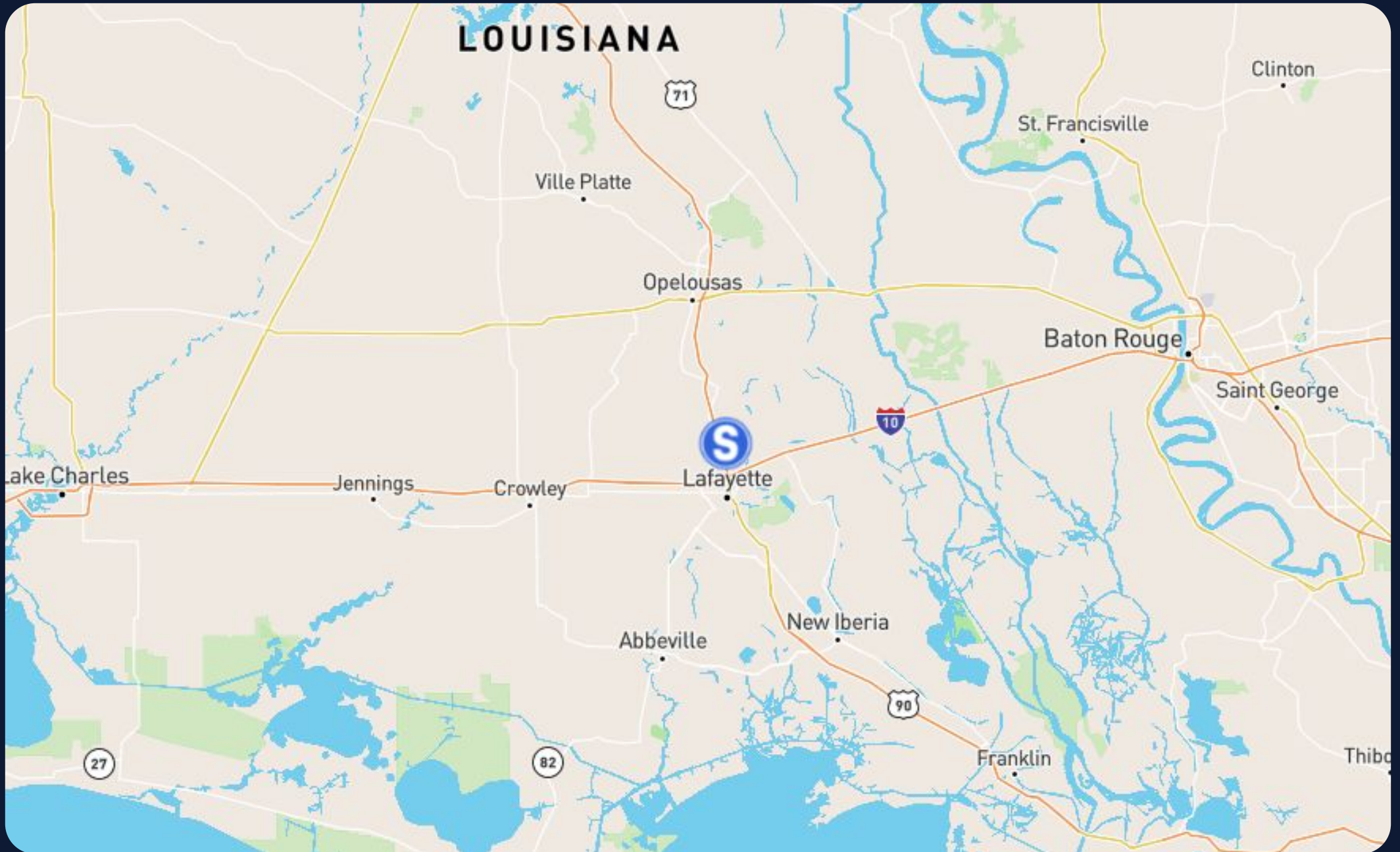
Lot Size

| Name               | Zydeco Ride & Shine Car Wash                           |
|--------------------|--------------------------------------------------------|
| Address            | 320 W Willow St, Lafayette, LA 70501                   |
| Year Built         | 2016                                                   |
| GLA (SF)           | ±1,120                                                 |
| Lot Size (SF)      | ±32,234                                                |
| Lot Size (AC)      | ±0.74                                                  |
| Car Wash Type      | Express with IBA                                       |
| Tunnel Equipment   | AUTEC EV1                                              |
| # Of Vacuums       | 3                                                      |
| Traffic Counts     | W Willow St – ±20,896 VPD<br>Patterson St – ±3,113 VPD |
| Hours Of Operation | 24/7                                                   |
| IBA POS            | Portal TI                                              |
| Type Of Sale       | Business & Real Estate                                 |
| APN                | 6159044                                                |
| Other              | Opportunity Zone<br>(Low-Income Community)             |



# MARKET OVERVIEW

**Zydeco Car Wash For Auction**  
320 W Willow St Lafayette, LA 70501



# LAFAYETTE, LA

## Local Market Overview

Lafayette, Louisiana functions as a key economic and cultural center in the Acadiana region, with a multifaceted economy supported by the energy, healthcare, education, and retail sectors. Major employers and a strong university presence contribute to a stable workforce and continued population support. Its location along Interstate 10 provides convenient access to other regional markets, supporting commercial activity and consumer traffic. The city also draws steady visitation through cultural events and festivals, reinforcing demand across local service industries.

The car wash industry in Lafayette has seen significant expansion due to growing consumer demand, increased vehicle ownership, and shifting environmental regulations that discourage at-home car washing. This has created an attractive opportunity for both independent operators and national investors seeking reliable, service-based assets. The operational efficiency and recurring revenue model of express car washes align well with the local market's needs. However, with increased competition, long-term success depends on strategic location selection and consistent service quality.



| <b>Population</b>             | <b>1-Mile</b> | <b>3-Mile</b> | <b>5-Mile</b> |
|-------------------------------|---------------|---------------|---------------|
| Five-Year Projection          | 12,018        | 52,899        | 108,785       |
| Current Year Estimate         | 11,306        | 52,014        | 107,319       |
| 2020 Census                   | 10,858        | 50,924        | 104,776       |
| Growth Current Year-Five-Year | 6.30%         | 1.70%         | 1.37%         |
| Growth 2020-Current Year      | 4.13%         | 2.14%         | 2.43%         |
| <b>Households</b>             | <b>1-Mile</b> | <b>3-Mile</b> | <b>5-Mile</b> |
| Five-Year Projection          | 4,812         | 22,926        | 47,894        |
| Current Year Estimate         | 4,472         | 22,300        | 46,703        |
| 2020 Census                   | 4,099         | 21,256        | 44,812        |
| Growth Current Year-Five-Year | 7.62%         | 2.81%         | 2.55%         |
| Growth 2020-Current Year      | 9.09%         | 4.91%         | 4.22%         |
| <b>Income</b>                 | <b>1-Mile</b> | <b>3-Mile</b> | <b>5-Mile</b> |
| Average Household Income      | \$40,735      | \$62,968      | \$82,054      |

## Auction Process

|              |                          |
|--------------|--------------------------|
| Starting Bid | \$250,000                |
| 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.



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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.