



1049 US 49

Richland, MS 39218

**Business & Real Estate
For Sale**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

49 Express Car Wash
1049 US 49, Richland, MS 39218



INVESTMENT HIGHLIGHTS

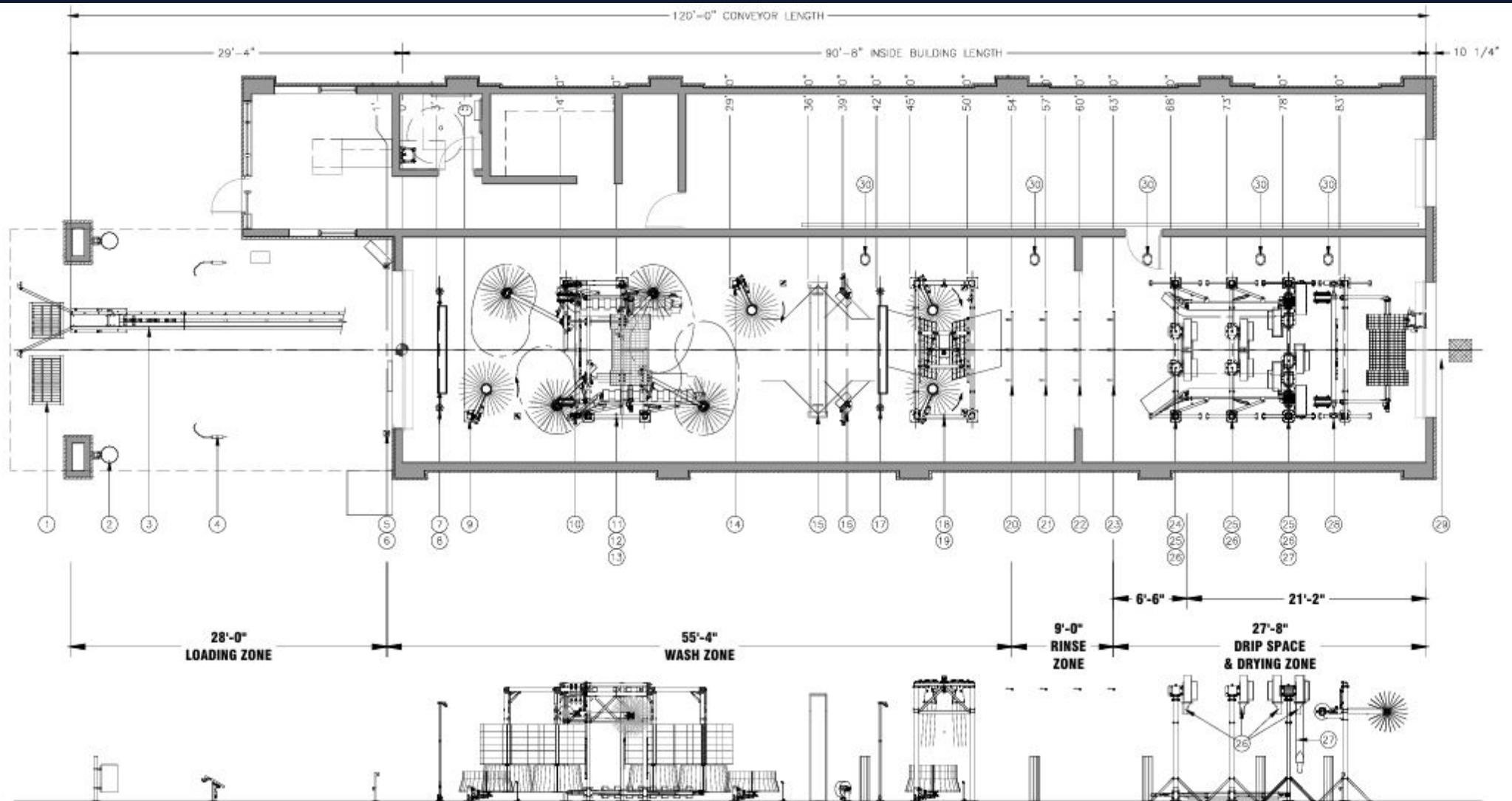
Property Highlights

- **Express Tunnel Owner/User Opportunity:** Opportunity to acquire the building, business and underlying real estate for an operating express tunnel car wash.
- **State-of-the-Art Equipment | Customer Prep Stations:** 49 Express is equipped with state-of-the-art Coleman Hanna equipment, along with multiple customer prep bays. Additionally, equipped with a customer car care center including microfiber cloth, tire shine, glass cleaner, air fresheners, etc.
- **Unlimited Wash Club | Recurring Revenue Stream:** Wash benefits from an unlimited membership model, providing a consistent and predictable revenue stream. Unlimited pricing options \$19.99, \$26.99, \$31.99, and \$35.99
- **Exceptional Exposure | High Visibility Site:** Traffic counts along US 49 exceed 42,000+ VPD providing exceptional visibility. Site benefits from over 180ft of frontage along US 49.
- **Strong Local Economics:** Consumers within a 1-mile radius spend over \$14.5 million annually on transportation and maintenance, and over \$100 million annually within a 5-mile radius.
- **Special Tax Advantage:** Under IRS Code Sections 179 these types of properties can qualify for business expense deductions up to 40 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.

**Matthews™ does not provide tax, legal or account advice. This is for informational purposes only and is not intended to provide or be relied on for tax, legal or accounting advice*



EQUIPMENT LAYOUT



