

Vacant Car Wash

2910 Kitty Ln | Shreveport, LA 71107

Car Wash Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By

Donnie Jarreau

Broker of Record

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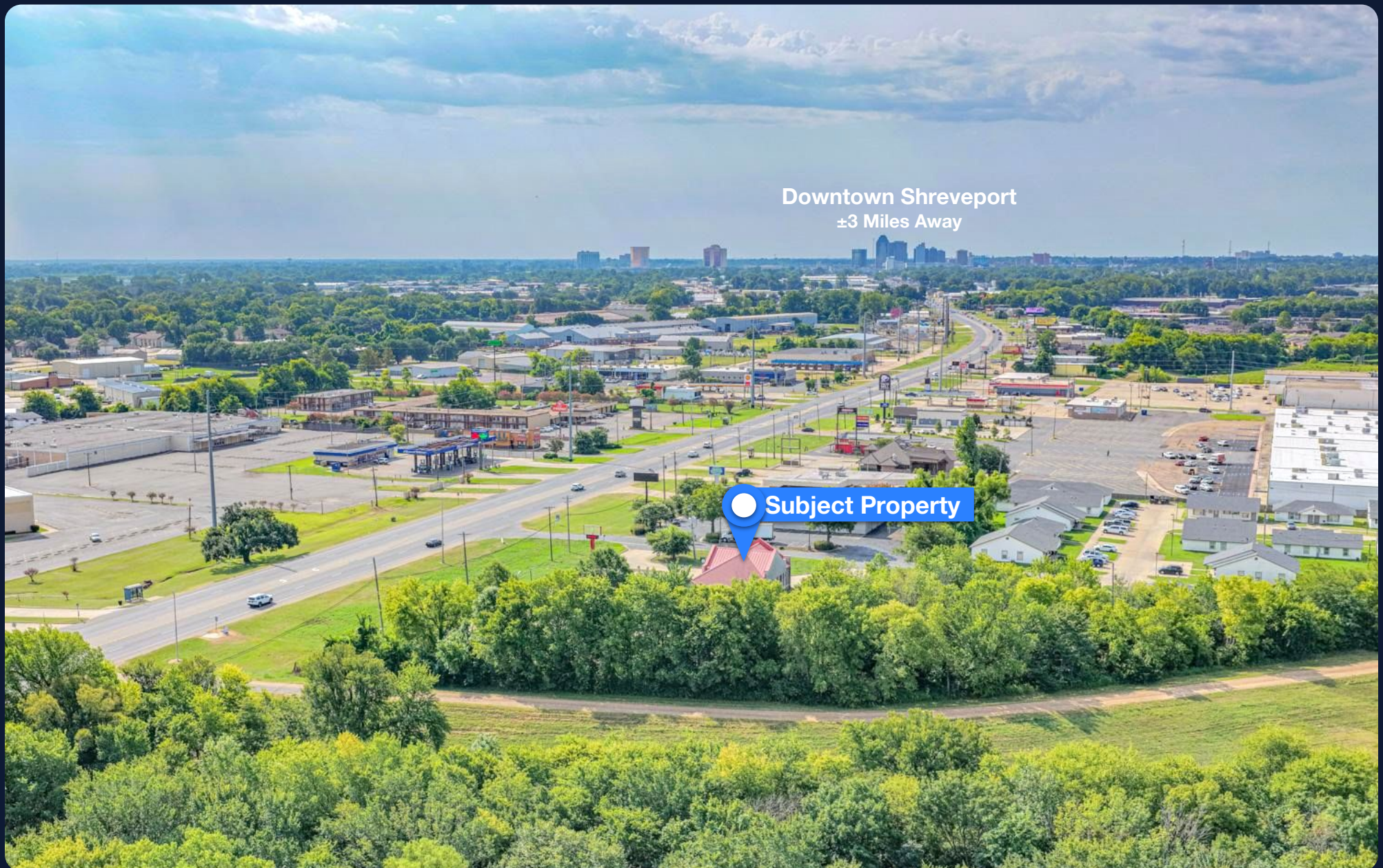
License No. BR663663000 (AZ)

