

Hurricane Bay Car Wash

850 Winchester Dr, Sedalia, MO 65301

Business & Real Estate
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By

Point of Contact



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PROPERTY OVERVIEW

Hurricane Bay Car Wash
850 Winchester Dr, Sedalia, MO 65301



Investment Highlights

Property Highlights

- **Owner/User Opportunity** – Acquire the operating business, existing improvements, and the underlying fee simple real estate, offering long-term ownership and operational flexibility.
- **Flexible Zoning & Site Layout** – Situated on a ±1.62-acre parcel with C-3 zoning, accommodating a broad range of retail, automotive, restaurant, and service-oriented uses.
- **Surrounded by National Retailers** – Located within 0.5 miles of major national brands including Walmart, Lowe's, Aldi, McDonald's, Starbucks, Applebee's, Panera, and numerous other retailers.
- **Potential Tax Advantages** – Car wash properties may qualify for bonus depreciation and other favorable tax benefits, potentially enhancing after-tax returns. Please consult your tax advisor or CPA for details.





**Gardner
Denver**



Firestone



**Thompson Hills
Shopping Center**



W Broadway Blvd ± 24,551 VPD



Subject Property



Vacuums (11)



Hurricane Bay
Car Wash
±4,480 SF

POS

Winchester Dr



850 Winchester Dr
Sedalia, MO 65301

Express

Wash Type

2015

Year Built

±4,480 SF

Building GLA

11

Vacuums

±140 ft

Tunnel Length



FINANCIAL OVERVIEW

Hurricane Bay Car Wash
850 Winchester Dr, Sedalia, MO 65301



Financial Summary

CONTACT AGENT FOR FINANCIALS

\$1,200,000

List Price

Business & RE

Included

±1.62 AC

Lot Size

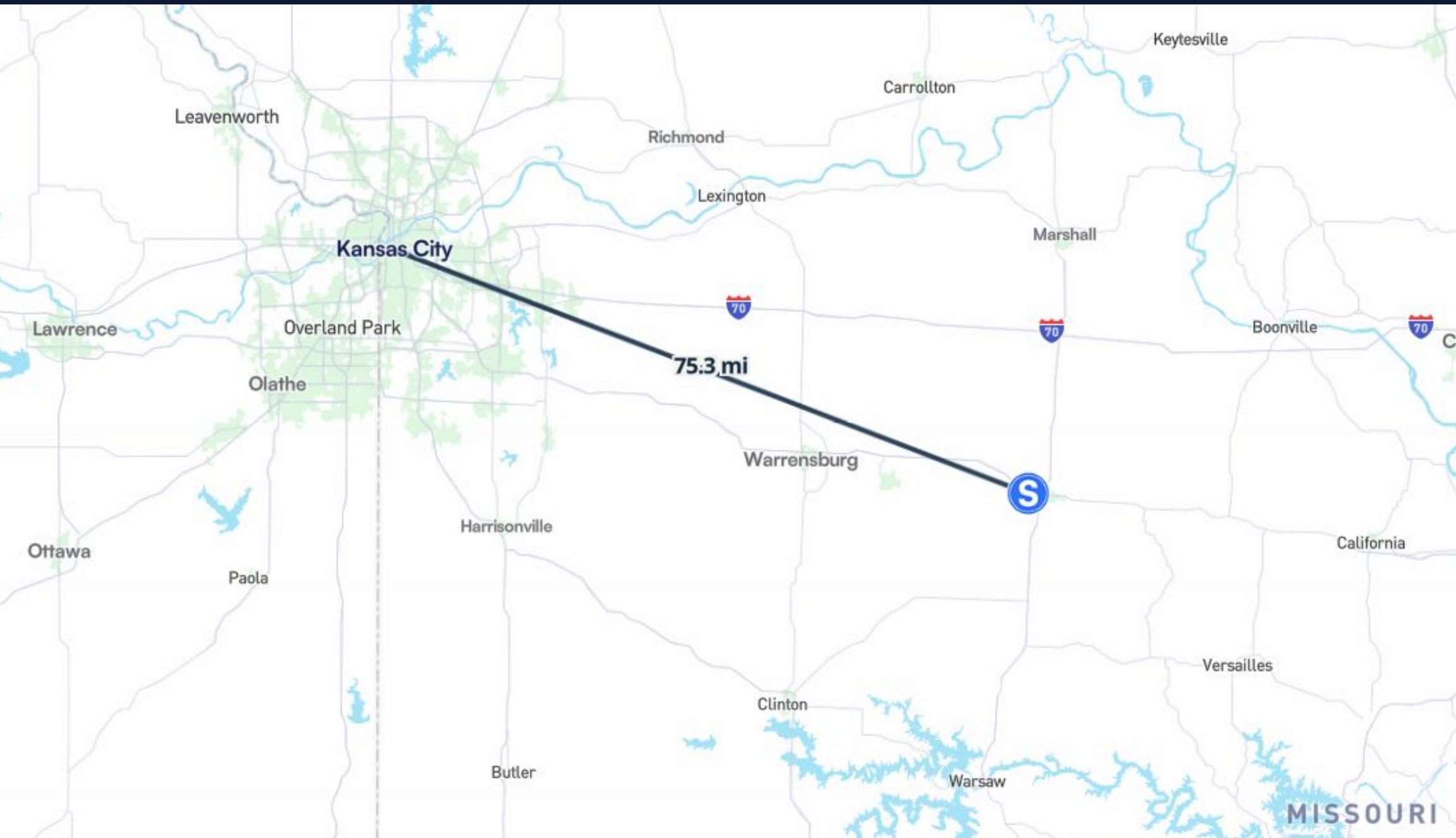
Property Details

Sale Type	Owner/User
Wash Type	Express
Equipment	Peco
Tunnel Length	±140ft
Pay Stations	2
POS	ICS
