



**610 US-290**  
Dripping Springs, TX 78620

**Business & Real Estate  
Investment Opportunity**

Offering Memorandum



**MATTHEWS™**

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Broker of Record

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**MATTHEWS**™



FIRE LANE NO PARKING

# Property Overview

**Suds Brothers Express**  
610 US-290, Dripping Springs, TX 78620



# Property Overview



**±5,365**

Total GLA (SF)

**±1.28**

Lot Size (AC)

**±32,000**

VPD (W Highway 290)

**2025**

Year Built

## Investment Highlights

- **Newly built** ±5,365 square foot express tunnel wash featuring modern materials and durable, high-quality construction.
- **132'** high-efficiency tunnel designed for strong throughput and reliable equipment integration.
- **Prime frontage along US-290**, Dripping Springs' primary commercial corridor with strong daily traffic.
- **600 memberships** established within the first two months of business.
- **20 vacuum bays plus dual POS canopy**, built to accommodate high vehicle volume.
- **Cost-plus acquisition opportunity:** Purchase a fully operational asset at a discount to the estimated \$8.5M-\$9.5M it would cost to build the same site today, bypassing 18-24 months of construction, entitlement risk, and carrying costs on a dark site.
- **Located among established retail, dining, and service businesses**, enhancing visibility and customer draw.





