



# SELF SERVICE CAR WASH PORTFOLIO

4 PROPERTY PORTFOLIO | SAN ANTONIO, TX

 INTERACTIVE OFFERING MEMORANDUM



1718 Goliad Rd

## EXCLUSIVELY LISTED BY



**SIMON ASSAF**  
Vice President & Director  
DIR +1 (949) 873-0275  
MOB +1 (909) 800-7139  
simon.assaf@matthews.com  
Lic No. BR663663000 (AZ)



**CAYSON FINCHER**  
Associate  
DIR +1 (602) 313-8175  
MOB +1 (817) 313-1790  
cayson.fincher@matthews.com  
Lic No. SA691716000 (AZ)

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

(Simon Assaf, Cayson Fincher are in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)



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**EXECUTIVE OVERVIEW**  
SELF SERVICE CAR WASH PORTFOLIO | SAN ANTONIO, TX



# PORTFOLIO INVESTMENT HIGHLIGHTS



## MARKET SHARE

This portfolio allows an owner to acquire 4 locations (38 bays) in the same MSA to gain immediate market share.



## PROVEN LOCATIONS

A 50+ year operating history.



## ACCELERATED DEPRECIATION

Car washes present accelerated depreciation opportunities for tax savings. Under IRS Code Sections 179 & 168(k), these types of properties can qualify for business expense deductions up to 80 percent of the cost and bonus depreciation in the first year.\*



## OWNER/USER OPPORTUNITY

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



## HIGH RETURNS

High return on investment against current financial market rates.

\*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.



