



LAUNCH CAR WASH PORTFOLIO

7919 E 101st St & 6510 E 71st St, Tulsa, OK 74133

**Business & Real Estate
Investment Opportunity**

Offering Memorandum

6510 E 71st St



7919 E 101st St



MATTHEWS™

Exclusively Listed By

Point of Contact



LANDON CARTER
Associate
(615) 212-2547
landon.carter@matthews.com
License No. 365272 (TN)



BERYL GRANT
First Vice President & Associate Director
(615) 667-0095
beryl.grant@matthews.com
License No. 356957 (TN)



CLAY SMITH
Senior Vice President & Senior Director
(615) 412-1630
clay.smith@matthews.com
License No. 361676 (TN)

KYLE MATTHEWS
Broker of Record
License No. 180760 (OK)
Firm No. 180759 (OK)

MATTHEWS™



6510 E 71st St

03 | **PORTFOLIO OVERVIEW**

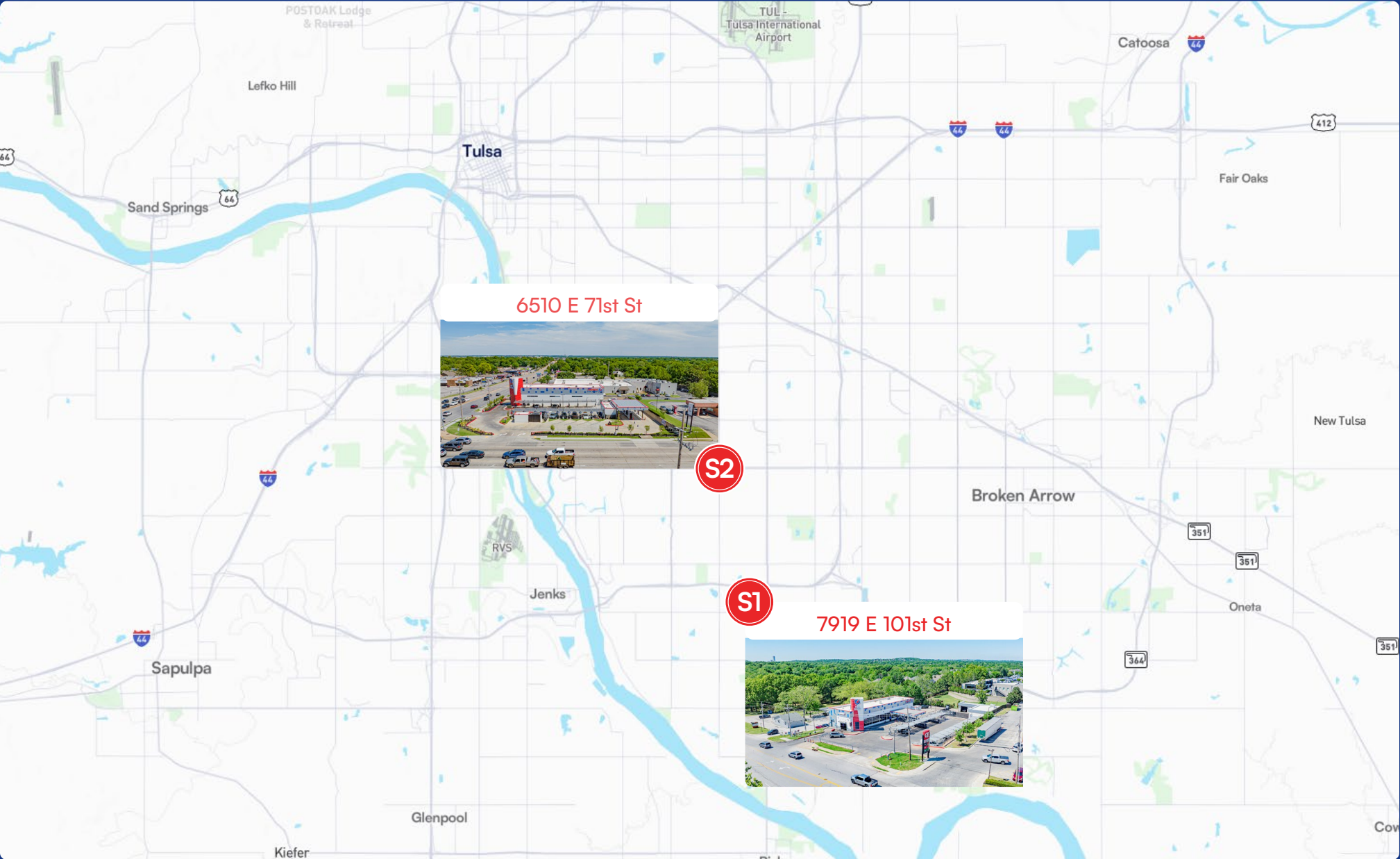
05 | **7919 E 101ST ST S**

10 | **6510 E 71ST ST**

15 | **MARKET OVERVIEW**

PORTFOLIO OVERVIEW

Launch Car Wash Portfolio
Tulsa, OK



\$14,250,000

List Price

2

Properties

Investment Highlights

Owner/User Opportunity — Opportunity to acquire the building, business and underlying real estate of 2 very well-known, high performing and established express car wash sites.

Very High Traffic — The original location sees more than ±48,000 Vehicles Per Day from Memorial Dr and the new location sits on the corner of Sheridan Rd and E 71st Street which sees over ±39,000 Vehicles Per Day.

Very Strong Membership Base — The washes benefit from very strong membership bases showing a strong commitment from their customers and community.

Strong Retail Corridor — Strategically located along E 101st St S and E 71st Street, the properties benefit from significant retail traffic and are surrounded by a dense mix of national and regional tenants like Costco & Target, driving consistent daily customer volume.