PRIMARY EQUIPMENT

- | | | |
|---|---------------------------------------|-------------------------------------|
| ① ROLLER CORRELATOR | ⑪ STACK-N-SCRUB FLEX WRAP | ⑳ (1) ROW RINSE CURTAIN - WAX |
| ② BUG WASH STANDS (x2) | ⑫ TOP BRUSH ATTACHMENT /STACK-N-SCRUB | ㉑ (1) ROW RINSE CURTAIN - CHEMICALS |
| ③ 120" CONVEYOR LENGTH | ⑬ HANNA STEPPED BRUSH TIRE CLEANER | ㉒ (3) ROW RINSE CURTAIN - SPOT FREE |
| ④ DUAL PREP GUNS | ⑭ H.C.R.P. 21" - DRIVER SIDE | ㉓ HANNA TIRE GLAZE APPLICATOR |
| ⑤ ENTRY EYES | ⑮ HANNA WATER WIZARD ARCH | ㉔ 9 AIR DRYERS |
| ⑥ ELECTRONIC SENSOR PAD | ⑯ HYDRABLAST WHEEL WASHER | ㉕ DUCK BILL NOZZLES |
| ⑦ WALL OF FOAM - PRESOAK #1 | ⑰ CARNAUBA ARCH | ㉖ SPIDER FIN NOZZLES /PAIR |
| ⑧ CTA - FOAMING TIRE & WHEEL APPLICATOR | ⑱ HANNA FINISHING TOUCH MITTER | ㉗ DRYING TOP BRUSH |
| ⑨ H.C.R.P. 21" - PASSENGER SIDE | ⑲ H.C.R.P. 28" | ㉘ COLLISION AVOIDANCE PAD |
| ⑩ HOCKEY PUCK TRIPLE FOAM APPLICATOR | ㉚ (2) ROW RINSE CURTAIN - FRESH WATER | ㉙ SIGNS (x5) |

THIS DRAWING AND THE REPRESENTATION SHOWN IS THE EXPRESS PROPERTY OF COLEMAN HANNA CAR WASH SYSTEMS, LLC. THIS DRAWING IS FOR REFERENCE PURPOSES ONLY AND IS SUBMITTED IN GOOD FAITH AS AN AID IN INSTALLING THE EQUIPMENT SHOWN. COLEMAN HANNA CAR WASH SYSTEMS, LLC IS NOT RESPONSIBLE FOR THE INSTALLATION, CONFIGURATION, OR OPERATION OF ANY EQUIPMENT NOT INSTALLED BY COLEMAN HANNA CAR WASH SYSTEMS, LLC PERSONNEL.

ALL CAR WASH EQUIPMENT THAT IS EXPOSED TO WATER AND RINSHING SOLUTIONS MUST BE ASSEMBLED USING AN ANTI-SLIDING AGENT ON ALL STAINLESS STEEL THREADED FASTENERS. CONSULT YOUR COLEMAN HANNA CAR WASH SYSTEMS DISTRIBUTOR PRIOR TO INSTALLATION OF ANY EQUIPMENT.