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Property Overview

2910 Kitty Ln
Shreveport, LA 71107



Investment Highlights

Vacant Investment Opportunity

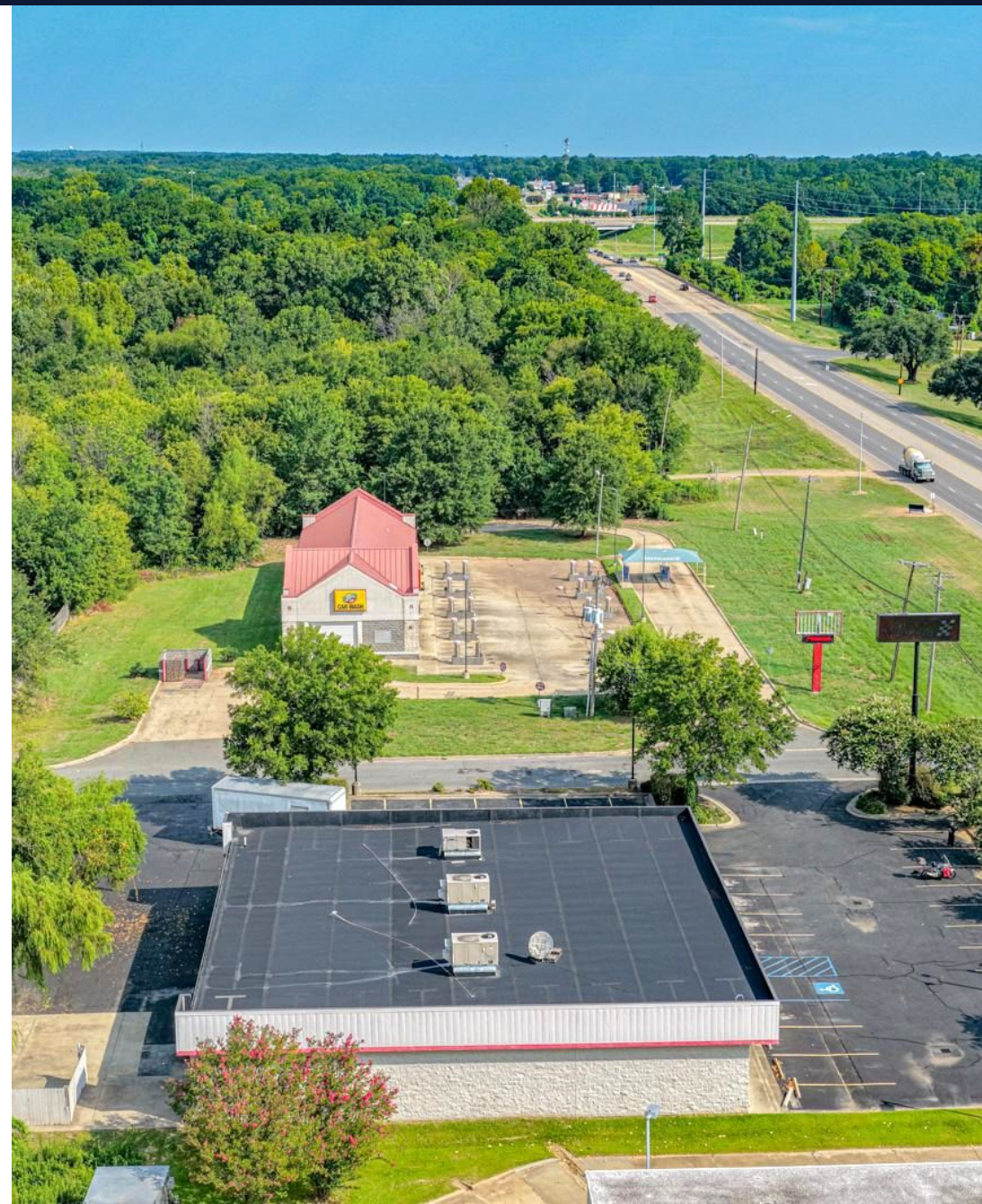
±1.44 AC
Lot Size

2015
Year Acquired

±28,600
VPD

Property Highlights

- **Vacant Car Wash Opportunity:** Purchase a vacant car wash at a discounted price, with cost savings compared to building a car wash from the ground up.
- **1.44-Acre High-Capacity Footprint:** The 1.44 AC parcel includes a commercial facility with a 120 ft conveyor tunnel, 20 vacuum stalls, and 2 POS stations.
- **Market St Traffic Corridor:** The site sees 28,600 VPD along Market St, with immediate access to I-220 connecting to I-49, I-20, and the wider MSA.
- **Speed-to-Market and Replacement Cost Advantage:** Acquiring this existing car wash infrastructure saves an investor 18 to 24 months of ground-up development, zoning, and utility tap fees associated with new builds.
- **Proven Sales Floor:** Last recorded financials show 2024 revenue of \$400K+, representing the property's absolute floor.
- **Nearby Commercial and Employment Base:** Located on one of two access roads to Amazon North Shreveport's logistics facility (1,000+ full-time employees) As well as a Frito Lay Plant
- **Positioned in North Shreveport's Core Commercial Area:** Located near a Brookshire's Grocery (North Market Place), Walgreens, and several national QSRs.





