Wet-n-Jet Car Wash

6636 FM 78, San Antonio, TX 78244

Car Wash
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Point of Contact

Landon Carter
Senior Associate
(615) 212-2547
landon.carter@matthews.com
License No. 365272 (TN)

Beryl Grant
SVP & Associate Director
(615) 667-0095
beryl.grant@matthews.com
License No. 10401381655 (NY)

Patrick Graham | Broker of Record | Broker Lic. No.: 528005 (TX) | Firm Lic. No.: 9005919 (TX)

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PROPERTY OVERVIEW

Wet-n-Jet Car Wash
6636 FM 78, San Antonio, TX 78244

INVESTMENT HIGHLIGHTS

Property Highlights

- **Property Zoning:** The property is located within San Antonio's Extraterritorial Jurisdiction (ETJ), meaning it falls outside city limits and is subject to Bexar County's streamlined permitting process rather than the City's more restrictive municipal regulations. This provides a prospective buyer with significantly greater flexibility and efficiency when seeking approvals for improvements to the existing car wash or future development of the rear land.
- **Owner/User Opportunity:** Opportunity to acquire the building, business and underlying real estate of 2 newer construction express car wash sites.
- **Large Lot/Development Opportunity:** Situated on approximately ±2.70 acres, there is a value-add opportunity to utilize the back ±1.5 acres for additional development of self-storage or something similar.
- **High Traffic Counts:** FM 78 sees just over ±33,000 Vehicles Per Day with a convenient middle turn lane and 2 access points to the car wash.
- **Different Wash Types:** The property features a 150ft express wash tunnel but also 7 self-service bays allowing the site to cater to different customer preferences and maximize customer convenience.
- **Rapidly Growing Trade Area:** The 3-Mile radius population is north of 117,982 and expected to continue growing 5.5% over the next 5 years according to CoStar data.
- **Value Add Opportunity:** Opportunity to install a touchless automatic machine in one of the self-serve bays and offer 3 different wash types and one of the only touchless washes in the trade area.
- **Retailers Nearby:** Retailers nearby include H-E-B, Chick Fil A, Woodlake Crossing Shopping Center, O'Reilly's, Rittiman Pointe Shopping Mall, AutoZone, and many more large national retailers.

N
Gibbs Sprawl Rd ± 9,500 VPD
Rittiman Rd ± 21,000 VPD
Old Seguin Rd ± 33,000 VPD
Woodlake Hills Middle School
±827 Students
Nova Vista Apartments
±288 Units
U-HAUL
CIRCLE K
AutoZone
Shipley Do-Nuts
jiffy lube
IHOP
BURGER KING
Jimmy John's
Panda Express
ABC Supply Co. inc.
Firestone
O'Reilly AUTO PARTS
Woodlake Crossing Shopping Center
Subject Property
ARLON INNOVATIONS
NAPA
Rittiman Pointe
boost mobile
Chipotle Mexican Grill
7 Eleven
Wells Fargo
peter piper pizza
H-E-B
Top 11% of National Locations
Source: AlphaMap
Ollie's Bargain Outlet "Good Stuff Cheap"
Crunch Fitness
CVS pharmacy
Chick-fil-A
petco
five BELOW
Burlington
SALLY BEAUTY
ROSS DRESS FOR LESS
popshelf
Woodlake Elementary
±483 Students
Google Earth


Old Seguin Rd ± 33,000 VPD
N
WET-n-JET

Wet-n-Jet Car Wash

6636 FM 78, San Antonio, TX 78244

14 Spaces
Vacuum Setup

±2.70 AC
Lot Size

±33,000 VPD
Old Seguin Rd

2008
Year Built

PROPERTY PHOTOS

INVESTMENT OVERVIEW

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INVESTMENT OVERVIEW

$2,500,000
List Price

Property Details

Address	**6636 FM 78, San Antonio, TX 78244**
Vacuums	**14 Spaces**
Lot Size	**±2.70 AC**
Car Wash Type	**150ft Express Tunnel, 7 Self-Serve Bays**
Year Built	**2008**

