

OPPORTUNITY TO ACQUIRE FOUR STATE-OF-THE-ART CAR WASH FACILITIES AVAILABLE FOR INDIVIDUAL OR PORTFOLIO SALE



800 BRASHEAR AVE | MORGAN CITY, LA 70380



2041 W LAUREL AVE | EUNICE, LA 70535



316 WESTGATE RD | SCOTT, LA 70583



111 ROSIERE ST | VILLE PLATTE, LA 70586

Mr. Bee's
Car Wash



800 BRASHEAR AVE



LISTED BY

DONNIE JARREAU

Broker of Record | Lic No. BROK.995704351-CORP (LA)

IN CONJUNCTION WITH

POINT OF CONTACT



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2041 W LAUREL AVE



316 WESTAGTE RD

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EXECUTIVE OVERVIEW
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2041 W LAUREL AVE

INVESTMENT HIGHLIGHTS



OWNER/USER OPPORTUNITY

Opportunity to acquire the business, building, and underlying real estate.



HIGH BARRIERS TO ENTRY & LOW COMPETITION

The local express car wash market is underdeveloped, with limited competition, creating high barriers to entry while providing long-term revenue protection and market dominance.



SCALABLE & EFFICIENT BUSINESS MODEL

The express car wash model delivers fast, high-volume service with minimal labor costs. Designed for rapid throughput, these locations maximize profitability through high-margin services, capitalizing on increasing consumer demand for quick, affordable car washes and ensuring strong cash flow and growth.



HIGH-DEMAND LOCATIONS WITH IMMEDIATE MARKET SHARE EXPANSION

This portfolio includes four strategically located express car wash properties in high-traffic areas across Louisiana. These sites serve an underserved customer base in growing regions, offering immediate market share expansion and regional dominance potential.



PROVEN STABILITY WITH LONG-TERM DEMAND

With a strong customer following and consistent revenue generation, these properties benefit from repeat business driven by convenience. Serving both residential and fleet customers, they ensure stable cash flow and long-term demand.



SIGNIFICANT TAX ADVANTAGE - ACCELERATED DEPRECIATION

Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 80 percent of the cost in the first year. Some car washes even qualify for “bonus depreciation” for personal property acquisitions in addition.*

