

6771 WOODLANDS PKWY
THE WOODLANDS, TX 77382



VENTURA CAR WASH TIME

OFFERING MEMORANDUM



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CONFIDENTIAL OFFERING MEMORANDUM

PRESENTED EXCLUSIVELY BY:

W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
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PROPERTY OVERVIEW



Location

6771 Woodlands Pkwy
The Woodlands,
TX 77382



Price

\$8,000,000



Size

+/- 5,776 SF on
+/- 3.2 AC

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6771 Woodlands Parkway is an incredible opportunity to acquire a state of the art, newly renovated car wash. This property has full, express, detail, and self-service facilities. Recently, the facility was updated with all new equipment, self-service bays, and a customer lounge waiting area. Additionally, there is a camera surveillance system in place that provides security coverage throughout the property.

This property is in a prime location with excellent visibility. It has 235 feet of frontage on Woodlands Parkway, just west of the Kuykendahl Road. Its location next to HEB in a high density residential and commercial populated area creates a large, captive market audience. There's an average traffic count of over 30,000 vehicles per day on Woodlands Parkway and over 28,000 vehicles per day on nearby Kuykendahl Road.



EXECUTIVE SUMMARY

6Ventura Carwash, formally known as Carwash Time, started in late December of 2021, with an original tunnel built in June of 2006 consisting of, Mcneil, Peco and Belanger equipment. After almost a year of operation and months of planning a full-scale renovation went underway, from tunnel equipment to self-serve, even the addition of an indoor waiting area. The tunnel was stripped bare and replaced with top-of-the-line motor city wash works equipment, giving customers an overall enhanced wash experience. We didn't stop there; the self-serve wash bays received a \$225,000 upgrade with all new machinery and chemicals as well as new white wall paneling and the addition of barrier walls. Cosmetic improvements were also made including fresh coat of paint, stucco repair, trip replacements, etc. The tunnel had the most amount of work done as everything was installed new, with an investment of about 2 million dollars including tunnel remodel and equipment replacement. The office was fully remodeled and expanded with an upgraded camera system, and the addition of a laundry room.

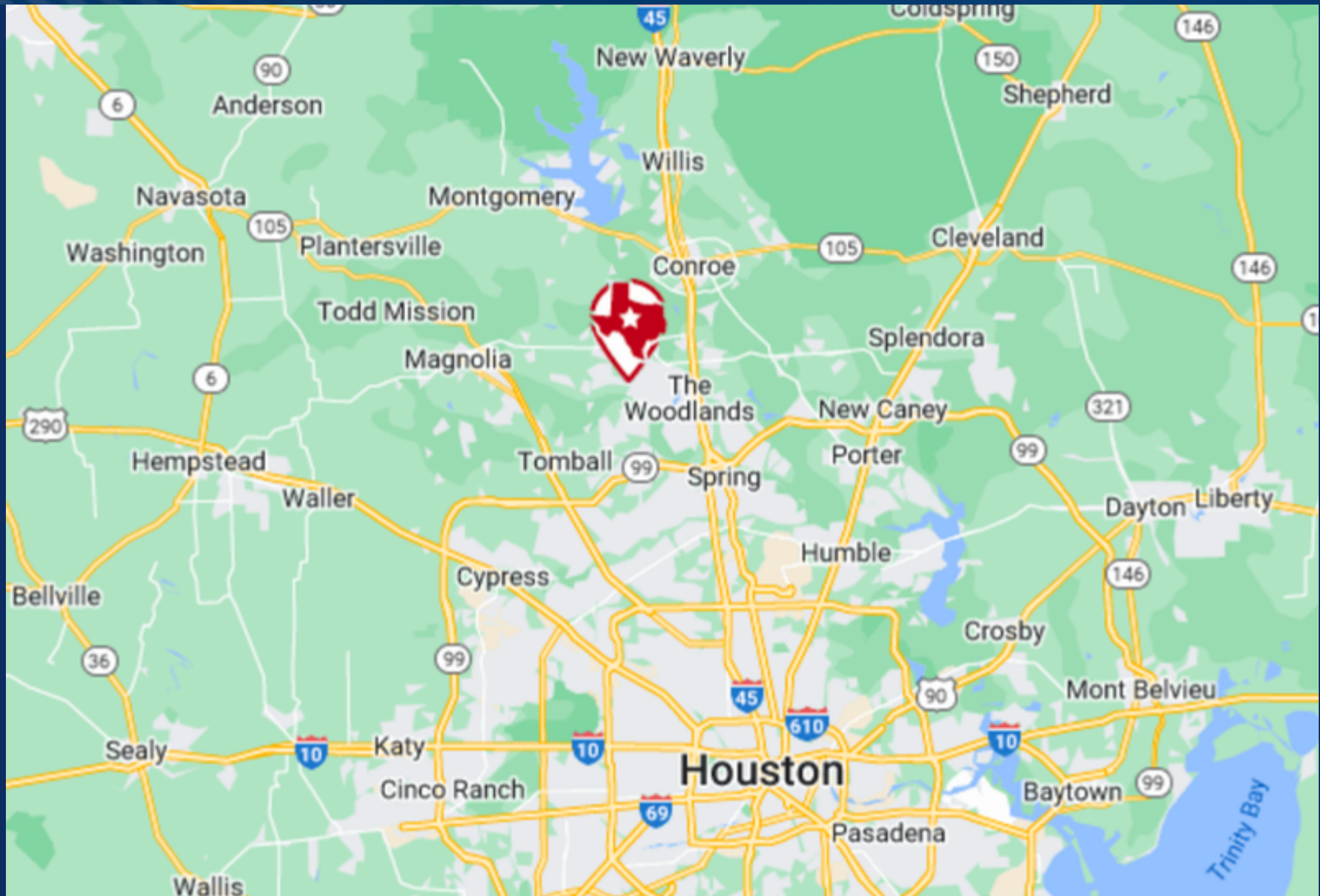
Improvements made:

- Tunnel equipment replaced
- Self-serve equipment replaces
- Air conditioning and furnace
- Water heater
- Camera system
- Lighting
- Wall paneling replaced
- Cashier touch terminal replaced
- Indoor and outdoor waiting area
- Employee seating area
- New signage on tunnel and woodlands pkwy
- Self-serve vacuums replaced
- Full exterior painting and remodel

PROPERTY PHOTOS



LOCATION MAP



MARKET AERIAL MAP

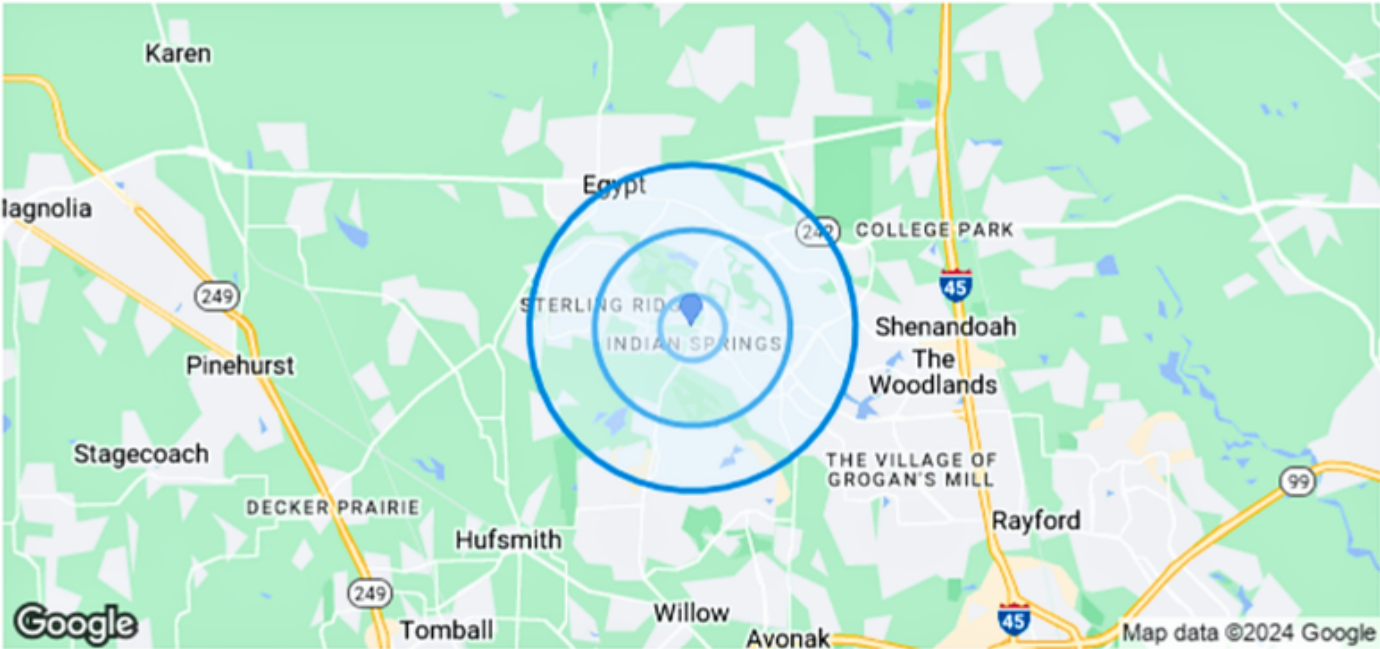


THE WOODLANDS MARKET

Ranked 2023 #3 “Best City to Live in America” by Niche.com, achieving an overall A+ Niche grade in the national survey.

Located about 30 miles north of downtown Houston, Texas, The Woodlands officially began in 1974. The Woodlands is a master-planned community with approximately 118,000 residents and approximately 2,100 businesses. The Woodlands is well known for its extensive parks and recreation, golf, corporate headquarters, schools, places of worship, shopping, dining, hospitality, healthcare and much more. Today, there are 151 parks and 220 miles of hike and bike trails. For many years, various homeowner associations and special purpose districts provided services for residents and businesses.

www.thewoodlandstownship-tx.gov



POPULATION	1 MILE	3 MILE	5 MILE
Total Population			
Median age	40.1	39.5	39.5
Median age (Male)	41.3	39.3	39.3
Median age (Female)	37.9	39.7	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total households			
# of persons per HH	2.80	2.76	2.64
Average HH income	\$312,047	\$203,238	\$178,662
Average house value	\$386,382	\$398,380	\$359,889

*Demographic data valid as of January 2020 and is derived from US Census and other official government sources



Information About Brokerage Services

11-2-2015

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
<u>William Douglass Larson</u>	<u>227872</u>	<u>doug@texasgres.com</u>	<u>(713) 824-3799</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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