MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

170 N KENAZO AVE | HORIZON CITY, TX 79928

INTERACTIVE OFFERING MEMORANDUM

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PATRICK GRAHAM
Broker of Record | Lic No. 9005919 (TX)

INVESTMENT HIGHLIGHTS

OWNER/USER OPPORTUNITY – Opportunity to acquire the building, business and underlying real estate.

ATTRACTIVE PRICE POINT – The offering price reflects the existing business's profitability and potential for future growth while still being below replacement cost allowing for cash flow from day one.

LOW COMPETITION – This site has little express wash competition in its direct market allowing for additional upside from new owner.

IDEAL LOT SIZE/LAYOUT – The property is positioned on ±1.00 AC of land and has an ideal layout which allows for a high-volume site and future growth.

STRONG EXPOSURE – The property is positioned across the street from 2 large shopping centers and has great access from Kenazo Ave which sees over 10,400 vehicles per day.

SITE POSITIONING – Tsunami Car Wash is directly in front of a large residential development with multiple other neighborhood projects in the immediate area.

QUALIFIES FOR BONUS DEPRECIATION – Car washes qualify for bonus depreciation which can allow for much higher returns on investments and significant tax savings. *Please consult a CPA for further details.

MARKET GROWTH – Horizon City's population has increased by 11.28% since 2020 with an annual growth rate of 2.07%. The city is undergoing a building boom, with plans for 8,000 new homes and an anticipated influx of 10,000 new residents over the next five years.

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


SW
ACE Hardware
SUMMIT PLASTIC MOLDING
Walmart Supercenter
TACO BELL
POPEYES
PANDA EXPRESS CHINESE KITCHEN
peter piper pizza
Applebee's GRILL + BAR
WHATABURGER
MURPHY USA
DUTCH BROS COFFEE
OIL CHANGERS
BURGER KING
LA CASA DEL CLAMATO LOS COLEGAS EL PASO TX
REACH & RELIEVE
jiffy lube
McDonald's
VALERO
Vista MARKETS
Wendy's
AutoZone
DOLLAR TREE
WESTERN WHIRLWIND TOWNHOMES
N KENAZO AVE ± 10,400 VPD
SUBJECT PROPERTY
POT BELLY'S PIZZA
FARMERS INSURANCE

FACILITY SUMMARY

$1,800,000
LIST PRICE

ADDRESS	170 N KENAZO AVE, HORIZON CITY, TX 79928
YEAR BUILT	2016
LOT SIZE	±1.00 AC
# OF VACUUMS	19
TUNNEL LENGTH	±100 FEET
PAY STATIONS	WASHIFY (2020)
EQUIPMENT PACKAGE	BELENGER CAR WASH EQUIPMENT
POS SYSTEM	DRB

TENANT OVERVIEW

Tsunami Express Car Wash

Horizon City, TX offers a streamlined, high-efficiency car wash experience designed to serve the needs of the local community and surrounding areas. Located at 170 N Kenazo Ave, this facility provides express exterior wash options, free vacuum stations, and flexible membership plans to ensure convenience and affordability. The site reflects the company's broader commitment to sustainability through eco-conscious technologies, including water reclamation systems. As part of the expanding Tsunami Express Car Wash network, this location supports the brand's goal of delivering consistent, fast, and reliable service across its regional footprint.