 **Shreveport Downtown Airport**
±2.5 Miles Away

 **Downtown Shreveport**
±3.2 Miles Away

amazon
Fulfillment Center
±2,500 Employees

 **Cambridge Court II Apartments**
±30 Units

Auto Zone

Shoppers Value Foods



VALERO

TACO BELL

Popeyes

RaceWay

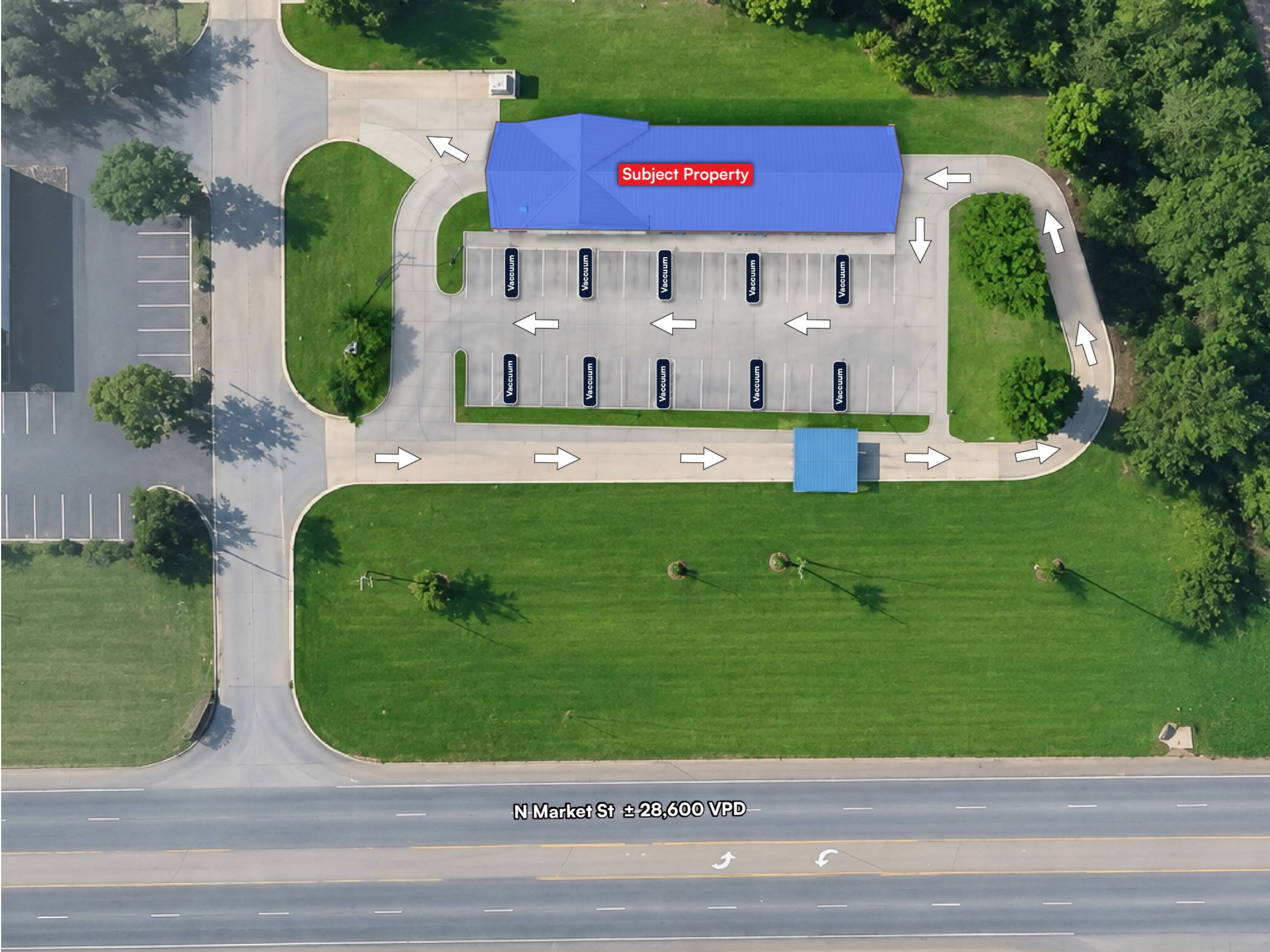
FAMILY DOLLAR

J&M FURNITURE

N Market St ±28,600 VPD

 **Subject Property**

NORTHWEST
LOUISIANA TECHNICAL COMMUNITY COLLEGE
Northwest Louisiana Technical Community College
±1,065 Students | ±200 Employees



