PEAK SHINE CAR WASH

101 River Oaks Cove, Georgetown, TX 78626

PEAK SHINE CAR WASH

Turn-Key Car Wash Opportunity | Owner/User | ±1.37 Acres | 125 Ft Tunnel

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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TX Disclaimer Jake Lurie & Andrew Doerr (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

Broker of Record
Patrick Graham
Lic No. 528005 (TX)
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PROPERTY OVERVIEW

Peak Shine Car Wash

101 River Oaks Cove, Georgetown, TX 78626

Investment Highlights

Property Highlights

- **Priced Well Below Replacement Cost:** Opportunity to acquire a nearly new express car wash at a significant discount to today's replacement cost, providing an attractive basis with substantial barriers to new development.

- **Plug-and-Play Express Car Wash Opportunity:** Rare opportunity for an owner-operator or institutional platform to acquire a fully built, high-quality express car wash that is ready for immediate operation. All equipment is in excellent condition, allowing a new owner to quickly launch operations while avoiding the time, cost, and entitlement risk associated with ground-up development.

- **State-of-the-Art 125' Tunnel:** Equipped with a 125-feet Motor City conveyor tunnel designed to maximize throughput, operational efficiency, and wash capacity.

- **Industry-Leading Equipment:** Outfitted with premium Motor City car wash equipment and an ICS point-of-sale system, two of the industry's most recognized platforms for reliability and operational performance.

- **Modern 2020 Construction:** Newly developed express car wash built in 2020, offering investors a high-quality asset with limited near-term capital expenditure requirements.

- **Large 1.37-Acre Parcel:** The oversized 1.37-acre site comfortably accommodates the express tunnel, 16 vacuum stations, and generous vehicle queuing, creating a highly functional layout designed for operational efficiency.

Location Highlights

- **One of Texas' Fastest-Growing Communities:** Located in Georgetown, one of the fastest-growing cities in the nation, the property benefits from exceptional demographic momentum, with the surrounding trade area experiencing more than 10% population growth between 2020 and 2025. Continued residential expansion and increasing consumer demand support strong long-term fundamentals for express car wash operations.

- **Prime Retail Corridor:** The property sits in a highly trafficked area with Hobby Lobby, Tractor Supply, Walmart, Home Depot, H-E-B, Taco Bell, Aldi, Whataburger, McDonald's, KFC, Wendy's and several other high-profile retailers in the immediate vicinity.

- **Limited Comparable Inventory:** This offering represents one of the few car wash investment opportunities currently available within the Austin MSA. The nearest comparable car wash listed for sale is nearly 50 miles away in Kyle, Texas, highlighting the scarcity of available inventory in one of the nation's fastest-growing metropolitan areas.

- **Excellent Interstate Visibility & Accessibility:** Positioned along the I-35 frontage road with approximately 24,773 vehicles per day, the property benefits from outstanding visibility and convenient access. Additionally, Interstate 35 carries approximately 62,850 vehicles per day, providing exceptional exposure to one of Central Texas' primary north-south transportation corridors.

Property Overview

$3,250,000

List Price

Property Details

Car Wash Equipment	Motor City
POS System	ICS
Tunnel Length	125 Feet
Vacuum Count	16 Vacuums
Car Wash Type	Express
Lot Size	±1.37 Acres
Year Built	2020


N
Georgetown Country Club
Golf Course
HOME2 SUITES BY HILTON
The Brownstone at the Summit
±59 Units
HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices
The Summit at Rivery Park
±228 Units
The Gabriel Georgetown
±288 Units
THE HOME DEPOT
planet fitness
DISCOUNT TIRE
Wendy's
HOUSE OF GAINZ
Walmart Supercenter
Best Western
BioLife PLASMA SERVICES
Applebee's GRILL + BAR
IHOP
± 62,900 VPD
Comfort INN & SUITES
A+ Federal Credit Union
Waters Edge Apartment Homes
±326 Units
INTERSTATE 35
Hampton by Hilton
BURGER KING
Schlotzsky's
Subject Property
TSC TRACTOR SUPPLY CO
HOBBY LOBBY