*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

PORTFOLIO LOCATION MAP



111 ROSIERE ST

2041 W LAUREL AVE



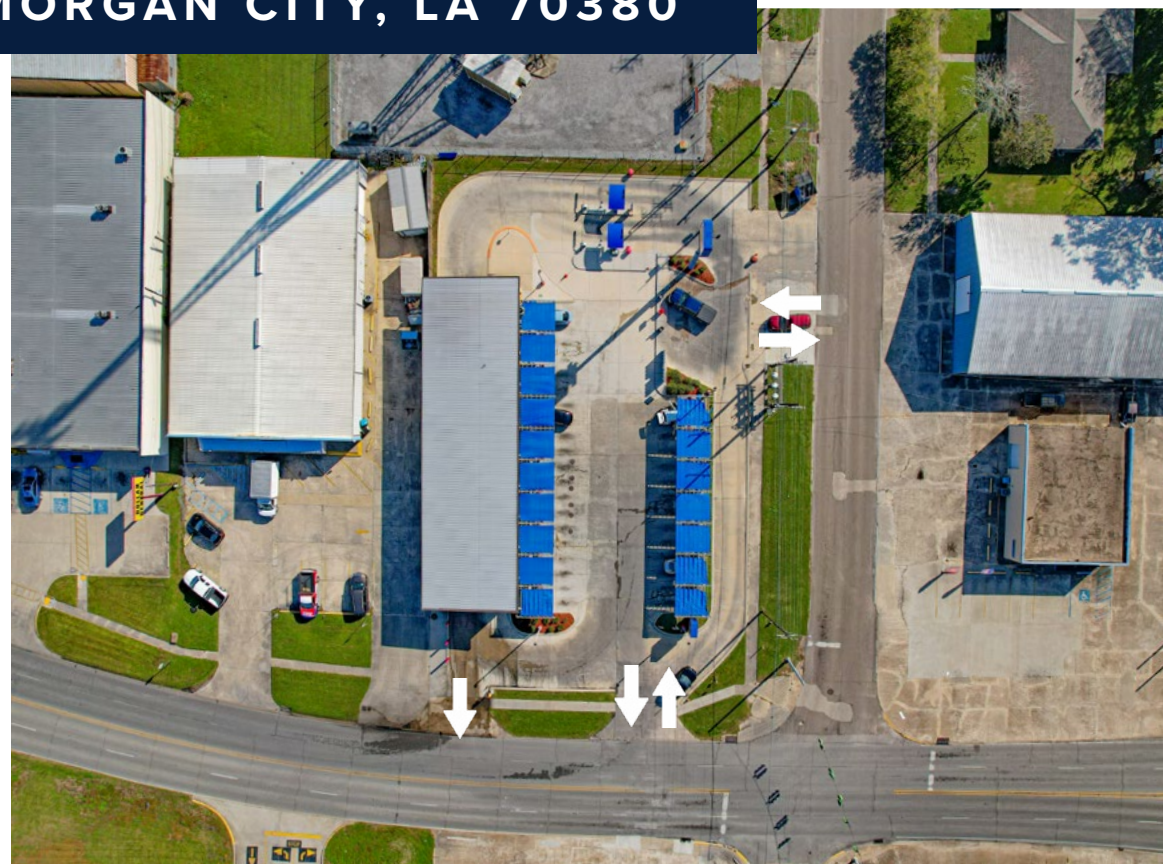
316 WESTGATE RD



800 BRASHEAR AVE



800 BRASHEAR AVE | MORGAN CITY, LA 70380





COLONIAL PLAZA

SUBWAY
CIRCLE K
ROUSES MARKETS
bealls
OUTLET
WAF FLE
H O U S E

SLCC
 SOUTH LOUISIANA COMMUNITY COLLEGE

Pizza Hut

TACO BELL

POPEYES
BURGER KING
CVS pharmacy

CANNATA'S

DOLLAR GENERAL

Mr. Bee's
Car Wash
 800 Brashear Ave
 Morgan City, LA

90 ± 33,500 VPD

W

FedEx
 Ship Center

BRASHEAR AVE ± 13,400 VPD



MORGAN CITY JUNIOR HIGH SCHOOL
488 STUDENTS

Walmart
Neighborhood Market

Morgan City

TOYOTA



Paco's
SANDWICH SHOP

Ochsner St. Mary

Pizza Hut

TACO BELL

FedEx
Ship Center



M.E. NORMAN ELEMENTARY
372 STUDENTS

Mr. Bee's
Car Wash
800 Brashear Ave
Morgan City, LA

DOLLAR GENERAL

CANNATA'S

BRASHEAR AVE ± 13,400 VPD

± 33,500 VPD





2041 W LAUREL AVE | EUNICE, LA 70535



Walmart
Supercenter

McDonald's

ROSES **mr. Gatti's**
pizza

MAVIS DISCOUNT TIRE
HIBBETT
SPORTS
DOLLAR TREE

Aaron's **FedEx**
Auto Zone
DOLLAR GENERAL

CROSSFIT
EUNICE

NAPA

SouthStar
URGENT CARE

Mr. Bee's
Car Wash
2041 W Laurel Ave
Eunice, LA

EUNICE HIGH SCHOOL
650 STUDENTS

190

± 16,500 VPD

Wendy's



± 16,500 VPD



111 ROSIERE ST | VILLE PLATTE, LA 70586



DOLLAR TREE
O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE
POPEYES

McDonald's
Shell

Walmart
Supercenter
Pizza Hut **AT&T**



SONIC **MURPHY USA**

BURGER KING

SUBWAY

jiffy lube

Cooney
Fleet Repair Services
Certified Technicians Who Care

ROSIERE ST ± 16,000 VPD

Mr. Bee's Car Wash
111 Rosiere St
Ville Platte, LA





EL FLAMINGO
MEXICAN RESTAURANT

BW Best Western.



Rick's
RV Sales
- Ville Platte -

Cooney
Fleet Repair Services
Certified Technicians Who Care


jiffy lube

Mr. Bee's
Car Wash

111 Rosiere St
Ville Platte, LA

ROSIERE ST ± 16,000 VPD





316 WESTGATE RD | SCOTT, LA 70583



 **STS. PETER AND PAUL CATHOLIC SCHOOL**
342 STUDENTS

 **SCOTT MIDDLE SCHOOL**
650 STUDENTS

 **DEVON**
SELF STORAGE
A member of The Inland Real Estate Group of Companies, Inc.



± 12,800 VPD



Exxon
MOURETMOTORS

Mr. Bee's
Car Wash
316 Westgate Rd
Scott, LA



WESTGATE RD

American RV and Boat Storage



THE WATERS AT WEST VILLAGE
216 UNITS



SW

DOLLAR
GENERAL



ACADIAN HERITAGE APARTMENTS
89 UNITS

HWYRESCUE™

Mr. Bee's
Car Wash

316 Westgate Rd
Scott, LA

LSC
CRANE AND TRANSPORTATION

Auto
Expressions LLC

WESTGATE RD

FACILITY SUMMARY
4 PROPERTY CAR WASH PORTFOLIO

SECTION
TWO



FACILITY SUMMARIES



800 BRASHEAR AVE

LIST PRICE - \$5,170,000

WASH NAME	MR. BEE'S CAR WASH - MORGAN CITY
ADDRESS	800 BRASHEAR AVE, MORGAN CITY, LA 70380
YEAR BUILT	2020
TYPE OF SALE	BUSINESS & REAL ESTATE
LOT SIZE	±0.50 AC
CAR WASH TYPE	EXPRESS CAR WASH
TUNNEL LENGTH	±120 FT
# VACCUMS	17
APNs	3194361590 & 3194361589 & 3194361588



