Wet-N-Jet Fredericksburg

516 Friendship Ln, Fredericksburg, TX 78624

Owner/User Investment Opportunity

Offering Memorandum

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Property Overview

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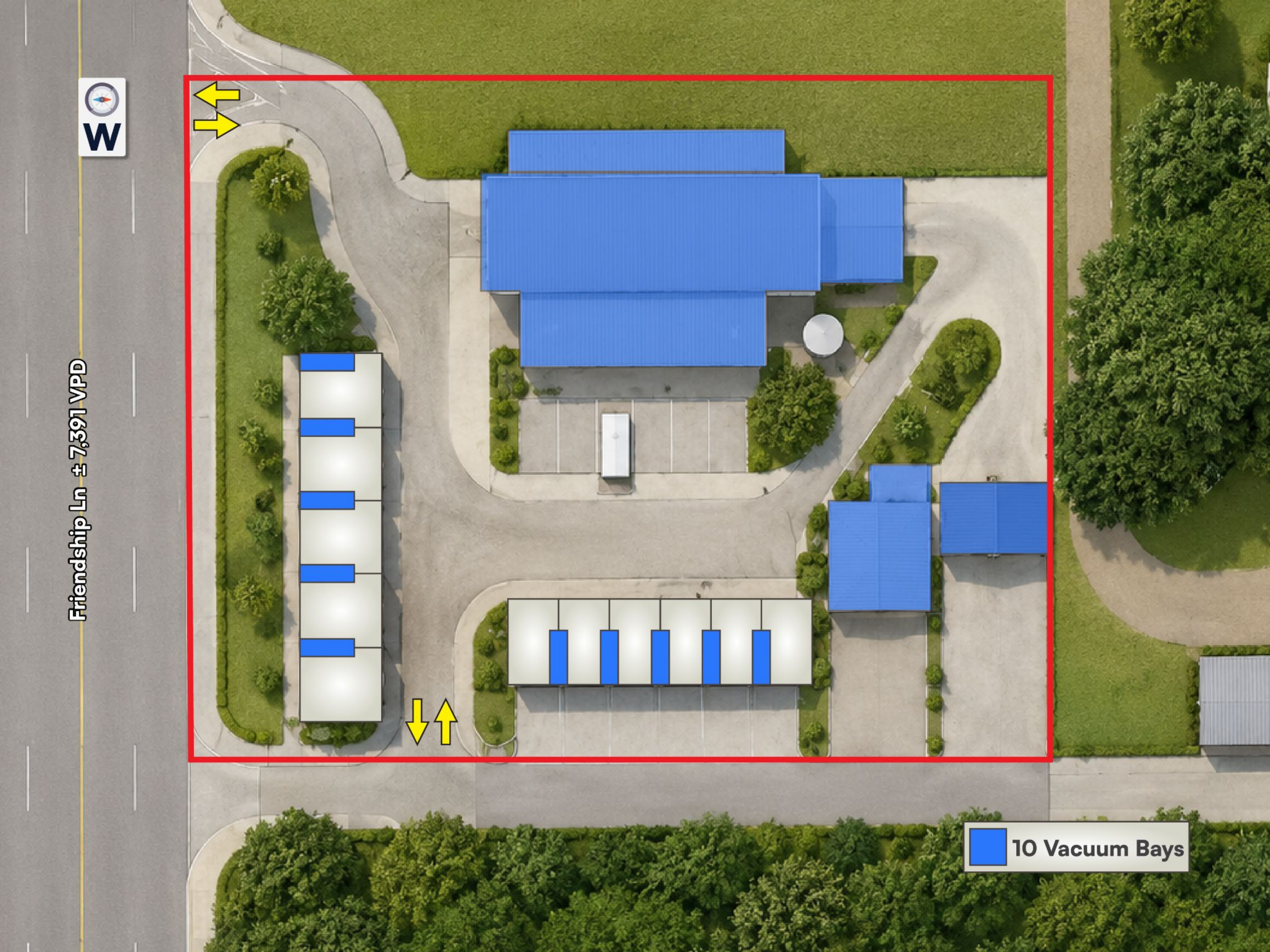
Investment Highlights