Ideal Lot Size/Layout — Both situated on over 1.25 acres, the properties feature an efficient, high-throughput layout designed to accommodate a high volume of vehicles, maximizing revenue potential and operational flow.

Newer Construction Tunnel — The 101st Street location was constructed in 2020 and 71st Street in 2023, offering a modern structure with top-of-the-line equipment and infrastructure built for high performance.



Affluent & Growing Trade Area — Located in one of Tulsa's most desirable and rapidly growing submarkets, the surrounding area features strong household incomes, dense rooftops, and proximity to major retailers, restaurants, and service providers within a one-mile radius.

Retailers Under a Half Mile — Additional retailers within a mile include Costco, Target, Reasor's, QuikTrip, CVS, Sprouts Farmers Market, Raising Canes, Aldi, Chipotle and many others.

Qualifies For Bonus Depreciation — Car washes qualify for bonus depreciation and accelerated depreciation. **Please consult with a CPA for details*

7919 E 101ST ST S-MEMORIAL

Launch Car Wash Portfolio
Tulsa, OK





S Memorial Dr ± 42,900 VPD



E 101st St ± 14,500 VPD



Subject Property

Site Overview

Business Trade Name Launch Car Wash

Address 7919 E 101st St S, Tulsa, OK 74133

Car Wash Type 135ft Express Tunnel

Sale Type Business & Real Estate

Equipment Sonny's

Lot Size ±1.25 AC

Year Built 2019

Hours of Operation Mon-Sun: 8am - 8pm

Number of Vacuums 21 Vacutech Vacuums



7919 E 101st St S Memorial



7919 E 101st St S Memorial



E 101st St S ± 14,500 VPD

Vacuums (21) ■

6510 E 71ST ST-SHERIDAN

Launch Car Wash Portfolio
Tulsa, OK





Woodland Hills Mall
 ★ macy's Dillard's
SCHEELS JCPenney
 LOFT Apple Store
 EXPRESS Bath & Body Works COACH GAP

NORDSTROM
rack sam's club
five BELOW DSW
 BARNES & NOBLE DESIGNER SHOE WAREHOUSE®

Walmart
 Supercenter

Burlington
OLLIE'S OUTLET
 Bargain
 'GOOD STUFF CHEAP'