**TSC TRACTOR SUPPLY CO**

**Walnut Springs Elementary**  
±941 Students | ±50 Teachers/Faculty

**Dripping Springs High School**  
±2,622 Students | ±204 Teachers/Faculty

**DSSH Stadium**

**Heritage**  
In-Progress  
600 Single Family Homes

**DIPPING SPRINGS**  
COMMUNITY LIBRARY

**DSTX Sports Fields**

**ANYTIME FITNESS**

**DIPPING SPRINGS**  
FAMILY SMILES

*Dripping Springs*  
INDEPENDENT SCHOOL DISTRICT

**TEXAS REGIONAL BANK**

**Southwest**  
Dermatology & Vein

**Crêpe CRAZY**  
SAVORY & SWEET

**FARMERS**  
INSURANCE

**Subject Property**

**O'Reilly**  
AUTO PARTS



±32,000 VPD



**Cannon Ranch**  
In-Progress  
Single Family Homes



**Village Grove**  
In-Progress  
112-AC Master-Planned Community



**Sunflower Bank**



**Subject Property**

± 32,000 VPD



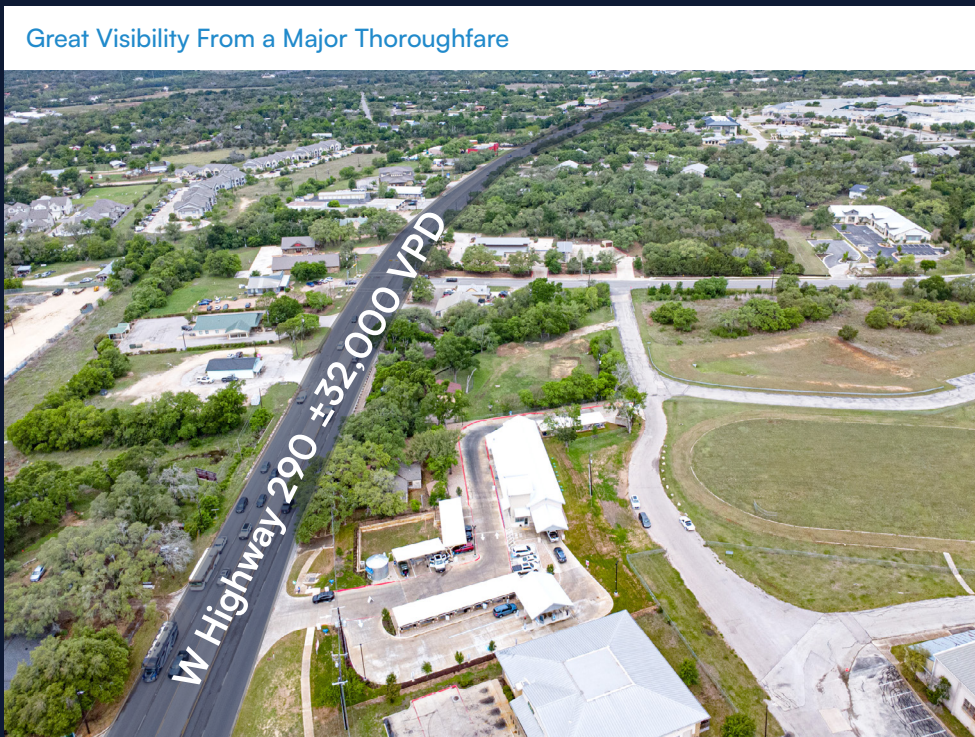
# Property Photos



Clean, Accessible Site Layout with Defined Traffic Flow



Modern Express Wash with Covered Vacuum Canopy



Great Visibility From a Major Thoroughfare



Ample Staging Area for Peak Traffic Flow

# Site Plan



Parade Way

**O'Reilly**  
AUTO PARTS

Pay Station

Vacuums

Vacuums

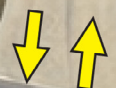
Vacuums

Vacuums

290

± 32,000 VPD

290



# Financial Summary

**Suds Brothers Express**  
610 US-290, Dripping Springs, TX 78620



# Financial Overview



## \$7,600,000

List Price

Business Trade Name	Suds Brothers Car Wash Express
Address	610 W. Hwy 290, Dripping Springs, TX 78620
Type	Business and Real Estate
Year Built	2025
Date Opened	March 10th, 2026
Lot Size (AC)	±1.28
Building Size (SF)	±5,365
Tunnel Length	132' (107 usable length)
Equipment	Coleman Hanna equipment with belt
POS	Micrologic
# of POS	3 with Canopies
Vacuums	20
Total Parking Spots	23



# Financial Summary



## \$8,458,000 - \$10,250,000

Estimated Replacement + Carry Cost

Cost Category	Estimated Replacement Cost (2026)
Land Acquisition	\$1,350,000—\$1,500,000*
Architecture, Permits, Water, Power & Fees	\$340,000—\$375,000
Construction — Soft Costs	\$68,000—\$75,000
Construction — Hard Costs	\$3,500,000—\$3,800,000
Car Wash Equipment	\$3,200,000—\$3,500,000
<b>Total Estimated Replacement Cost</b>	<b>\$8,458,000—\$9,250,000</b>
<b>The True Cost of Building New: \$8,458,000 - \$10,250,000 (Including Carry Costs)</b>	
<ul style="list-style-type: none"> <li>• Construction loan interest</li> <li>• Development team/project management</li> <li>• Zoning/permit risk</li> <li>• Revenue opportunity cost (zero members during build)</li> </ul>	\$8,958,000—\$10,250,000

