

# MATTHEWS™



Strong Retail Corridor | High-Growth Houston Submarket | Prime Hard-Corner Visibility



## RODEO EXPRESS CAR WASH

17818 Longenbaugh Rd, Cypress, TX 77433

Business & Real Estate  
Investment Opportunity

Offering Memorandum



## EXCLUSIVELY LISTED BY

### Point of Contact



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TX Disclaimer Landon Carter, Beryl Grant, Clay Smith (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

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Broker of Record

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# MATTHEWS™

# PROPERTY OVERVIEW



# PROPERTY OVERVIEW

**±0.94**  
Lot Size (AC)

**130 Ft Express Tunnel**  
Car Wash Type

**2023**  
Year Built

## Investment Highlights

- **Owner/User Opportunity** — Opportunity to acquire the building, business and underlying real estate of 2 newer construction express car wash sites.
- **Very High Traffic** — The wash sees more than 50,000 Vehicles Per Day from Barker Cypress Rd 300Ft away and 15,000 Vehicles Per Day from Longenbaugh Rd. There is also shared access with a busy CVS from both streets.
- **Growing Sales Volume** — Sales have shown consistent growth at the site having had their best Quarter yet with Memberships growing in tandem.
- **Strong Retail Corridor** — The site has shared access with a Walgreens that ranks in the 75th percentile in Houston and sits across the street from a Walmart Neighborhood Market which saw north of 632,000 visits in 2024 according to Alpha Maps data.
- **Ideal Lot Size/Layout** — Situated on just shy of 1 acre, the site features an efficient, high-throughput layout designed to accommodate a high volume of vehicles, maximizing revenue potential and operational flow.
- **Newer Construction Tunnel** — The wash was constructed in 2023 allowing for a new operator to purchase the site with no large renovations or Capex needed.
- **Affluent & Growing Trade Area** — In a 3-mile radius of the wash, there are over 156,000 residents and population growth is expected to be north of 6% over the next 5 years.
- **Qualifies For Bonus Depreciation** — Car washes qualify for 100% bonus depreciation which allows for additional tax benefits.  
*\*Please consult your CPA for further details*





🏠 **Stone Gate Community**  
±3,772 Homes

🎓 **Cy-Fair High School**  
±3,181 Students

🎓 **Cypress Falls High School**  
±2,963 Students

**H-E-B** **LIFETIME FITNESS**

**Wendy's** **Jersey Mike's SUBS**

**Chick-fil-A** **néktar JUICE BAR** **TORCHY'S TACOS**

**sweetgreen** **crumbl cookies** **FirstWatch**

**Walmart Supercenter**

🎓 **Lone Star College-CyFair**  
±23,000 Students

**TRADER JOE'S** **Kroger**

**petco**

**ALDI** **THE PICKLR** **SMOOTHIE KING** **CVS pharmacy** **WHATABURGER**

**Jack in the box** **POPEYES** **SONIC** **Starbucks** **Summer Moon COFFEE**

**Subject Property**

**Walmart Neighborhood Market**

Longbaugh Rd ± 16,000 VPD

🎓 **Cypress Springs High**  
±2,691 Students

**Kroger** **PET SUPPLIES PLUS** **DUNKIN'**

**Pizza Hut** **Main Bird**

🎓 **Langham Creek High**  
±2,900 Students

**Manheim**  
by Cox Automotive  
**High Volume Car Auction Site**  
Averaging ±1,500 sales per week per 100 national locations

529

± 38,000 VPD

529

529

**Fiesta** **jiffylube**

**Chicken EXPRESS** **Goodwill**

**Firestone** **SUBWAY**

**Exxon** **Wendy's**

**LA FITNESS** **KOHL'S**

**SPEC'S** **McDonald's**

**TARGET**

Barker Cypress Rd ± 50,700 VPD

±58,000 VPD

± 158,700 VPD

± 30,000 VPD

Tuckerton Rd

290

290

6

# PROPERTY PHOTOS



Vacuums (18) 