Subject Property

Vacuum

Vacuum

Vacuum

Vacuum

Vacuum

Vacuum

Vacuum

Vacuum

Vacuum

Vacuum

N Market St ± 28,600 VPD

2910 Kitty Ln
Shreveport, LA 71107

\$1,680,000
List Price

Type of Sale Business and Real Estate

Car Wash Type Express

Lot Size ±1.44 AC

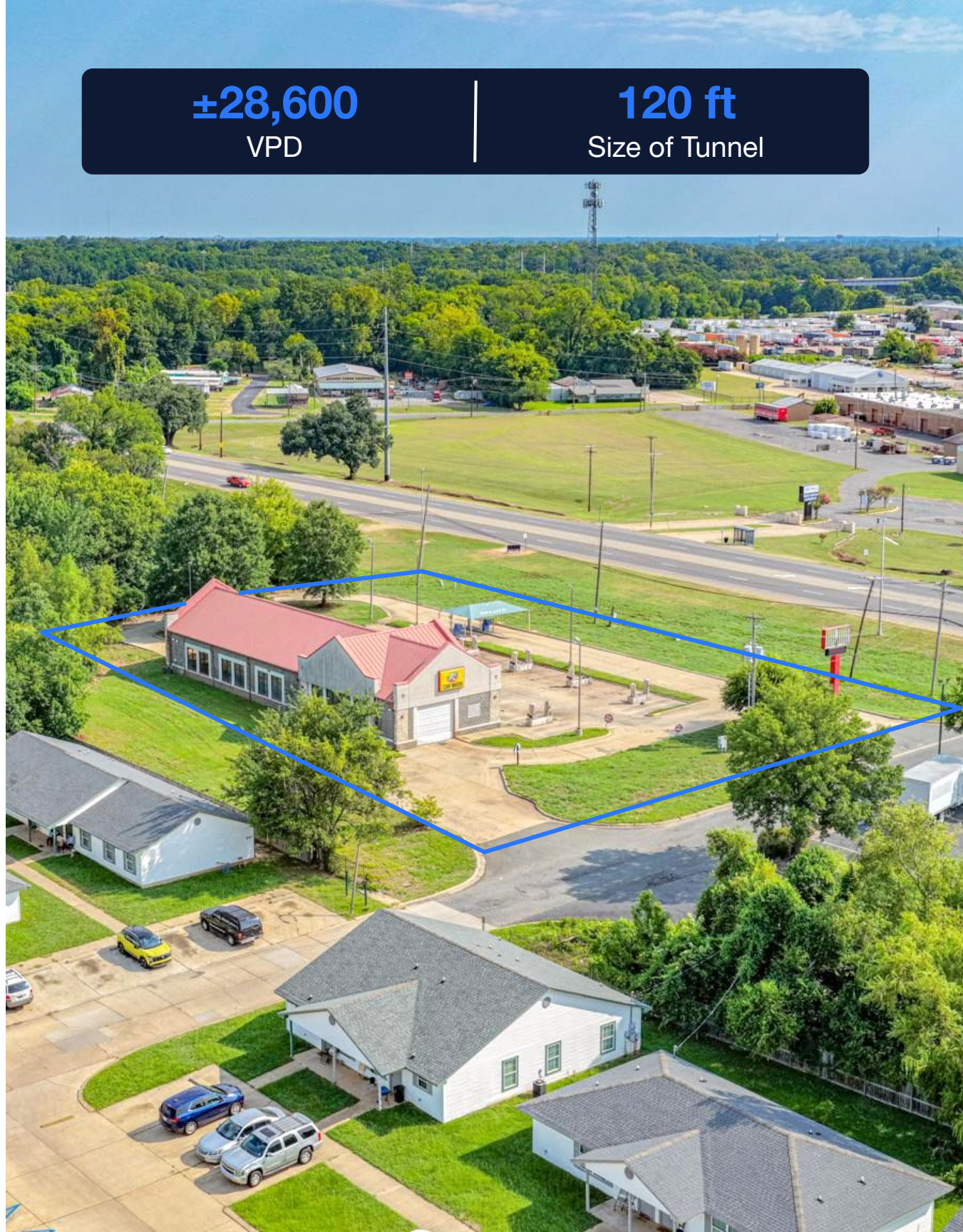
Year Acquired 2015

of Vacuums 20

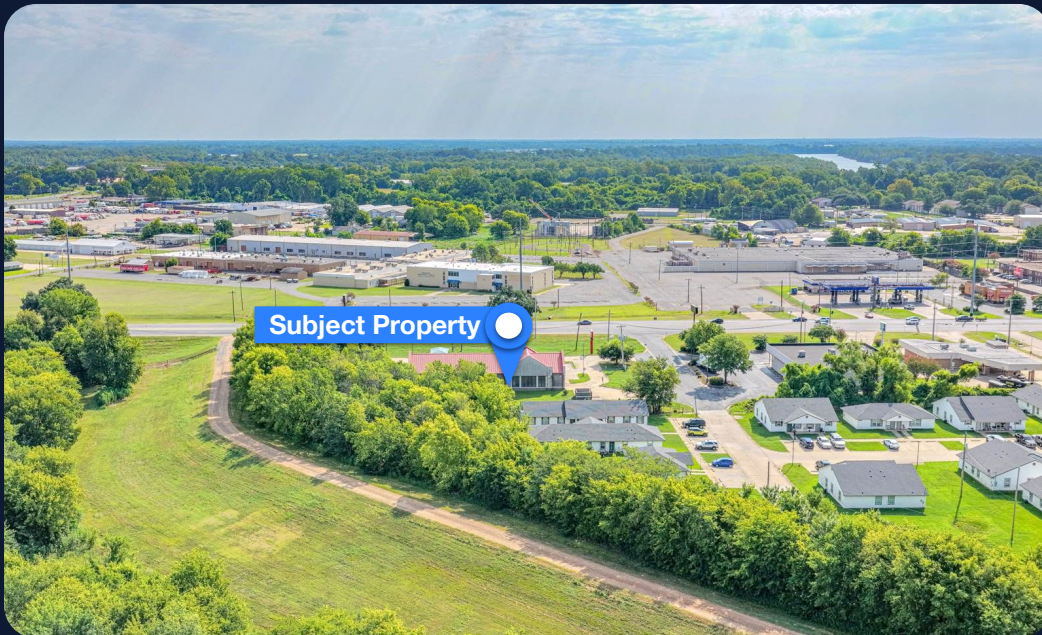
POS Stations 2

±28,600
VPD

120 ft
Size of Tunnel

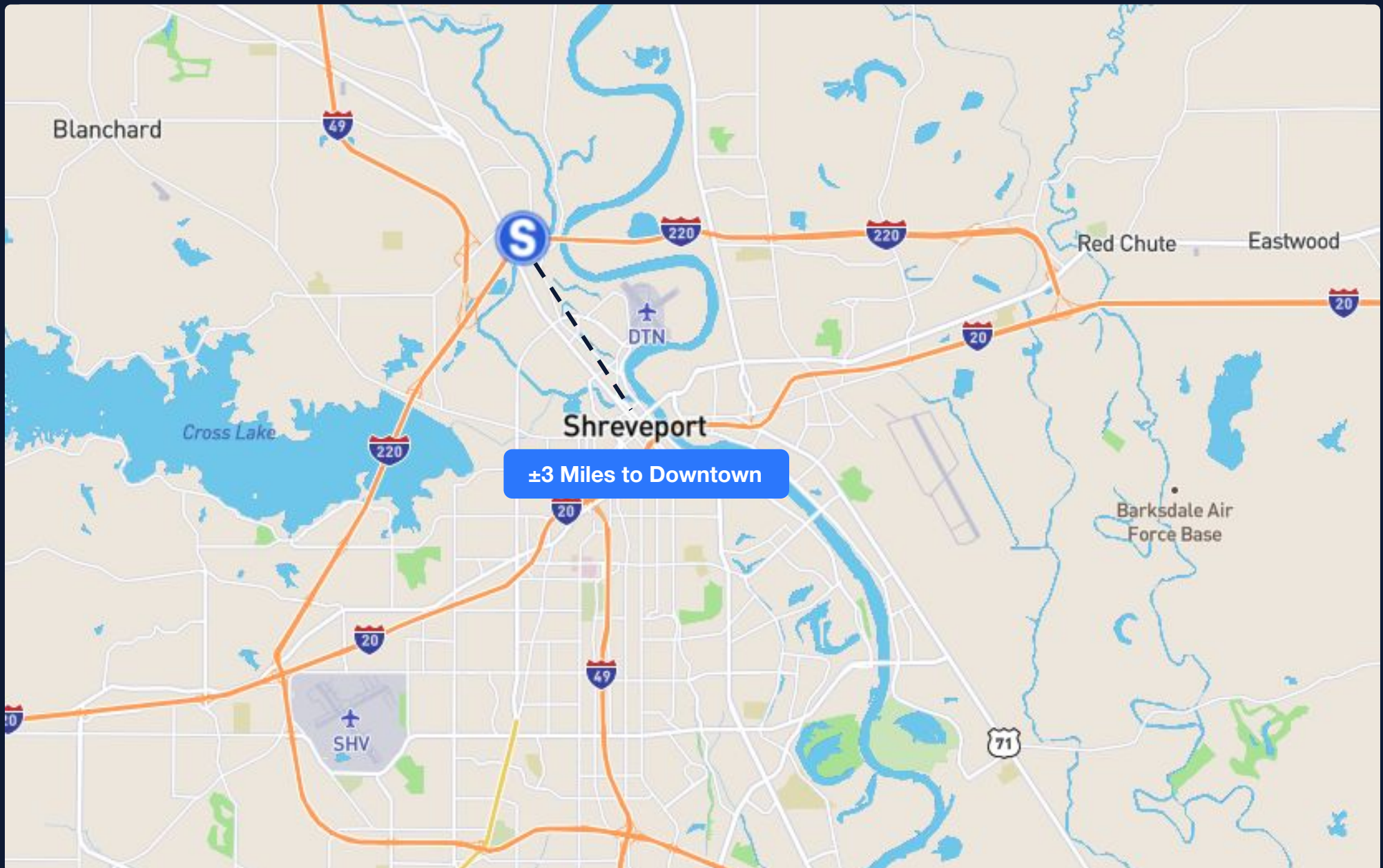


Property Photos



Market Overview

2910 Kitty Ln
Shreveport, LA 71107



Shreveport, LA



Market Demographics

176,578
Total Population

5.0%
Retail Vacancy

Local Market Overview

Shreveport serves as the economic and cultural center of Northwest Louisiana, supported by a diverse mix of healthcare, education, gaming, logistics, government, and military-related employment. Its strategic location near major interstate corridors and the Texas–Arkansas border continues to position the city as an important regional hub for commerce and transportation.