2550 Goliad Rd



1743 Rigsby Ave

ROSEMONT AT HIGHLAND PARK



VILLAGE AUTO SALES

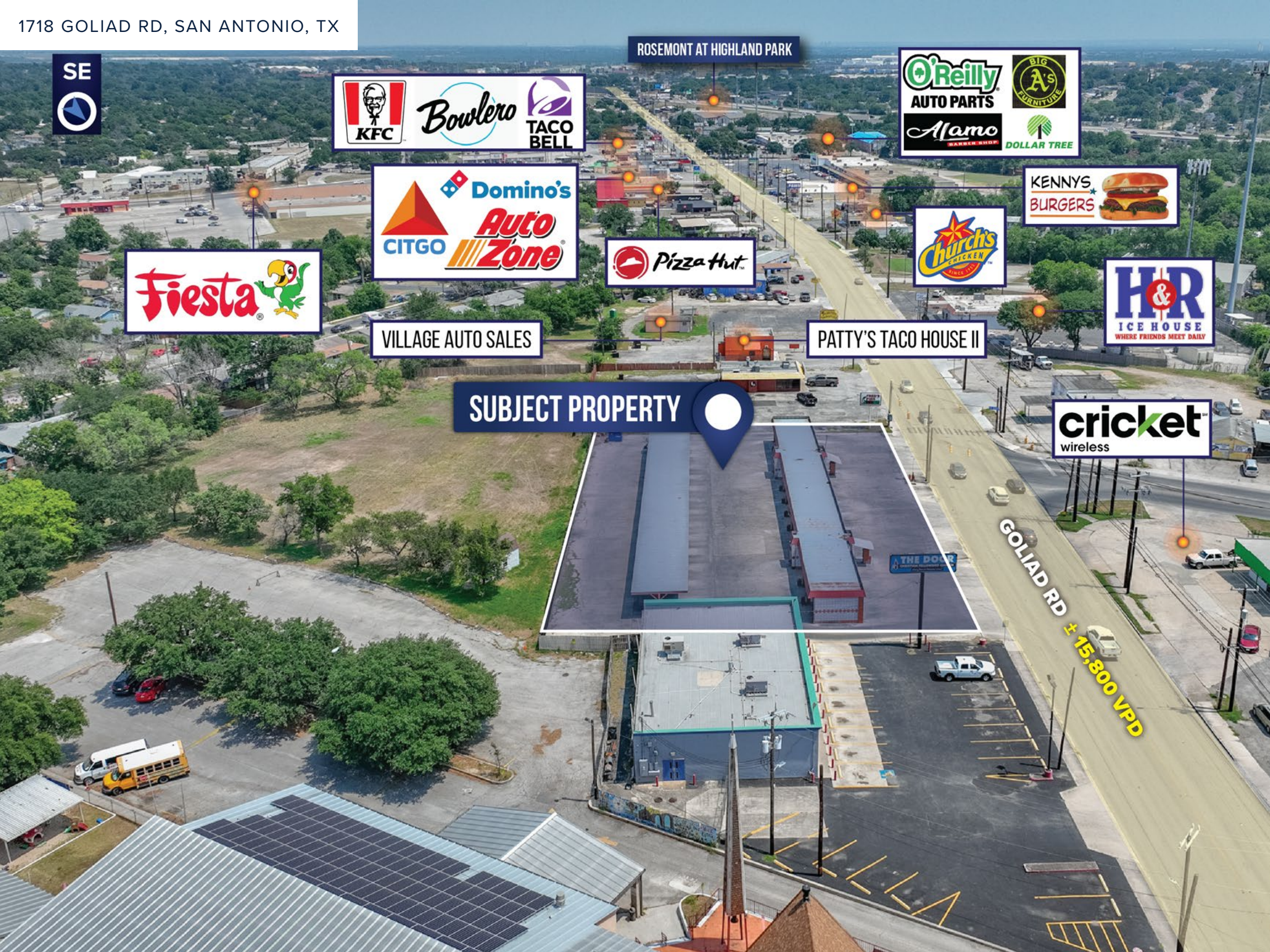
PATTY'S TACO HOUSE II



SUBJECT PROPERTY



GOLIAD RD ± 15,800 VPD





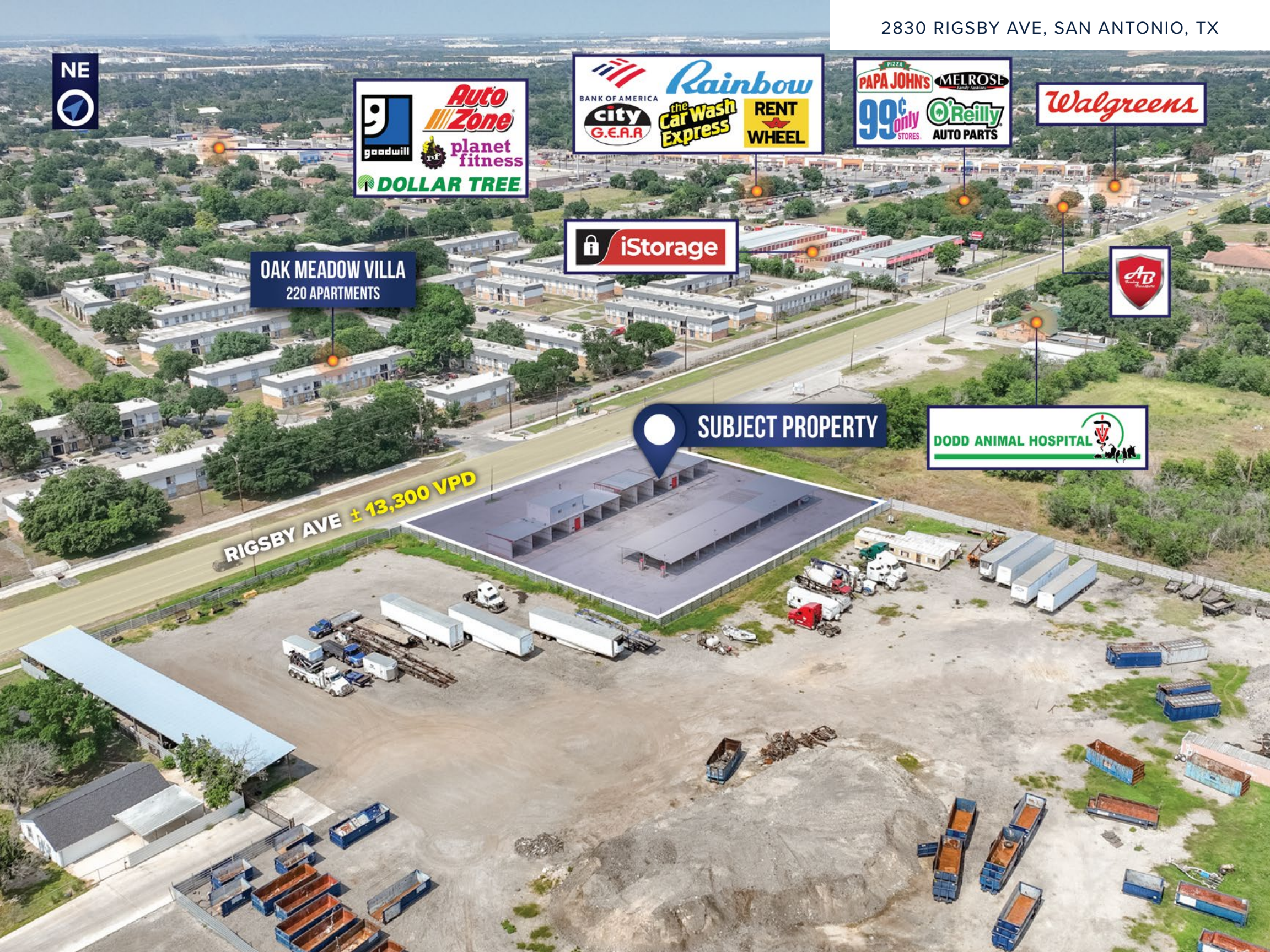
OAK MEADOW VILLA  
220 APARTMENTS



SUBJECT PROPERTY



RIGSBY AVE ± 13,300 VPD





CVS pharmacy

sam's club

Walmart Supercenter

Backer Barrel Old Country Store

NORTHERN TOOL + EQUIPMENT

LOWE'S

CIRCLE K

± 84,100 VPD

Buffet City  
BIG LOTS!  
goodwill  
W

H-E-B

TAQUERIA GUADALAJARA

GOLDBE GYM

Advance Auto Parts

CITY-BASE VISTA APARTMENTS

SUBJECT PROPERTY



TARGET

GOLIAD RD ± 15,800 VPD

THE HOME DEPOT  
ROSS Olive Garden DRESS FOR LESS  
ULTA BEAUTY  
BOOT BARN  
DOLLAR TREE  
MATTRESS FIRM

SHERRY'S TEXAN SEAFOOD





# DOWNTOWN SAN ANTONIO

± 5.5 MILES AWAY

ROSEMONT AT HIGHLAND PARK



DOLLAR GENERAL



CARLOS TIRE SHOP

RIGSBY AVE ± 13,300 VPD

BANEGA'S BAKERY

SUBJECT PROPERTY



ALEMAN MOTOR SPORT

ROLAND RD ± 16,600 VPD

JESMAS MEXICAN RESTAURANT



RUBEN'S HOMEMADE TAMALES

SECTION  
**TWO**

**FINANCIAL SUMMARY**  
SELF SERVICE CAR WASH PORTFOLIO | SAN ANTONIO, TX



2830 RIGSBY AVE, SAN ANTONIO TX, 78210

**YEAR BUILT** 1983

**TYPE OF SALE** Business & Real Estate

**LOT SIZE (AC)** ±0.99 AC

**GLA (SF)** ±43,168 SF

**CAR WASH TYPE** 10 Self-Service Bays

**APN** 10759-000-0060

1743 RIGSBY AVE, SAN ANTONIO TX, 78210

**YEAR BUILT** 1985

**TYPE OF SALE** Business & Real Estate

**LOT SIZE (AC)** ±1.03 AC

**GLA (SF)** ±44,693 SF

**CAR WASH TYPE** 8 Self Service Bays

**APNS** 10332-002-0201 & 10332-002-0190 & 10332-002-0180



1743 Rigsby Ave

1718 GOLIAD RD, SAN ANTONIO, TX 78223

YEAR BUILT 1985

TYPE OF SALE Business & Real Estate

LOT SIZE (AC) ±0.74 AC

GLA (SF) ±32,147 SF

CAR WASH TYPE 12 Self-Service Bays

APN 10947-001-0152

2550 GOLIAD RD, SAN ANTONIO, TX 78223

YEAR BUILT 2003

TYPE OF SALE Business & Real Estate

LOT SIZE (AC) ±0.69 AC

GLA (SF) ±30,056 SF

CAR WASH TYPE 8 Self Service Bays

APN 10866-000-0120



# SELF SERVICE CAR WASH PORTFOLIO PRICING



**\$4,494,375**

PORTFOLIO  