2041 W LAUREL AVE

LIST PRICE - \$4,550,000

WASH NAME	MR. BEE'S CAR WASH - EUNICE
ADDRESS	2041 W LAUREL AVE, EUNICE, LA 70535
YEAR BUILT	2019
TYPE OF SALE	BUSINESS & REAL ESTATE
LOT SIZE	±0.65 AC
CAR WASH TYPE	EXPRESS CAR WASH
TUNNEL LENGTH	±100 FT
# VACCUMS	20
APN	601039800

FACILITY SUMMARIES



316 WESTGATE RD

LIST PRICE - \$1,000,000

WASH NAME	MR. BEE'S CAR WASH - SCOTT
ADDRESS	316 WESTGATE RD, SCOTT, LA 70583
YEAR BUILT	2009
TYPE OF SALE	BUSINESS & REAL ESTATE
LOT SIZE	±0.65 AC
CAR WASH TYPE	EXPRESS CAR WASH
TUNNEL LENGTH	±65 FT
# VACCUMS	8
APN	6122057



111 ROSIERE ST

LIST PRICE - \$1,405,000

WASH NAME	MR. BEE'S CAR WASH - VILLE PLATTE
ADDRESS	111 ROSIERE ST, VILLE PLATTE, LA 70586
TYPE OF SALE	BUSINESS & REAL ESTATE
LOT SIZE	±0.54 AC
CAR WASH TYPE	EXPRESS CAR WASH
TUNNEL LENGTH	±75 FT
# VACCUMS	9
APN	110235675

AREA OVERVIEW
4 PROPERTY CAR WASH PORTFOLIO

SECTION
FOUR



800 BRASHEAR AVE

MORGAN CITY, LA

Morgan City, Louisiana is a small city located in St. Mary Parish, characterized by its strategic position along the Atchafalaya River and proximity to the Gulf of Mexico. Founded in the mid-19th century and originally named Brashear City, it was renamed in honor of Charles Morgan, a significant figure in the development of the area’s transportation infrastructure. The city has a population of approximately 12,500 and is known for its rich cultural heritage, particularly in shrimping and oil production. Morgan City hosts the annual Louisiana Shrimp and Petroleum Festival, celebrating its dual economic foundations and community spirit. The city’s geography not only provides natural beauty but also presents challenges such as flooding and hurricanes, which influence local life and planning efforts.

Economically, Morgan City has historically relied on the offshore oil industry and seafood processing as its primary drivers. While oil extraction remains a vital sector, fluctuations in this industry have prompted diversification into tourism and recreational activities centered around its waterways. The city has been recognized as a “Development Ready Community,” indicating proactive measures to attract new businesses and enhance economic growth through strategic planning. Key sectors now include manufacturing, retail trade, and construction, with ongoing efforts to develop infrastructure that supports both industrial activity and quality of life for residents.

PROPERTY DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	6,370	15,210	19,399
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Estimate	2,719	6,178	7,887
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$65,771	\$72,078	\$74,771

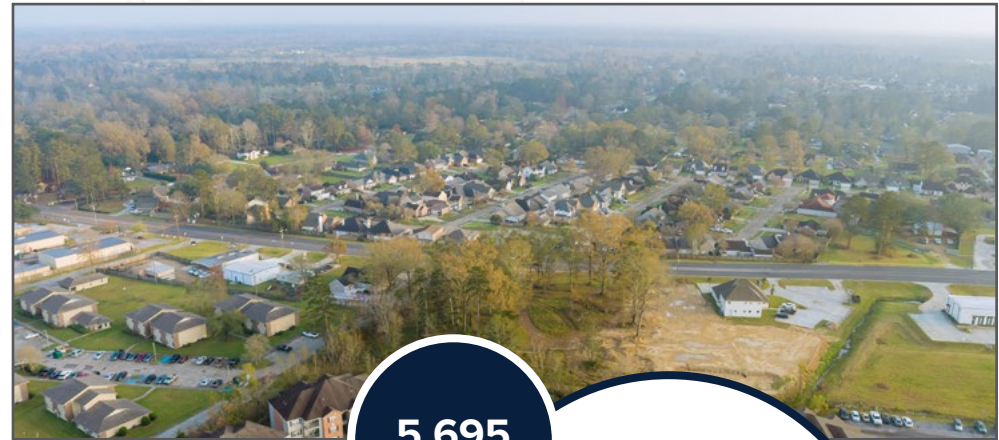


EUNICE, LA

Eunice, Louisiana is known as the “Prairie Cajun Capital” located in St. Landry Parish, with a population of approximately 10,000 residents. Founded in September 1894 by developer CC Duson and named after his wife Eunice Pharr Duson, the city sits amid rice fields and crawfish ponds in the heart of Cajun Country. The city is renowned for its rich cultural heritage, particularly its vibrant Cajun music scene, hosting the Cajun Music Hall of Fame and Museum and featuring weekly live music traditions like the Saturday morning jam sessions at Savoy’s Music Center. Eunice is also famous for its spectacular Mardi Gras celebration called the Courir de Mardi Gras, which showcases unique cultural customs and local music.