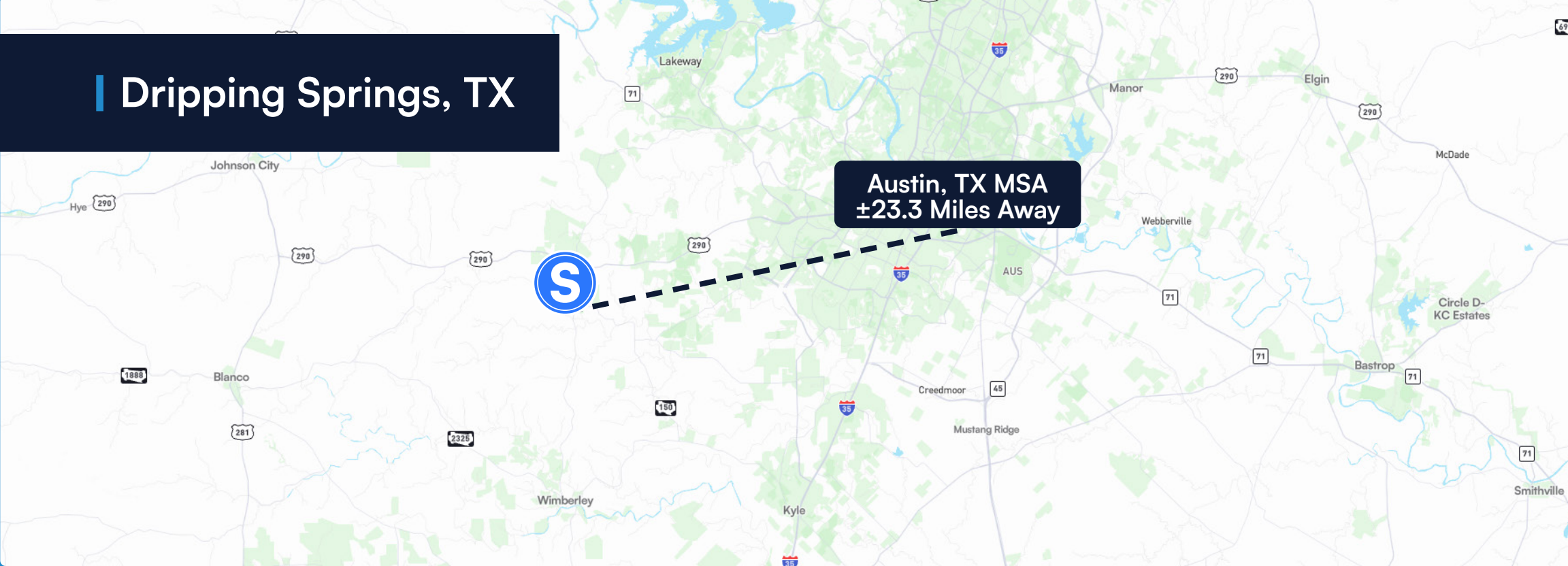
# Market Overview

**Suds Brothers Express**  
610 US-290, Dripping Springs, TX 78620



**Austin, TX MSA**

# Dripping Springs, TX



## Local Market Overview

Dripping Springs is experiencing exceptional population momentum, expanding at an annual rate of approximately 11%—outpacing 96% of similarly sized U.S. cities. Since the 2020 census, the population has surged by 148%, positioning the area among the fastest-growing communities in Texas. This rapid growth is being driven by strong in-migration tied to the broader Austin MSA, reinforcing Dripping Springs as a key destination for affluent households seeking proximity to Austin while benefiting from a more suburban setting.

This population expansion is being matched by a significant wave of residential development, with multiple large-scale communities actively underway or planned. Village Grove (428 units, under construction with delivery expected in 2026) and Cannon Ranch (375 units, actively selling since May 2025) alone are introducing more than 700 new high-income households to the immediate trade area. Additional master-planned developments—including Big Sky Ranch, Wild Ridge, Heritage, and the 2,200-home Double L Ranch—are set to deliver thousands of additional homes over the next three to five years, further strengthening the area’s long-term growth trajectory and consumer base.

## Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	8,979	13,184	48,593
2025 Population	12,842	18,745	61,326
2030 Population	15,191	22,159	70,665
2020-2025 Population Growth	8.6%	8.4%	5.2%
2025-2030 Population Growth	3.7%	3.6%	3.0%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	3,161	4,668	16,841
2025 Households	4,645	6,813	21,744
2030 Households	5,543	8,123	25,288
2020-2025 Household Growth	8.6%	8.6%	6.4%
2025-2030 Household Growth	3.9%	3.8%	3.3%
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$164,963	\$168,162	\$187,245
Median Household Income	\$140,084	\$145,509	\$165,234

# Austin, TX MSA

**957,000+**

Total Population

**\$275B+**

Gross Domestic Product

**\$86,500**

Median Household Income

**60%+**

% of Households with 2+ Vehicles

Austin, Texas stands as *one of the nation's fastest-growing metropolitan areas*, driven by a diversified economy, strong population inflows, and a highly educated workforce. As the state capital and a major technology hub, Austin benefits from continued corporate relocations, *anchored by companies in technology, manufacturing, and professional services*. The metro's *population growth has consistently outpaced national averages*, supported by in-migration from higher-cost coastal markets. This sustained expansion has fueled demand across all commercial sectors, particularly in residential development and daily-use retail services that cater to a growing commuter base.