$2,000,000
List Price

Property Highlights

- **Owner/User Opportunity –** Rare opportunity to acquire the operating business, real estate, and improvements for this established express tunnel car wash.
- **Modern Express Wash Facility –** Built in 2015, the property features a well-maintained express wash tunnel in one of Texas' strongest tourism-driven markets.
- **Limited Competition –** One of only two tunnel car washes serving Fredericksburg, creating a strong competitive position with meaningful upside potential.
- **Strong Surrounding Development –** Significant recent retail growth includes a new Chick-fil-A directly across the street and a newly opened Discount Tire nearby, further increasing traffic and visibility.
- **Rapidly Expanding Trade Area –** The population within a 3-mile radius grew 3.33% over the past five years and is projected to increase an additional 4.63% over the next five years, according to CoStar.
- **High-Traffic Tourist Destination –** Fredericksburg attracts approximately 1.2–1.5 million visitors annually and is home to more than 60 wineries, making it one of Texas' premier tourism destinations.
- **Value-Add Potential –** Offered significantly below estimated replacement cost, the property presents a compelling opportunity to increase revenue and long-term asset value in a rapidly growing market.
- **Strong Retail Synergy –** Nearby national retailers include Walmart, Chick-fil-A, Discount Tire, Fairfield Inn & Suites by Marriott, and numerous other established brands that drive consistent area traffic.
- **Bonus Depreciation Benefits –** Car wash assets may qualify for 100% bonus depreciation, creating potential tax advantages for ownership. Buyers should consult their CPA or tax advisor for additional details.

N
H-E-B
Fredricksburg High School
±1,030 Students
Best Western
Nury's
Wine Country Inn
Holiday Inn Express
Prometheus Pizza
Martini's Seafood House
Fredericksburg Brewing Co.
Sunset Grill
Campo Azul
Zulys
Bakery · Café · Bistro
Fredericksburg Auto Glass
Comfort Candle Co.
American Legion
River Hills Storage
Comfort Inn & Suites
Days Inn by Wyndham
Attic Storage
Fredericksburg Coffee Co.
El Quincho
Fredericksburg Eye Associates
87
± 9,615 VPD
±1.3 Miles Away
Walmart
Subject Property
Discount Tire
Chick-fil-A
Fairfield by Marriott
Ford
McLane Ford of Fredericksburg
Friendship Ln ± 7,391 VPD


W
Friendship Ln ± 7,391 VPD
10 Vacuum Bays

516 Friendship Ln
Fredericksburg, TX 78624

±3,649 SF
GLA

2015
Year Built

Sonny’s
Equipment

75ft Express Tunnel
Car Wash Type

±0.83 AC
Lot Size

Property Photos

Business Overview

Car Wash Overview

Wet-N-Jet Car Wash is a locally operated automotive service provider based in San Antonio, Texas, serving the greater San Antonio market with express and full-service car wash offerings. The operator has established a neighborhood-oriented reputation by providing convenient, value-driven vehicle cleaning services in high-traffic retail corridors. Wet N Jet emphasizes customer convenience, efficient throughput, and affordable wash packages, positioning the brand within the growing express car wash segment that continues to benefit from recurring consumer demand and membership-based revenue models. The business operates in a resilient automotive services category supported by daily transportation needs and strong repeat visitation patterns.

Why Invest in Wet-N-Jet Car Wash?

- **Recession-Resistant Service Category**
  Car washes operate within the necessity-based automotive services sector. Consumers continue maintaining vehicles during economic slowdowns, creating relatively durable demand compared to discretionary retail categories.

- **Recurring Revenue Through Membership Programs**
  Modern express car wash operators increasingly rely on monthly unlimited wash memberships, which create predictable recurring revenue and improve customer retention.