COLEMAN HANNA CAR WASH SYSTEMS, LLC DOES NOT OFFER OR PROVIDE MECHANICAL, INSTALLATION SERVICES. ANY EQUIPMENT NOT INSTALLED BY A RECOGNIZED DISTRIBUTOR IS AT RISK OF VOIDING ALL WARRANTIES AND CLAIMS OF PERFORMANCE.

IT IS THE RESPONSIBILITY OF THE CAR WASH OWNER TO CONTRACT WITH A LICENSED ARCHITECT FOR ARCHITECTURAL SERVICES, A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL INSTALLATION AND A LICENSED PLUMBING CONTRACTOR TO PROVIDE PIPING INSTALLATION AND SERVICES. COLEMAN HANNA CAR WASH SYSTEMS, LLC DOES NOT OFFER OR PROVIDE LICENSED ARCHITECTURAL, ELECTRICAL OR PLUMBING SERVICES.

THE DISTRIBUTOR IS SOLELY RESPONSIBLE FOR THE PERFORMANCE AND OCCUPATIONAL REQUIREMENTS OF THE EQUIPMENT SHOWN HERE IN/INT. SUCH TIME AS COLEMAN HANNA CAR WASH SYSTEMS, LLC PROVIDES ENGINEERING APPROVAL.

APPROVAL WILL BE GRANTED TO TRM ORDERS ONLY.

CHANGES THAT AFFECT THE FULL SET OF DRAWINGS SHALL INCUR A DRAFTING CHARGE.

SIGNED ACCEPTANCE MUST BE RECEIVED BY COLEMAN HANNA CAR WASH SYSTEMS, LLC BEFORE EQUIPMENT WILL BE MANUFACTURED.



Center St



± 42,000 VPD



Greenview Pl



Walmart Supercenter
 Top 40% of U.S. Walmart Locations
 (61st Percentile)

CATO SHOE DEPT.
cricket
 wireless

Richland Upper Elementary
 ±469 Students

Richland High School
 ±771 Students

TSC TRACTOR SUPPLY CO

MED AB TRAINING

RODEWAY INN & SUITES

McDonald's

W

DOLLAR TREE

AT&T
MCALISTER'S DELI

ZAXBY'S

T

verizon

Kroger

± 42,000 VPD

Under Construction
 New Commercial Building
 Zoned for Retail or Restaurant

49 Express CAR WASH
 Subject Property

PriorityOne

Quality INN & SUITES

Auto Zone

Driving Distance From Subject Property

| | |
|--|-----------------|
| |±3.6 Miles |
| |±7.2 Miles |
| Jackson-Medgar Wiley | |
| Evers International Airport...±11.5 Miles | |

49 Express Car Wash

1049 US 49, Richland, MS 39218

±0.76 AC

Lot Size

2022

Year Built

±42,000 VPD

Hwy 49

120' FT

Tunnel Length



PROPERTY PHOTOS



FINANCIAL OVERVIEW

49 Express Car Wash
1049 US 49, Richland, MS 39218



FINANCIAL SUMMARY

\$4,250,000

List Price

2022

Year Built

120' FT

Tunnel Length

±0.76 AC

Lot Size

Property Details

| | |
|------------------------------|--|
| Address | 1049 US 49, Richland, MS 39218 |
| Wash Name | 49 Express Car Wash |
| Wash Type | Express |
| Tunnel Length/Conveyor | 120'/110' |
| Equipment | Coleman Hanna |
| Vacuums | 18 |
| Pay Stations | 2, ICS |
| Year Built/Opened | 2022 |
| Hours of Operation | Mon-Sat: 7:30am – 7:00pm, Sun: 1:00pm-7:00pm |
| Lot Size | ±0.76 AC |
| Menu Pricing: Single Wash | \$10, \$15, \$20, \$24 |
| Menu Pricing: Unlimited Wash | \$19.99, \$26.99, \$31.99, \$35.99 |



MARKET OVERVIEW

49 Express Car Wash
1049 US 49, Richland, MS 39218



RICHLAND, MS

Consumer Spending (Transportation & Maintenance)