The local economy is anchored by a stable base of employers and essential industries that help support consistent consumer activity throughout the market. Healthcare systems, educational institutions, hospitality, and distribution operations all contribute to the area's long-term economic foundation, while nearby military presence remains an important influence on employment and housing demand.

The Shreveport market continues to attract businesses and residents seeking affordability, accessibility, and regional connectivity. Retail and commercial activity is concentrated along established corridors that benefit from strong visibility, commuter traffic, and proximity to surrounding residential neighborhoods.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,799	15,599	68,089
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,125	6,130	29,857
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$34,922	\$54,055	\$61,593

Central & Western Louisiana Regional Overview



Central & Western Louisiana Retail & Transportation Corridor

The regional economy is supported by *a diverse employment base* that includes *healthcare, manufacturing, forestry, defense, education, energy, and tourism*. Shreveport serves as the area's largest metropolitan employment center, Alexandria functions as central Louisiana's healthcare and logistics hub, and Natchitoches contributes higher education, tourism, and government employment. Limited commercial development throughout the region has helped maintain stable retail fundamentals, while the combination of regional employers, transportation infrastructure, and recreational tourism continues to support long-term consumer demand.

Retail activity is supported by major transportation routes including Interstate 20, Interstate 49, U.S. Highway 171, U.S. Highway 71, and Louisiana Highway 6, connecting communities across North and Central Louisiana with East Texas and the Gulf Coast. These transportation corridors support regional commerce, timber and agricultural industries, manufacturing, healthcare, education, tourism, and energy production while providing efficient distribution access throughout western Louisiana.

\$67 Billion+ Regional Economy

\$4.8 Million+ Annual Visitors

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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 2910 KITTY LN, SHREVEPORT, LA, 71107 ("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.

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