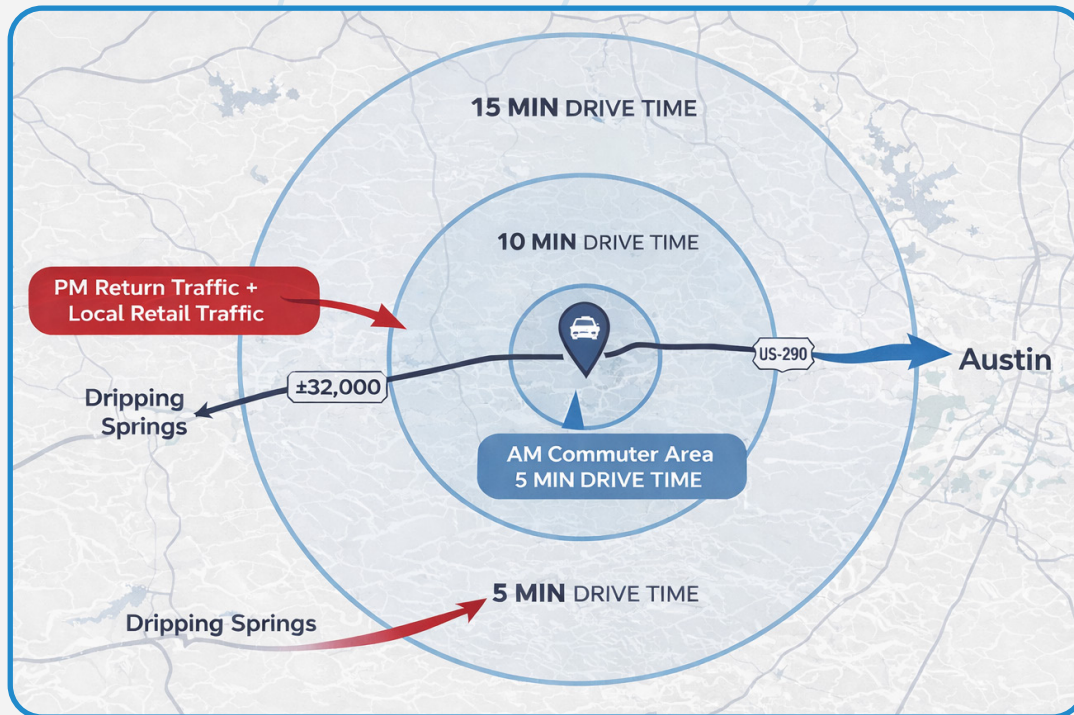


# STRATEGIC LOCATION ALONG MAJOR COMMUTER CORRIDOR

Positioned *along US-290*, the property benefits from *consistent daily traffic driven by commuter patterns between Dripping Springs and Austin*. The site captures *both inbound and outbound flow, providing strong visibility and convenient access for repeat customers*. With a *growing residential base within a 5–15 minute drive*, the location is well-suited to support steady, high-frequency car wash demand.

## Positioned for Peak Traffic Exposure

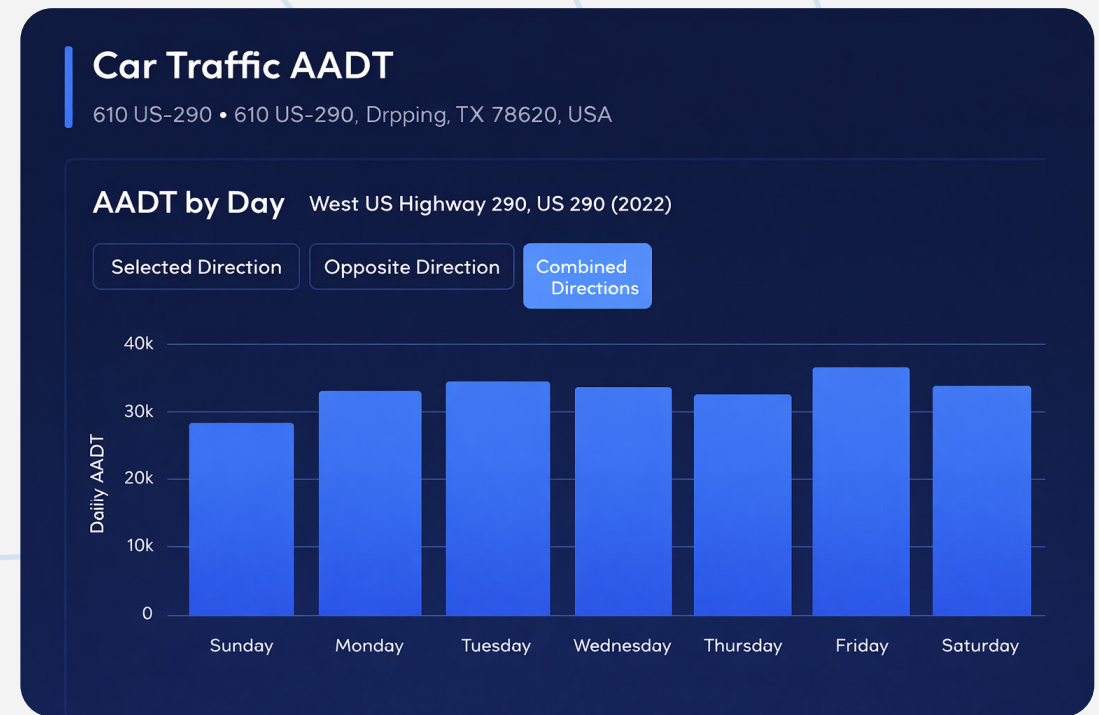
Central to Commuter Flow and Local Retail Demand



This map highlights the property's strategic location along the US-290 corridor between Dripping Springs and Austin, illustrating commuter traffic patterns, retail exposure, and accessibility within key 5-, 10-, and 15-minute drive-time thresholds.

## Weekly Traffic Patterns

AADT Distribution Across Days on US Highway 290



This chart presents the Annual Average Daily Traffic (AADT) along US-290 by day of the week, demonstrating stable weekday volumes with peak traffic on Friday and comparatively lower activity on Sunday.

Source: AlphaMap



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**Patrick Graham** | Broker of Record | Broker License No. 528005 (TX) | Firm License No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **610 US-290, Dripping Springs, TX 78620** ("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.

# MATTHEWS™



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

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date