\$14,578,361

1-Mile

\$100,075,818

2-Mile

\$544,592,479

3-Mile



Jackson, MS | 7 Miles

Local Market Overview

Richland benefits from a strategic position in the Jackson metropolitan area, combining small-city accessibility with direct exposure to a major regional transportation corridor. The city's household base, above-average homeownership profile, and high vehicle reliance create favorable demand conditions for automotive services, including express and self-service car wash operations. With U.S. 49 serving as a primary north-south route into Jackson and toward communities south of the metro, the area captures both local resident trips and pass-through traffic. The broader Rankin County market has continued to attract investment across logistics, manufacturing, energy infrastructure, and data center development. These employment drivers support daytime population, commuter activity, and recurring consumer-service demand. Richland's commercial environment is especially aligned with convenience-oriented uses: quick-service restaurants, auto services, retail centers, and highway-facing service businesses. For a car wash operator, the local fundamentals are reinforced by frequent vehicle use, short commute patterns, and a trade area that extends beyond the immediate city limits along U.S. 49.

Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile | 10-Mile |
|--------------------------|----------|----------|----------|----------|
| Current Year Estimate | 4,919 | 11,685 | 37,692 | 194,050 |
| Income | 1-Mile | 3-Mile | 5-Mile | 10-Mile |
| Average Household Income | \$65,887 | \$70,697 | \$65,887 | \$67,591 |

JACKSON, MS

233,526
Total Population

\$78,378
Median HH Income

34.7
Median Age



Local Market Overview

Jackson serves as the state capital of Mississippi and remains the largest incorporated city in the state. The area benefits from its role as a governmental, educational and medical hub—anchored by public-sector employment, healthcare institutions, and higher education. While the city proper has experienced population decline in recent years, the broader metro region continues to draw investment and enjoys lower cost of living dynamics relative to national averages. In this context, office and institutional property users benefit from a stable public-sector base, while residential and mixed-use investors may find opportunity in repositioning assets.

On the lifestyle side, Jackson offers a combination of southern-urban and suburban corridors, with nearby lakes, parks and historic neighborhoods. Affordability remains a key draw: median property values in the city are markedly lower than national medians, which supports value-add strategies in multifamily or owner-occupant conversions. That said, population headwinds in the core city and infrastructure/investment challenges suggest that underwriting should be conservative and account for repositioning risk and lease-up timelines.

JACKSON, MS ECONOMY



Jackson, Mississippi's economy is defined by its role as the state's governmental, healthcare, and institutional center, providing a stable foundation for regional economic activity. As the capital city, Jackson benefits from a concentration of public sector employment, complemented by a strong healthcare presence led by the University of Mississippi Medical Center and additional regional hospital systems. These institutions not only anchor the local workforce but also attract patients and professionals from across the state, reinforcing Jackson's position as a critical service hub. While the metro has experienced modest population trends, its importance within Mississippi's broader economic framework remains significant, particularly as a provider of essential services and administrative functions.

The city's central location within the state enhances its role in transportation and distribution, with access to key interstate corridors including I-55, I-20, and I-220. This connectivity supports regional logistics operations and allows businesses to efficiently reach markets throughout the Southeast. Jackson-Medgar Wiley Evers International Airport further contributes to accessibility, supporting both passenger travel and air cargo activity. In addition, rail infrastructure and proximity to major Southern markets position the area as a practical location for distribution and light industrial uses. These advantages, combined with a relatively low cost structure, continue to attract employers seeking operational efficiency.

Economic activity in Jackson is also supported by a network of higher education institutions, including Jackson State University and Belhaven University, which contribute to workforce development and help retain talent within the region. These institutions play a key role in supplying graduates across business, healthcare, and public service sectors, aligning with the city's core industries. Ongoing efforts to strengthen workforce pipelines and expand training programs are aimed at improving labor participation and supporting long-term economic resilience.

Public and private investment initiatives are gradually reshaping Jackson's growth trajectory, with targeted efforts focused on downtown revitalization, infrastructure improvements, and small business development. Programs designed to encourage entrepreneurship and reinvestment in key corridors are helping to stabilize and enhance the urban core. While income levels remain below national averages, the city's affordability and central role within the state continue to support steady demand. As these initiatives progress, Jackson is positioned to maintain its role as a stable, service-oriented economy with incremental opportunities for growth and diversification.

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