



# Rodeo Express Car Wash

6802 Peek Rd, Katy, TX 77449

Owner / User  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

## EXCLUSIVELY LISTED BY

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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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# MATTHEWS™

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# PROPERTY OVERVIEW

**Rodeo Express Car Wash**  
6802 Peek Rd, Katy, TX 77449



# PROPERTY OVERVIEW

**±1.54**  
Lot Size (AC)

**100 Ft Express Tunnel**  
Car Wash Type

**2024**  
Year Opened

## Investment Highlights

- **Owner/User Opportunity** — Opportunity to acquire the building, business and underlying real estate of 2 newer construction express car wash sites.
- **Rapidly Growing Trade Area** — The 1-mile radius population growth of the site was over 70% from 2020 to 2025 and will continue to climb about 3% each year for the next 5 years according to CoStar.
- **Above Market HH Income** — Sales have shown consistent growth at the site having had their best Quarter yet with positively correlated membership growth as well.
- **Real Estate Development** — This corridor of Katy has had a significant uptick in real estate development including a new Target, Chick Fil A and multiple strip centers. Additional developments to come include H-E-B and a \$77m apartment building.
- **Ideal Lot Size/Layout** — Situated on over 1.50 acres, 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
- **Qualifies For Bonus Depreciation** — Car washes qualify for 100% bonus depreciation which allows for additional tax benefits.  
*\*Please consult your CPA for further details*