WinCo
FOODS
ROSS
 DRESS FOR LESS®

Lincoln Villas on Memorial
 ±517 Units

DISCOUNT TIRE
FIREHOUSE SUBS
 Red Lobster
 Sun & Ski Sports

Ruby's
 OLD FASHIONED HAMBURGERS

BRAUM'S

ARVEST

Remington at Memorial Apartments
 ±364 Units

MDVIP

E 71st St # 28,260 VPD

Subject Property

BANK OF OKLAHOMA



Site Overview

Business Trade Name Launch Car Wash

Address 6510 E 71st St, Tulsa, OK 74133

Car Wash Type 110ft Express Tunnel

Sale Type Business, Building & Real Estate

Equipment Sonny's

Lot Size ±0.86 AC

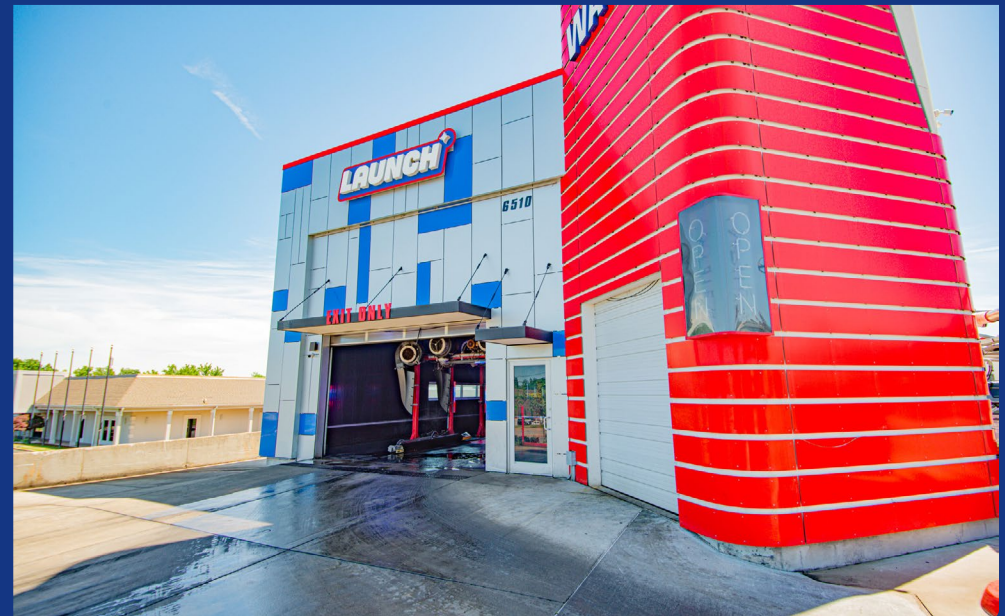
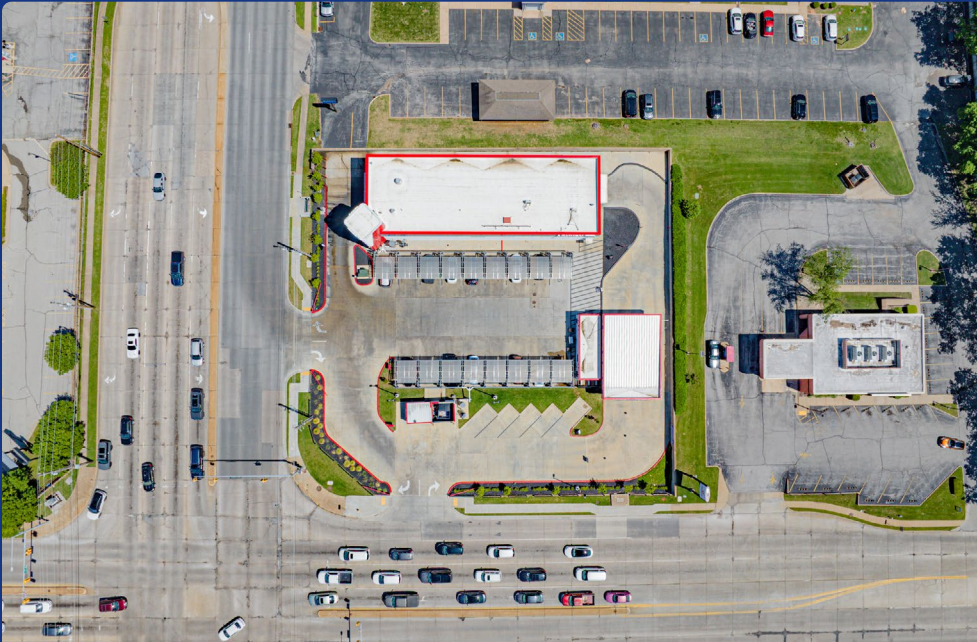
Year Built 2022