Economically, Eunice is driven by agriculture, education, and light manufacturing. The region is a top crawfish-producing area, with one-fifth of the parish dedicated to rice and crawfish farms, supporting businesses like Riceland Crawfish. Louisiana State University at Eunice (LSUE) serves as a key economic development engine, offering workforce training programs and supporting local industries. The area attracts oil field services support companies and associated light manufacturing operations, with key employers including Tanners Services, Sunland Construction, and Waveland Services. The local economy is further bolstered by strategic initiatives like the “Reboot Your Career” campaign, which helps retrain workers in high-demand fields such as healthcare, transportation, logistics, information technology, manufacturing, and construction.

PROPERTY DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2025 Estimate	11,397	14,222	23,489
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Estimate	4,651	5,695	9,204
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$57,517	\$61,909	\$64,314



SCOTT, LA

Scott, Louisiana is a suburban community located in Lafayette Parish, strategically positioned west of Lafayette and intersected by Interstate 10 and Highway 90. With a population of 8,908 in 2024 and growing at an annual rate of 2.06%, the city has a rich history dating back to the late 1800s when it was established as a railroad town. Notably, Scott was designated the “Boudin Capital of the World” by the Louisiana State Legislature in 2012, highlighting its strong Cajun cultural heritage. The city boasts a quaint downtown district featuring shopping, art galleries, and restaurants, and is home to unique attractions like the La Maison de Begnaud Welcome Heritage Interpretive Center and several local parks.

Economically, Scott benefits from its proximity to Lafayette and its strategic transportation infrastructure. The city’s economic drivers include a mix of local businesses, retail, and service industries, with an average household income of \$77,266. The broader Lafayette metropolitan area’s economy is significantly influenced by the oil and gas sector, which plays a crucial role in regional economic development. Nearby industries and the city’s location near major highways provide opportunities for business growth and employment. The local culture, characterized by Cajun traditions, Mardi Gras celebrations, and a strong sense of community, also contributes to the city’s economic and social vitality, attracting both businesses and residents to the area.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Estimate	4,262	40,220	105,756
2030 Projection	4,349	41,312	108,805
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Estimate	1,837	17,476	45,145
2030 Projection	1,891	18,109	46,813
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$56,385	\$63,551	\$75,189



VILLE PLATTE, LA

Ville Platte, Louisiana, is the parish seat of Evangeline Parish, located in the heart of the Bayou Teche Region, approximately 35 miles northwest of Lafayette. Founded in 1824 and incorporated in 1858, the city derives its name from the French words meaning “flat town,” reflecting its geographical landscape. With a current population of 6,120 and experiencing a slight annual decline of 0.76%, Ville Platte is known for its rich Cajun and Creole cultural heritage. The city is particularly famous for being the “Swamp Pop Capital of the World” and the “Smoked Meat Capital of the World,” highlighting its unique cultural contributions to Louisiana’s diverse traditions.

Economically, Ville Platte relies on a mix of manufacturing, agriculture, and industrial sectors. Key economic drivers include manufacturing companies like Cabot Corporation, which produces carbon black, and Cameron Valves & Measurement, a significant employer in the area. The city benefits from its strategic location with access to rail, commodity pipelines, Interstate 49, and US Highway 167, making it attractive for business development. Major industry sectors include healthcare, retail trade, manufacturing, educational services, and public administration. Despite challenges such as a lower median household income of \$28,874 and a poverty rate of 41.7%, the Ville Platte Industrial Park continues to attract businesses, with ongoing efforts to support economic growth and job creation in the region.

PROPERTY DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
2025 Estimate	9,205	12,227	22,338
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Estimate	3,994	5,204	9,350
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$45,217	\$54,086	\$58,626



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 **800 Brashear Ave, Morgan City, LA 70380 & 2041 W Laurel Ave, Eunice, LA 70535 & 316 Westgate Rd, Scott, LA 70583 & 111 Rosiere St, Ville Platte, LA 70586** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

OPPORTUNITY TO ACQUIRE FOUR STATE-OF-THE-ART CAR WASH FACILITIES IN LOUISIANA



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