POS

**RODEO**  
EXPRESS CARWASH



88th %  
National Percentile Rank



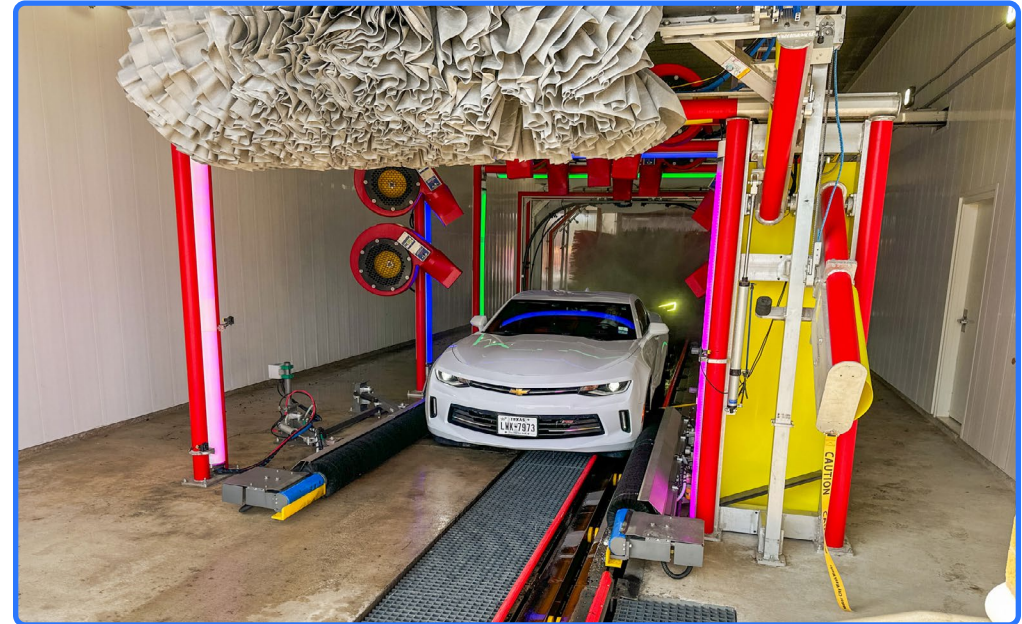
Barker Cypress Rd # 50,753 VPD

Longenbaugh Rd

# SITE OVERVIEW

LIST PRICE  
**\$5,250,000**

Property Address	17818 Longenbaugh Rd
City	Cypress
State	Texas
Zip Code	77433
Lot Size	±0.94 AC
Year Built	2023
Tenant Trade Name	Rodeo Express Car Wash
Vacuums	18
Car Wash Type	130Ft Express Tunnel



\*GLA and Lot Size to be verified by Buyer with a new survey

# TENANT OVERVIEW



## Rodeo Express Car Wash

Rodeo Express Car Wash is a Texas-based express exterior car wash platform known for its fast, conveyor-driven wash model, value-focused Unlimited Wash Club memberships, and Western-themed customer experience. Positioned within the high-growth express tunnel segment, the company emphasizes speed, convenience, and recurring subscription revenue, supported by amenities such as complimentary vacuums, mat cleaners, and wash add-ons that enhance customer retention and upsell opportunities.

Operating under Rodeo Express Car Wash, LLC (trademark registered in 2024), the company follows a modern express wash model centered on high throughput and membership-based recurring income rather than traditional full-service detailing. With locations primarily in the Houston metropolitan area, including Cypress, Texas, Rodeo Express continues to build a localized brand presence with expansion potential across surrounding submarkets.

The brand competes in a consolidating car wash industry where scale, subscription penetration, and operational efficiency drive performance. Its value-driven marketing strategy, promotional memberships, and family plan offerings are designed to attract multi-vehicle households and support long-term customer loyalty within core Texas growth corridors.



# MARKET OVERVIEW



Houston, TX - MSA



# CYPRESS / HOUSTON, TX - MSA

## Market Demographics



### Local Market Overview

Located in northwest Harris County within the greater Houston metro, Cypress is one of Texas' fastest-growing suburban markets, driven by strong residential development, commercial expansion, and continued in-migration. Positioned along U.S. Highway 290 and the Grand Parkway (SH 99), the area provides direct access to major Houston employment centers while maintaining a highly desirable master-planned suburban environment. Cypress benefits from above-average household incomes, strong school districts, and a large base of newer housing, supporting stable long-term residential demand. Continued retail, healthcare, and mixed-use development reflects ongoing population growth and rising consumer demand.

Cypress is part of the Houston—The Woodlands—Sugar Land Metropolitan Statistical Area (MSA), the fifth-largest in the United States and a globally diversified economy anchored by energy, healthcare, logistics, and advanced manufacturing. Key regional employers include the Texas Medical Center, ExxonMobil, Shell, and Memorial Hermann, supported by major infrastructure such as the Port of Houston. Cypress benefits directly from this regional economic strength while offering lower-density suburban living and continued infrastructure investment, positioning it as a strong growth corridor within the Houston metro area.

### Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	154,788	323,856	838,680
2025 Population	158,285	341,072	893,895
2020-2025 Population Growth	0.5%	1.1%	1.3%
2030 Population Projection	167,652	363,350	954,503
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	47,952	102,972	284,110
2025 Households	48,836	107,892	301,309
2030 Household Projections	51,797	115,077	322,125
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$122,024	\$119,142	\$120,633

# HOUSTON, TX

## Large and Growing Consumer Base

### Market Demographics

**2.3 Million+**

Total Population

**900,000**

# of Households

**1.1 Million+**

Employed Population

**34**

Median Age

Houston's strong retail and employment base extends naturally into fast-growing suburban areas like Cypress, where continued population growth and expanding master-planned communities capture spillover demand. As commute patterns lengthen and congestion pushes daily activity outward, residents increasingly rely on nearby suburban corridors for convenient, drive-up services.

Located roughly 20+ miles from central Houston, Cypress benefits from consistent commuter and residential traffic moving between major employment centers and suburban neighborhoods. High vehicle ownership and car-dependent lifestyles reinforce demand for accessible, time-saving services along these routes, making Cypress a natural extension of Houston's broader consumer and commuting footprint.







# 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.



**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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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

# DISCLAIMER & CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **17818 Longenbaugh Rd, Cypress, TX 77433** ("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.

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