Hours of Operation Mon-Sun: 8am - 8pm

Number of Vacuums 17 Vacutech Vacuums



6510 E 71st St Sheridan



6510 E 71st St Sheridan



MARKET OVERVIEW

Launch Car Wash Portfolio
Tulsa, OK





TULSA, OK

City Demographics

415,154
Total Population

172,909
of Households

\$89,800
Average HH Income

35.1
Median Age

Local Market Overview

Tulsa’s South Memorial corridor is one of the metro’s most established retail and service trade areas, supported by a deep base of year-round household spending, strong commuter traffic, and a broad customer draw from Tulsa, Jenks, Bixby, and Broken Arrow. The surrounding area combines mature residential neighborhoods, expanding suburban growth, and a large concentration of daily-needs retail, restaurants, health services, and specialty shopping. For a car wash and service-oriented retail user, the area benefits from repeat visitation patterns, convenience-driven consumer behavior, and strong visibility along key east-west and north-south arterials.

At the metro level, Tulsa continues to offer a cost-advantaged operating environment anchored by health care, aerospace, energy, logistics, and advanced manufacturing employment. Population growth has been modest but positive, while household incomes in South Tulsa remain favorable for discretionary and convenience retail formats. The market’s relatively short commute times, established roadway network, and durable suburban development pattern support steady neighborhood retail demand. Within that context, well-located infill sites in South Tulsa remain competitive for tenants seeking affluent demographics, strong traffic counts, and access to multiple surrounding residential trade areas.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	10,114	77,375	183,782
2025 Population	9,838	77,348	186,679
2030 Population Projection	10,026	79,298	192,041
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,971	30,926	72,659
2025 Households	3,855	30,855	73,731
2030 Household Projections	3,930	31,640	75,879
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$124,014	\$127,785	\$112,187

Economic Drivers

Economic Overview

Tulsa's economy is anchored by a mix of institutional employers and private industry leaders that support both daytime population and household spending. Health systems, school districts, aerospace operations, government employment, and major corporate headquarters collectively provide a durable base of payrolls across the region. Tulsa International Airport, regional highway infrastructure, and the Tulsa Ports system strengthen logistics and industrial access, while public-private initiatives continue to advance placemaking, redevelopment, and entrepreneurship. For retail and car wash operators, that translates into broad-based demand drivers rather than dependence on a single sector.

Top Employers



Top Industries

Health Care

Aerospace & Aviation

Energy

Manufacturing

Transportation

Education

Retail Trade

MATTHEWS™

Exclusively Listed By

Point of Contact



LANDON CARTER

Associate

(615) 212-2547

landon.carter@matthews.com

License No. 365272 (TN)



BERYL GRANT

First Vice President & Associate Director

(615) 667-0095

beryl.grant@matthews.com

License No. 356957 (TN)



CLAY SMITH

Senior Vice President & Senior Director

(615) 412-1630

clay.smith@matthews.com

License No. 361676 (TN)

KYLE MATTHEWS

Broker of Record

License No. 180760 (OK)

Firm No. 180759 (OK)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Launch Car Wash Portfolio** ("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.