N
HARBOR FREIGHT
Quality Tools at Ridiculously Low Prices
The Summit at Rivery Park
±228 Units
THE HOME DEPOT
House of Gainz
The Gabriel Georgetown
±288 Units
Walmart Supercenter
Two Rivers
±179 Units
± 62,900 VPD
Applebee's GRILL + BAR
Varenna Lakeside
±336 Units
INTERSTATE 35
Waters Edge Apartment Homes
±326 Units
H-E-B
Subject Property
HOBBY LOBBY
Academy SPORTS+OUTDOORS
Raising Cane's CHICKEN FINGERS
Panera BREAD
TSC TRACTOR SUPPLY CO
FLOOR & DECOR
TACO BELL
W University Ave ± 29,200 VPD
ALDI
Olive Garden
FirstWatch
Residence Inn Marriott
Jason's deli
Fairfield BY MARRIOTT
Bexley Wolf Ranch
±332 Units
Avalon Wolf Ranch
±303 Units
Wolf Ranch Town Center
TARGET
ROSS DRESS FOR LESS
KIRKLAND'S
KOHL'S
TJ·maxx
Bath & Body Works
five BELOW
SEPHORA
ULTA BEAUTY
RACK ROOM SHOES
Michaels
Office DEPOT
Chick-fil-A
McALISTER'S DELI
BOOT BARN
LONGHORN STEAKHOUSE
St David's HEALTHCARE
St. David's Georgetown Hospital
±118 Beds | ±500 Employees


N
Interstate 35 Frontage Rd ± 24,770 VPD
River Oaks Cove
PEAK SHINE
CAR WASH
Subject Property
Vacuums
Vacuums
Pay
Stations
16 Vacuums