WEBSITE - TSUNAMICARWASHEP.COM

ESTABLISHED - 2016

MARKET OVERVIEW

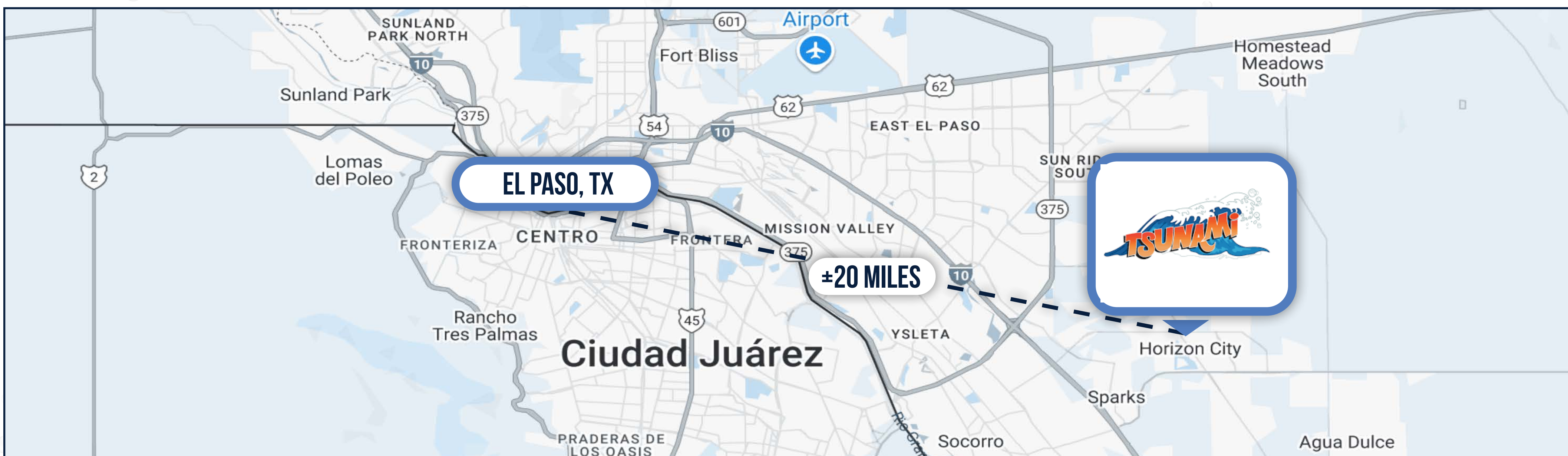
Horizon City, Texas is an emerging suburban municipality located in eastern El Paso County, approximately 20 miles from downtown El Paso. Over the past decade, Horizon City has transitioned from a quiet residential area into one of the region's fastest-growing communities. With a population that has steadily increased, supported by new housing developments and infrastructure investments, the city is drawing both families and businesses seeking affordability and long-term growth potential.

The local economy is closely tied to the broader El Paso metropolitan area, benefiting from proximity to key logistics corridors, including Interstate 10 and the Union Pacific rail line. These connections facilitate access to the U.S.–Mexico border and support industries such as transportation, warehousing, manufacturing, and cross-border trade. The city is also witnessing increasing interest from retailers, service providers, and industrial operators, reflecting a shift toward a more diversified economic base.

Municipal efforts to modernize infrastructure—such as road expansions, utility upgrades, and zoning improvements—are positioning Horizon City as a desirable destination for both residential and commercial investment. The presence of a growing labor force, relatively low land costs, and available development parcels continues to attract attention from developers and investors across West Texas and beyond.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	7,820	51,328	78,763
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2025 Households	2,253	14,631	22,606
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$73,944	$85,015	$83,493



EL PASO, TEXAS

MARKET OVERVIEW

3.78%
PROJECTED ANNUAL GROWTH RATE

679K
2024 TOTAL POPULATION

El Paso, Texas, has a stable and steadily growing economy supported by key sectors including government, defense, healthcare, logistics, and international trade. Its proximity to the U.S.–Mexico border makes it a critical point for cross-border commerce, with Fort Bliss serving as a major employer and economic anchor. The city also benefits from a strong presence in warehousing, manufacturing, and distribution, particularly through its role as a major inland port. Healthcare and education contribute to workforce development, with institutions like the University of Texas at El Paso playing an increasingly active role. The local commercial real estate market reflects these trends, with continued demand in the industrial sector and resilience in government and medical office uses. Multifamily properties remain in demand due to steady population growth and limited new supply, while the housing market offers affordability compared to other major Texas metros. El Paso's relatively low cost of living, young and bilingual workforce, and expanding infrastructure contribute to its appeal for investors and businesses seeking stable, long-term opportunities in a secondary market.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **170 N Kenazo Ave, Horizon City, TX 79928** ("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.

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

Buyer/Tenant/Seller/Landlord Initials   Date