**Mason Woods**  
±1,300 Homes

**Elyson Town Center**

99

± 35,381 VPD

Freeman Rd

**2026 Developments**

**Millers at Elyson**  
±170 Homes

**Subject Property**

Peek Rd



 **Patricia E. Paetow High School**  
±3,695 Students



 **Pulte Homes - King Crossing**  
±900 Homes

 **Katy Lakes by Ashton Woods**  
±186 Homes

2026 Developments

 **Elyson by Newland**  
±6,000 Planned Homes

**KIDDIE ACADEMY**  
EDUCATIONAL CHILD CARE

 **McElwain Elementary School**  
±885 Students

 **Catherine Bethke Elementary School**  
±940 Students

 **Harmony School of Excellence - Katy Middle/High**  
±1,123 Students

**Subject Property** 

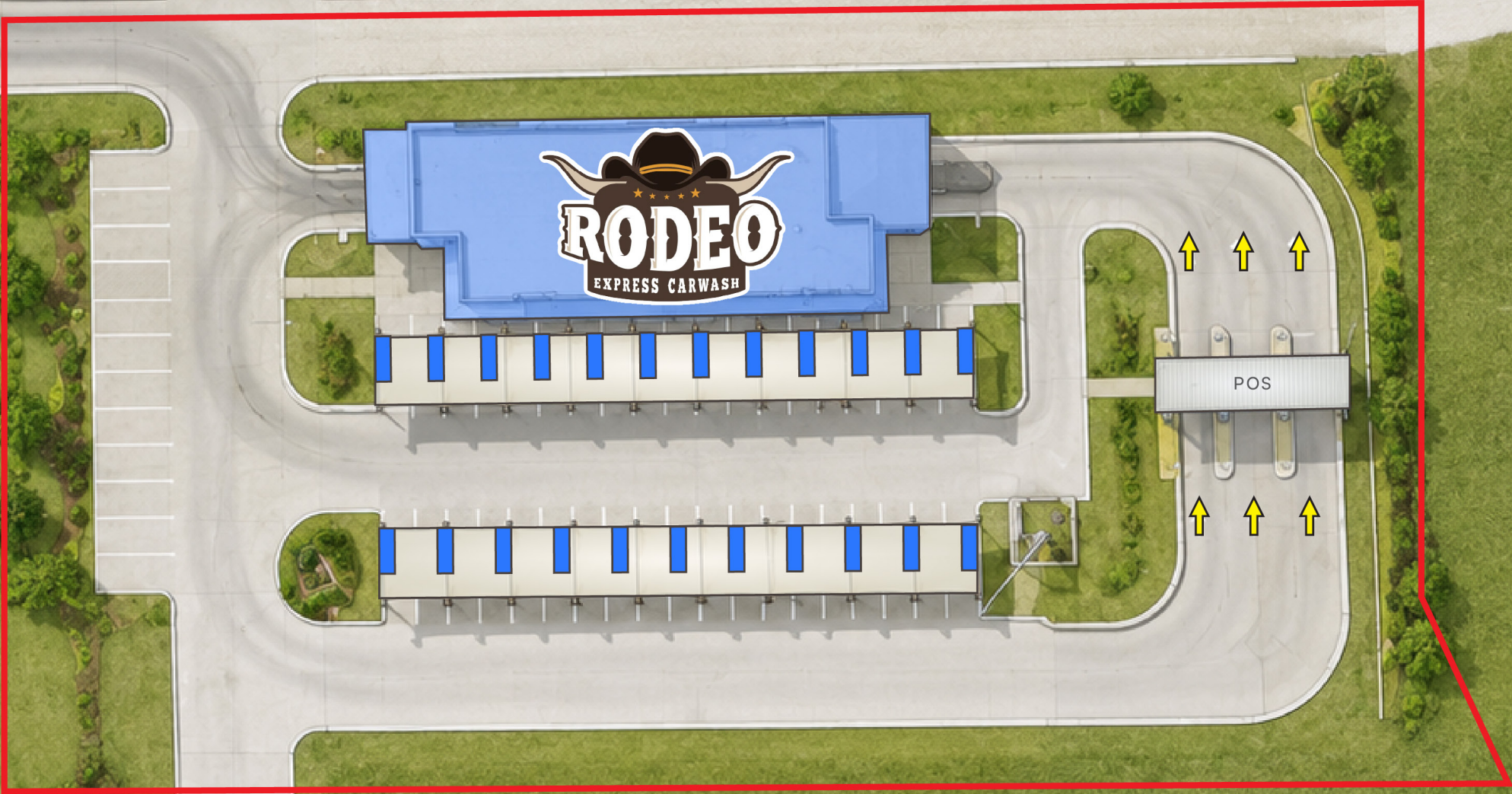
**Peek Rd**

# PROPERTY PHOTOS





Peek Rd



Vacuums (24) 

# SITE OVERVIEW

LIST PRICE  
**\$6,250,000**

Property Address	6802 Peek Road
City	Katy
State	Texas
Equipment Type	Motor City
Lot Size	±1.54 AC
Year Built	2023
Point Of Sale	Micrologic
Vacuums	24
Car Wash Type	100FT Express Tunnel

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



# COMPANY 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

**Rodeo Express Car Wash**  
6802 Peek Rd, Katy, TX 77449

Houston, TX - MSA



# KATY / HOUSTON, TX - MSA

## Market Demographics



### Local Market Overview

Katy is a high-growth suburban submarket on the western edge of the Houston—The Woodlands—Sugar Land MSA, benefiting from one of the most diversified and economically active metros in the U.S. The area is strongly tied to Houston’s core industries—energy, healthcare, logistics, and aerospace—while functioning as a top residential destination for households seeking newer housing, strong schools, and access to major employment centers.

Population growth across West Houston has been steady, supported by continued master-planned community development and in-migration from both in-state and out-of-state households. Katy’s demographic profile is characterized by above-average household incomes and a large base of white-collar professionals, driving consistent demand across retail, multifamily, and service-oriented real estate. As part of the broader Houston MSA, the submarket benefits from deep labor pools, infrastructure expansion, and long-term economic diversification trends that continue to support sustained absorption and investment interest.

### Property Demographics

<b>POPULATION</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
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
<b>HOUSEHOLDS</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
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
<b>INCOME</b>	<b>3-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
Avg Household Income	\$122,024	\$119,142	\$120,633