LIST PRICE



**11.97%**

PORTFOLIO  
CAP RATE



SECTION  
THREE

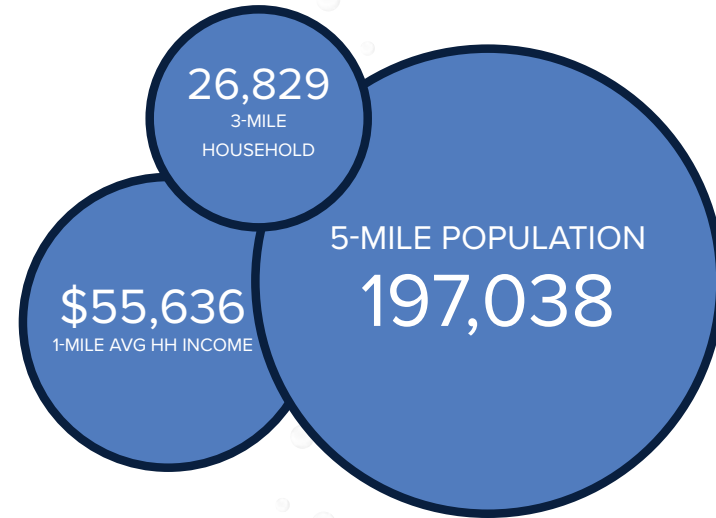
AREA OVERVIEW  
SELF SERVICE CAR WASH PORTFOLIO | SAN ANTONIO, TX



# SAN ANTONIO, TX

San Antonio officially the City of San Antonio, is the seventh most populous city in the United States and the second most populous city in both Texas and the Southern United States. Straddling the regional divide between South and Central Texas, San Antonio anchors the southwestern corner of an urban megaregion colloquially known as the “Texas Triangle”.

San Antonio is the center of the San Antonio–New Braunfels metropolitan statistical area. Commonly called Greater San Antonio, the metro area has a population of 2,601,940, making it the 24th-largest metropolitan area in the United States and third-largest in Texas. Growth along the Interstate 35 and Interstate 10 corridors to the north, west, and east makes it likely that the metropolitan area will continue to expand. With a strong economy, A vast amount of tourist amenities, and multiple institutions of higher education, San Antonio is the place for everyone to thrive.



POPULATION	1-MILE	3-MILE	5-MILE
2024 ESTIMATE	14,288	74,008	197,038
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 ESTIMATE	5,436	26,829	69,284
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$55,636	\$59,415	\$61,744

# SAN ANTONIO, TX



## ECONOMY

The City of San Antonio maintains a strong financial position with a “AAA” general obligation bond rating from all three major rating agencies. As the **seventh-largest city in the United States**, San Antonio is experiencing solid economic growth in 21st-century industries such as bioscience and healthcare, aerospace, IT and cybersecurity, and green technologies. **Biotech companies and healthcare systems in San Antonio contribute billions to the local economy.** The aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands. The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.