- **High Daily Traffic & Strong Visibility**
  Car wash properties are typically located along major commuter corridors with excellent street frontage and traffic counts, enhancing long-term real estate value and consumer accessibility.

- **Low E-Commerce Exposure**
  Unlike traditional retailers, car wash services cannot be displaced by online shopping trends, providing insulation from broader retail disruption.

- **Fragmented Industry with Consolidation Activity**
  The car wash industry remains highly fragmented, attracting private equity groups and regional consolidators seeking scalable acquisition opportunities. This creates potential exit liquidity and valuation support for operators and investors.

Market Overview

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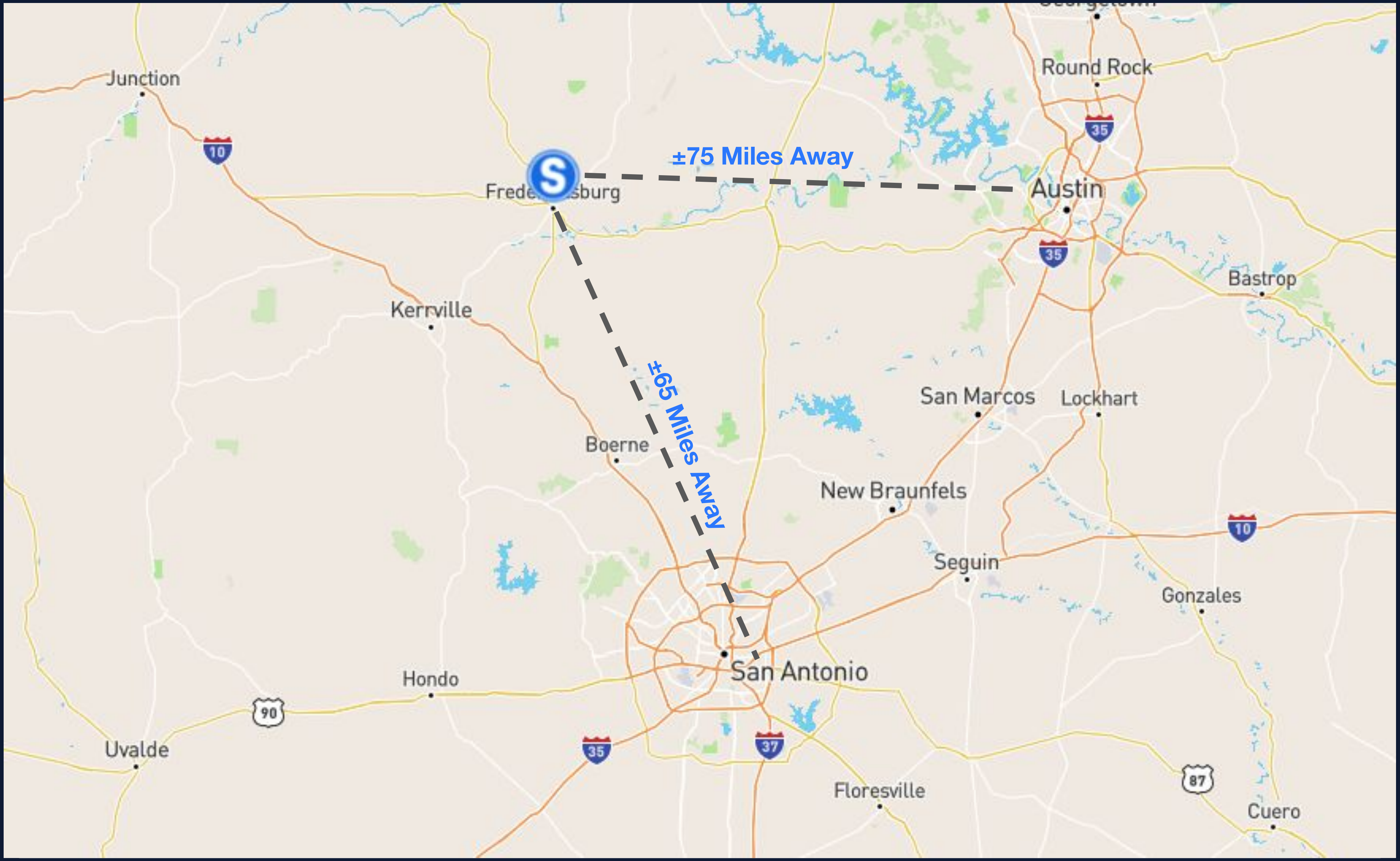