# HOUSTON, TX

## Large and Growing Consumer Base

### Market Demographics

**2.3 Million+**

Total Population

**1.1 Million+**

Employed Population

**900,000**

# of Households

**34**

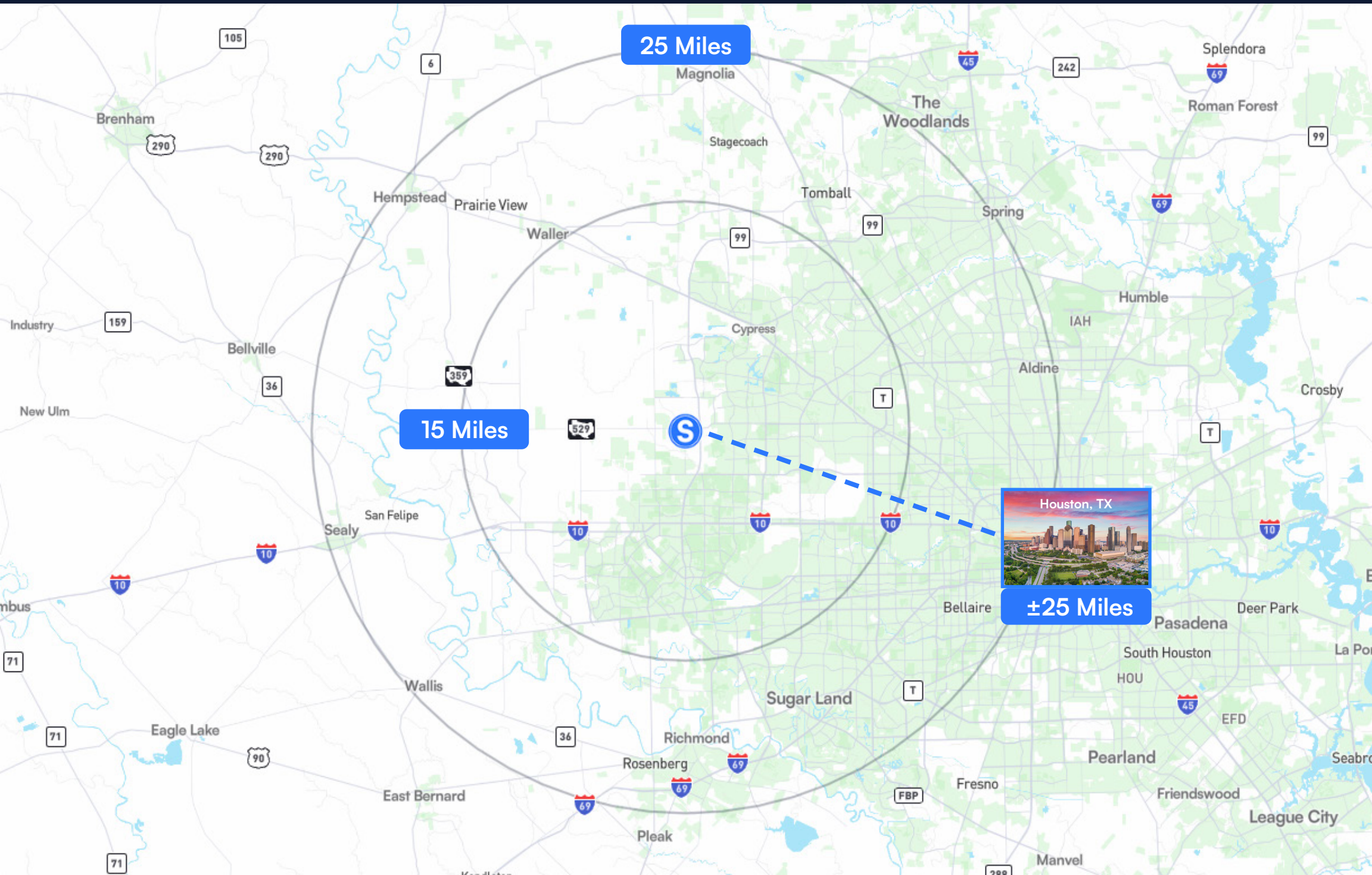
Median Age

Houston is one of the strongest retail markets in the United States, supported by rapid population growth, in-migration, and a large, diverse consumer base. Expanding suburban corridors continue to generate new households and steady consumer demand, driving absorption across grocery-anchored centers, quick-service restaurants, and service-based retail.

The market also benefits from high vehicle ownership, strong commute patterns, and excellent roadway visibility across key growth areas, supporting consistent demand for convenience-driven, drive-up retail uses. Continued residential development and rising household incomes further strengthen traffic and spending patterns, making Houston a highly favorable environment for accessibility-focused retail services.



# REGIONAL MAP



# 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 **6802 Peek Rd, Katy, TX 77449** (“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.



# 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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\_\_\_\_\_  
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Date

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