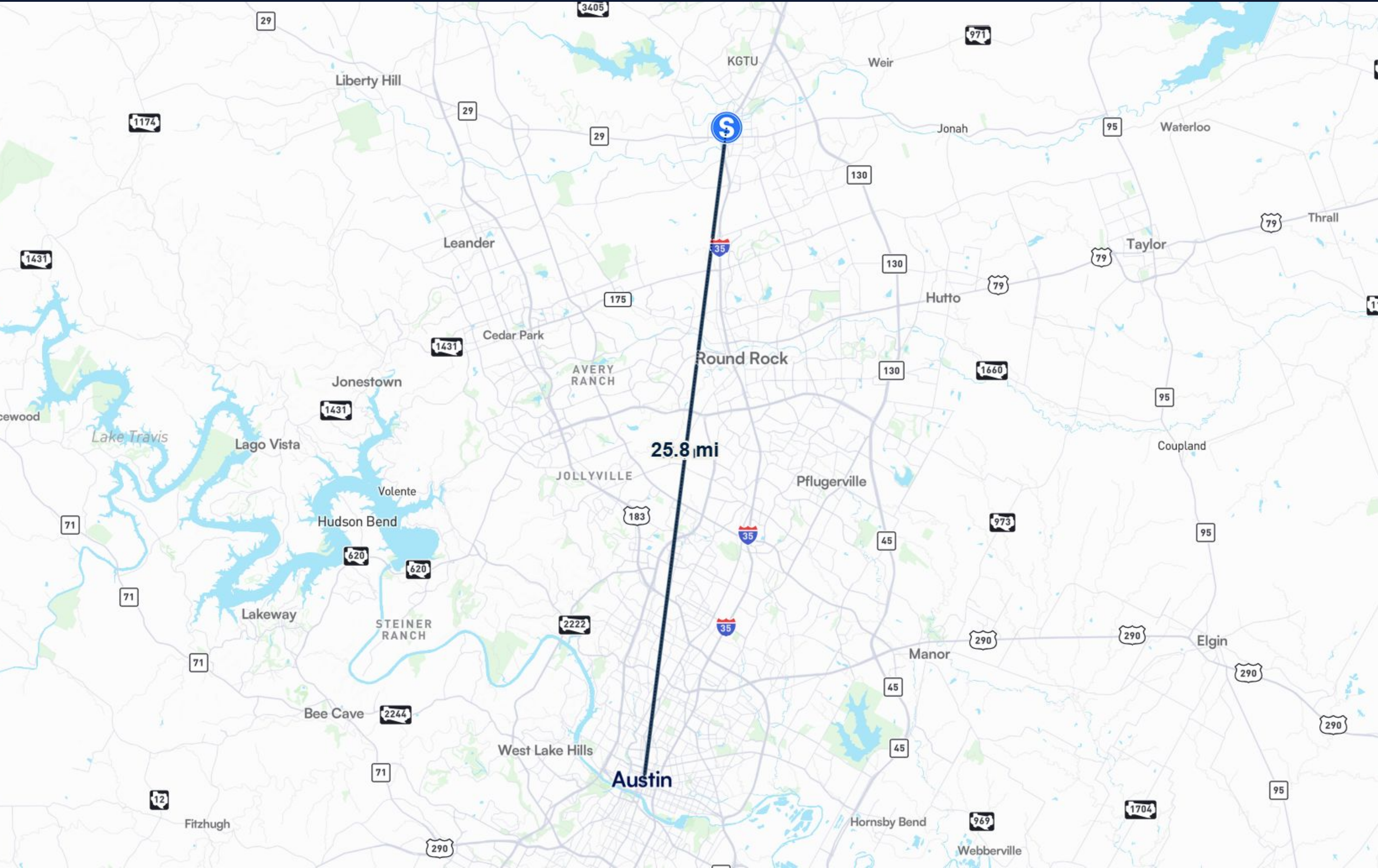
Property Photos

MARKET OVERVIEW

Peak Shine Car Wash

101 River Oaks Cove, Georgetown, TX 78626

Regional Map



Georgetown , TX

Market Demographics (3 Mile Radius)

45,939
3-Mile Population

$148,847
Average HH Income

33,707
Employed Population

21.59%
Population Growth

Local Market Overview

Georgetown, Texas, located approximately 25 miles north of downtown Austin, has emerged as **one of the fastest growing communities in the United States,** driven by its strategic position within the thriving North Austin metropolitan area. The city's population has surpassed 100,000 residents, representing **rapid expansion over the past several years** as households continue relocating to the region in search of affordability, quality schools, and proximity to Austin's dynamic employment base.

Georgetown sits within Williamson County, one of the fastest growing counties in Texas, benefiting from strong regional job creation, a highly educated workforce, and expanding infrastructure that supports sustained economic momentum. The **local demographic profile is particularly favorable for retail investment**, with median household incomes exceeding $160,000 and a steadily expanding base of homeowners that supports consistent consumer spending and neighborhood oriented commercial demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	13,708	54,348	119,093
Current Year Estimate	11,036	45,939	98,917
2020 Census	7,397	35,595	74,067
Growth Current Year-Five-Year	24.21%	18.30%	20.40%
Growth 2020-Current Year	49.20%	29.06%	33.55%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	6,867	22,961	50,078
Current Year Estimate	5,412	18,883	40,758
2020 Census	3,067	13,713	28,836
Growth Current Year-Five-Year	26.89%	21.59%	22.87%
Growth 2020-Current Year	76.43%	37.70%	41.34%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$166,290	$148,847	$167,991

Austin, TX MSA

2.55 Million Residents

25th-Largest Metro In The U.S

4th-Fastest-Growing Metro Area In The U.S

Local Market Overview

Located in Central Texas, Austin draws residents and visitors with institutions such as the University of Texas at Austin, state cultural centers, and music venues along Sixth Street and at Lady Bird Lake. Tourism is bolstered by annual events like SXSW, vibrant live-music offerings, and natural attractions including Barton Springs. The city's economy is diversified—technology firms, government agencies, higher education, and creative sectors drive growth and innovation.

Transportation infrastructure includes I-35 and TX-71, the growing Austin-Bergstrom International Airport, and major investments like the $7 billion all-electric light rail project. Infrastructure projects such as the expanding Austin Convention Center and EV charging network reflect public and private commitment to mobility and sustainability.

Economic Drivers

Austin, Texas has a highly diversified and fast-growing economy anchored primarily by its technology sector, often referred to as "Silicon Hills." Major employers like Dell, Apple, Tesla, Google, and IBM, along with a steady pipeline of talent from the University of Texas, make tech the central engine of job creation, innovation, and wage growth. Closely tied to this is a large professional and business services sector—including consulting, engineering, and corporate headquarters functions—as well as a growing finance and venture capital presence, which together contribute a significant share of regional GDP.

The city's role as the state capital provides a stable base of government employment, complemented by major education and healthcare institutions that support long-term economic resilience.

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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 **101 River Oaks Cove, Georgetown, TX, 78626** ("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.

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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.

11-2-2015

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date