Fredericksburg , TX

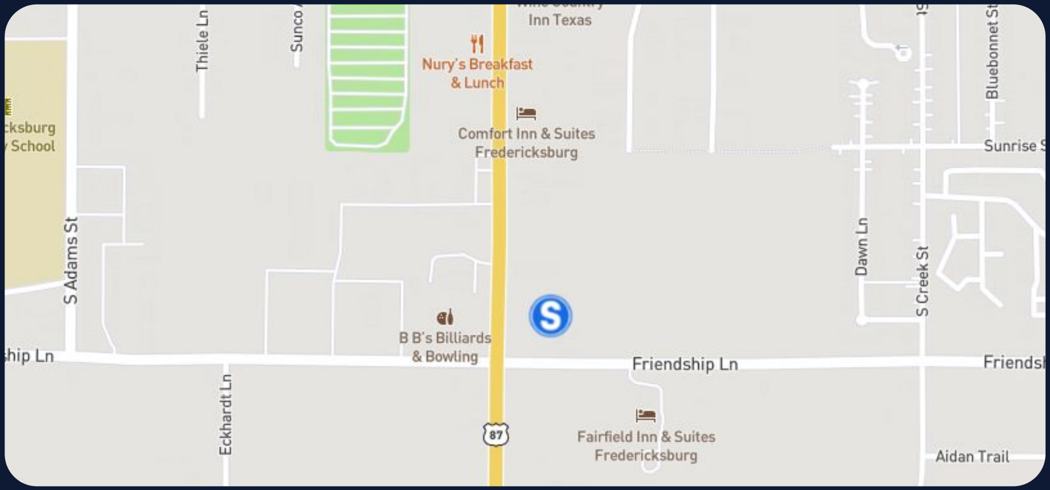
Market Demographics

11,893
Total Population

$64,534
Median HH Income

5,222
Employed Population

53
Median Age



Local Market Overview

Fredericksburg, Texas continues to distinguish itself as one of the Hill Country's most desirable lifestyle and tourism-driven markets. Known for its historic charm, German heritage, award-winning wineries, and scenic landscapes, the community attracts a diverse mix of retirees, second-home buyers, entrepreneurs, and visitors seeking a high-quality small-town environment within driving distance of Austin and San Antonio.

The local economy is heavily supported by tourism, hospitality, healthcare, retail, and construction sectors, all of which have contributed to steady population and employment growth in recent years. Fredericksburg's thriving Main Street district, expanding wine industry, and year-round event calendar continue to fuel demand for both residential and commercial real estate. The area's strong tourism performance has also supported growth in short-term rental activity and boutique hospitality development.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,780	14,329	17,031
Current Year Estimate	2,661	13,678	16,277
2020 Census	2,540	13,237	15,725
Growth Current Year-Five-Year	4.49%	4.76%	4.63%
Growth 2020-Current Year	4.77%	3.33%	3.51%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	1,178	5,956	7,087
Current Year Estimate	1,130	5,786	6,893
2020 Census	1,095	5,678	6,744
Growth Current Year-Five-Year	4.28%	2.93%	2.82%
Growth 2020-Current Year	3.18%	1.91%	2.21%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$102,619	$126,287	$127,292

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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 516 Friendship Ln, Fredericksburg, TX, 78624 ("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.

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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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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.

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