San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries. The economy has remained steady and prosperous by successfully attracting new businesses and helping existing companies grow. The city has focused on creating new employment opportunities in 21st-century industries, maintaining a great quality of life, and facilitating business growth at the local and international levels.

## ATTRACTIONS

The city is home to four animal attractions. SeaWorld, 16 miles west of Downtown in the city’s Westover Hills district, is the number 4 attraction and one of the largest marine life parks in the world. Located at the center of Leon Valley, the San Antonio Aquarium is filled with thousands of species of aquatic animals and features lots of interactive exhibits. The very popular and historic San Antonio Zoo is in the city’s Brackenridge Park. Another animal attraction is SEA LIFE San Antonio Aquarium inside the Shops at Rivercenter in Downtown San Antonio, which was created by Merlin Entertainments.

San Antonio is also home to several commercial amusement parks, including Six Flags Fiesta Texas, Splashtown, and Morgan’s Wonderland, a theme park for children with special needs. Kiddie Park, featuring old-fashioned amusement rides for children, was established in 1925 and is the oldest children’s amusement park in the U.S.





Map data ©2024 Google

# 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 **ADDRESS** ("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 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 Real Estate Investment Services™, the property, or the seller by such entity.

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.

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Lic No. BR663663000 (AZ)

**CAYSON FINCHER**  
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MOB +1 (817) 313-1790  
cayson.fischer@matthews.com  
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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.*

11-2-2015



**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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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