Vacuums	11
Building GLA	± 4,480 SF
Zoning	C-3
APN	15-3.0-06-1-03-002.006



MARKET OVERVIEW

Hurricane Bay Car Wash
850 Winchester Dr, Sedalia, MO 65301



SEDALIA, MO

Market Demographics

22,621

Total Population

\$50,990

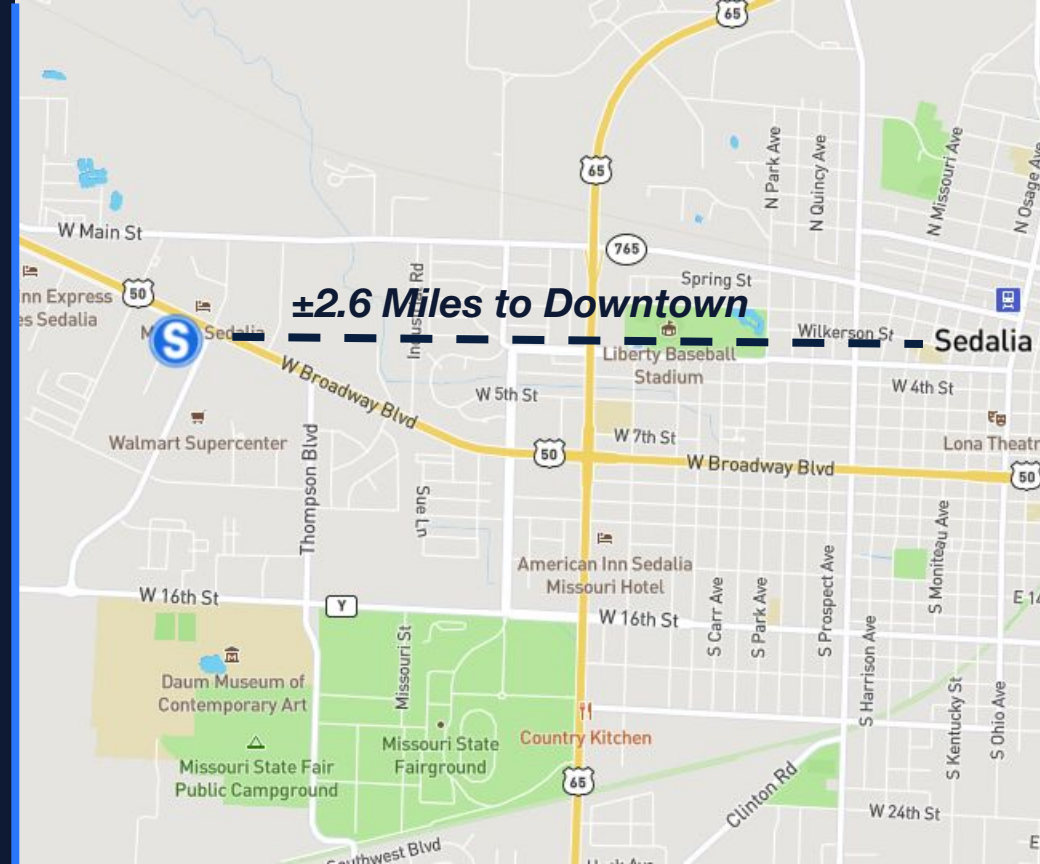
Median HH Income

10,404

Employed Population

4.8%

Retail Vacancy



Local Market Overview

Sedalia, Missouri is a well-established regional trade center in central Missouri, serving a broad surrounding area with a diverse mix of retail, healthcare, education, manufacturing, agriculture, and government employment. Strategically located along major transportation corridors, the city benefits from strong regional connectivity that supports both local businesses and commercial investment. Its stable economic base, business-friendly environment, and role as a service hub continue to attract retailers, restaurants, healthcare providers, and national brands.

The local retail market is supported by a consistent consumer base drawn from both Sedalia residents and neighboring rural communities. Established shopping corridors feature a mix of national retailers, grocery stores, restaurants, automotive services, and daily-needs businesses that benefit from recurring customer traffic. Ongoing commercial development and continued investment in the community reinforce the area's long-term retail stability and create opportunities for businesses seeking reliable market fundamentals.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,512	20,857	30,306
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,767	8,660	12,377
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$81,365	\$79,921	\$82,038

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **850 Winchester Dr, Sedalia, MO, 65301** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.