

Scrubby's Car Wash

303 Thousand Oaks Blvd | Georgetown, TX 78628

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By



Andrew Ivankovich

FVP & Director

(214) 692-2037

andrew.ivankovich@matthews.com

License No. 678815 (TX)

Broker of Record

Patrick Graham

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

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Property Overview

Scrubby's Car Wash

303 Thousand Oaks Blvd | Georgetown, TX 78628



Investment Highlights

Property Highlights

- **Dense Residential Demographics:** More than 45,000 residents within a 3-mile radius provide a strong neighborhood customer base supporting consistent demand for car wash services.
- **Strong Household Incomes:** The surrounding area reports an average household income of approximately \$164,084 within a 3-mile radius.
- **High-Growth Market:** The local population is projected to grow 22.58% over the next five years, nearly double the national average, signaling expanding long-term demand.
- **Prime Positioning:** The property is located along Thousand Oaks Blvd just off I-35, offering strong visibility, convenient access, and placement within an established retail and residential corridor that supports consistent customer traffic.
- **Future Redevelopment Potential:** The **0.42-acre parcel** presents a compelling opportunity for future redevelopment into a convenience store, retail pad, or other neighborhood-serving commercial concept.
- **Income During Redevelopment Planning:** Existing car wash operations allow investors to generate income while evaluating or planning a future redevelopment strategy.
- **Simple Operating Model:** Low overhead and minimal staffing requirements create a streamlined and easy-to-manage investment.
- **Well-Maintained Facility:** Consistent upkeep has helped preserve the asset and limit near-term operational expenses.





Frost Elementary School
±624 Students



Georgetown Executive Airport



Georgetown High School
±2,022 Students



Georgetown Country Club
Country Club



Varena Lakeside
±336 Units



± 18,554 VPD

Radius Wolf Ranch
±321 Units



East View High School
±2,152 Students



Subject Property

St. David's Georgetown Hospital
±118 Beds

± 68,774 VPD

George Wagner Middle School
±969 Students

Tippit Middle School
±683 Students

Google Earth



Thousand Oaks Blvd

Luther Dr



303 Thousand Oaks Blvd
Georgetown, TX 78628

Established

Retail and Residential Corridor

Rapidly Expanding

Community in the U.S

±102,786

Vehicles Per Day (I-35)

1985

Year Built

22.58% (3-Mile)

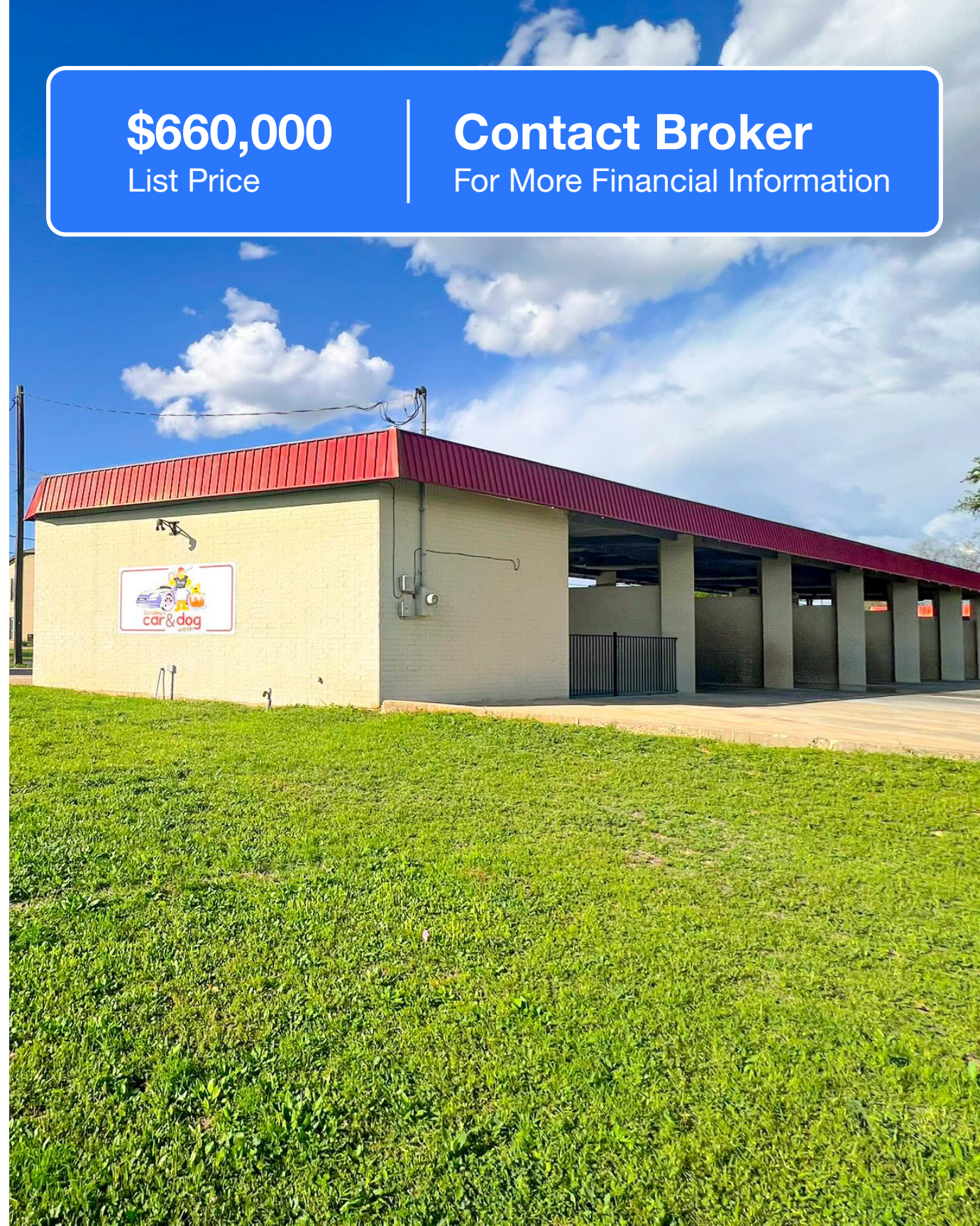
Five-Year Growth

±0.42 AC

Lot Size

\$660,000
List Price

Contact Broker
For More Financial Information



Market Overview

Scrubby's Car Wash

303 Thousand Oaks Blvd | Georgetown, TX 78628



Georgetown, TX



Market Demographics

45,719

3-Mile Population

\$164,084

Average HH Income

33,707

Employed Population

22.58%

3-Mile Population Growth

Local Market Overview

Georgetown, Texas, located approximately 25 miles north of downtown Austin, has emerged as **one of the fastest growing communities in the United States**, driven by its strategic position within the thriving North Austin metropolitan area. The city's population has surpassed 100,000 residents, representing **rapid expansion over the past several years** as households continue relocating to the region in search of affordability, quality schools, and proximity to Austin's dynamic employment base.

Georgetown sits within Williamson County, one of the fastest growing counties in Texas, benefiting from strong regional job creation, a highly educated workforce, and expanding infrastructure that supports sustained economic momentum. The **local demographic profile is particularly favorable for retail investment**, with median household incomes exceeding \$160,000 and a steadily expanding base of homeowners that supports consistent consumer spending and neighborhood oriented commercial demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,696	59,815	129,021
Current Year Estimate	6,079	48,797	107,384
2020 Census	5,313	33,530	78,710
Growth Current Year-Five-Year	10.14%	22.58%	20.15%
Growth 2020-Current Year	14.42%	45.53%	36.43%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,709	25,182	53,827
Current Year Estimate	2,359	19,746	43,218
2020 Census	2,239	13,000	30,002
Growth Current Year-Five-Year	14.85%	27.53%	24.55%
Growth 2020-Current Year	5.35%	51.90%	44.05%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$107,526	\$164,084	\$154,008



Local Market Overview

The property is positioned within the rapidly expanding Southwestern Georgetown retail corridor, an area that has experienced substantial commercial growth as residential development continues to push west of Interstate 35. Retail development in this portion of the city has increasingly centered around neighborhood oriented services and convenience based concepts that cater to daily consumer needs. The surrounding area benefits from strong connectivity to major arterials including Leander Rd and Interstate 35, both of which serve as key commuter routes linking growing suburban neighborhoods to employment centers throughout the greater Austin region.

The immediate trade area continues to see new residential communities delivered by major national homebuilders, contributing to a steady expansion of the local customer base and reinforcing demand for service driven retail concepts. Retail growth in this corridor has largely followed the path of residential absorption, creating opportunities for businesses that benefit from repeat local visitation and convenient access. This pattern has supported a diverse mix of neighborhood retailers, dining options, and personal service providers that serve the surrounding population. As the area continues to mature, the corridor is expected to further solidify as a primary retail destination for residents living in Georgetown's expanding neighborhoods.

Economic Drivers

The broader Austin metropolitan area remains one of the most dynamic economic regions in the United States, supported by a diverse employment base spanning technology, advanced manufacturing, life sciences, and professional services. Major employers such as Dell Technologies, Apple, Samsung, Tesla, and Oracle have expanded their presence in the region in recent years, reinforcing Austin's position as a national hub for innovation and high wage employment. Continued corporate investment has fueled strong job creation and population migration throughout Central Texas, with surrounding communities like Georgetown.

Williamson County has also emerged as a major driver of regional economic activity, supported by significant infrastructure investment and a pro business development environment. The county has attracted large scale projects in manufacturing, logistics, and healthcare while continuing to benefit from proximity to Austin's technology sector. Improvements to major transportation corridors and continued expansion of road networks have strengthened connectivity between suburban communities and key employment centers, allowing residents to access high paying jobs throughout the metro. These factors have positioned the Georgetown area to benefit from sustained population growth, rising household incomes, and long term economic stability.

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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 **303 Thousand Oaks Blvd, Georgetown, TX, 78628** ("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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date