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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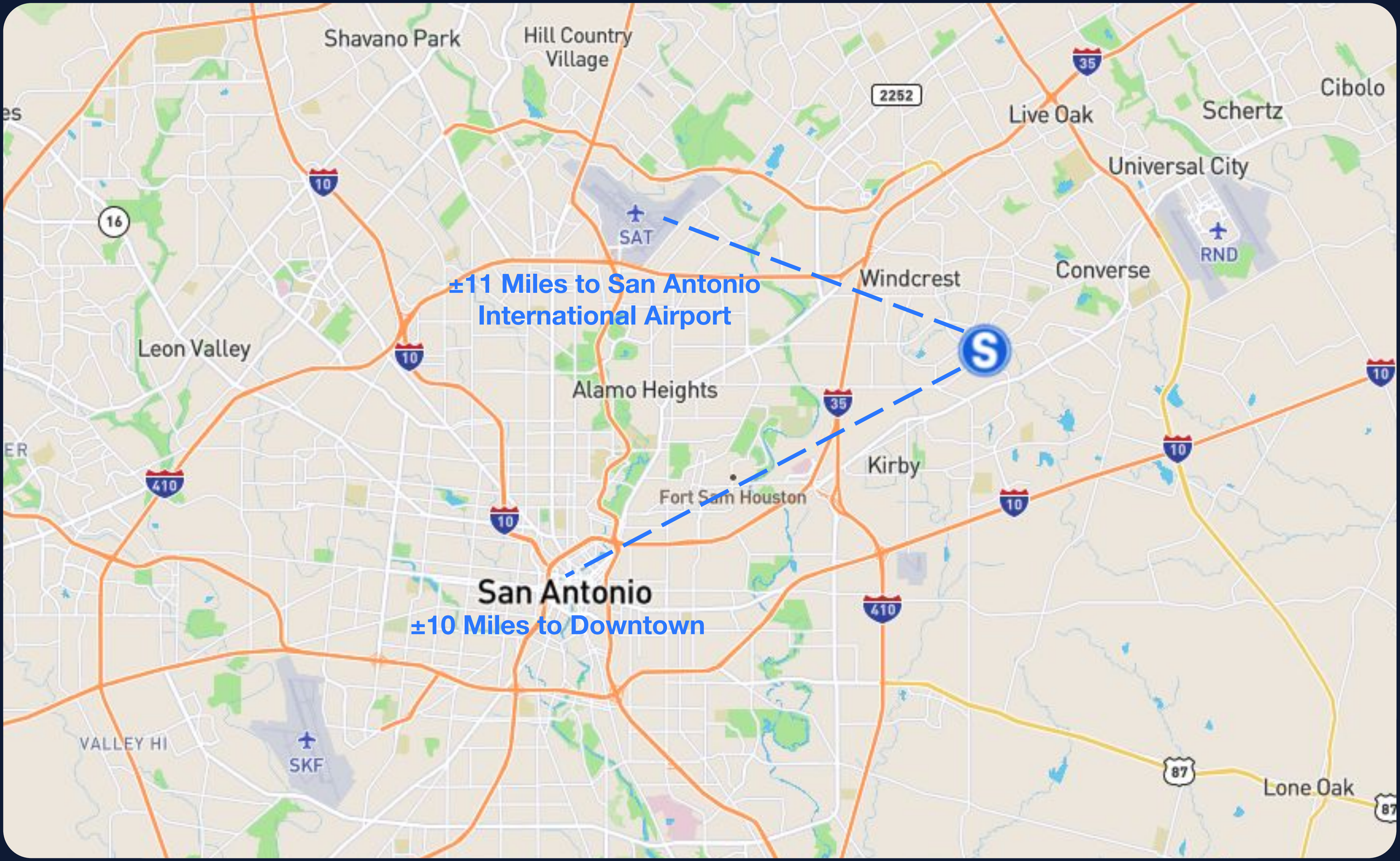


SAN ANTONIO, TX

1,460,000
Total Population

$65,056
Median HH Income

547,883
# of Households

52.4%
Homeownership Rate

Local Market Overview

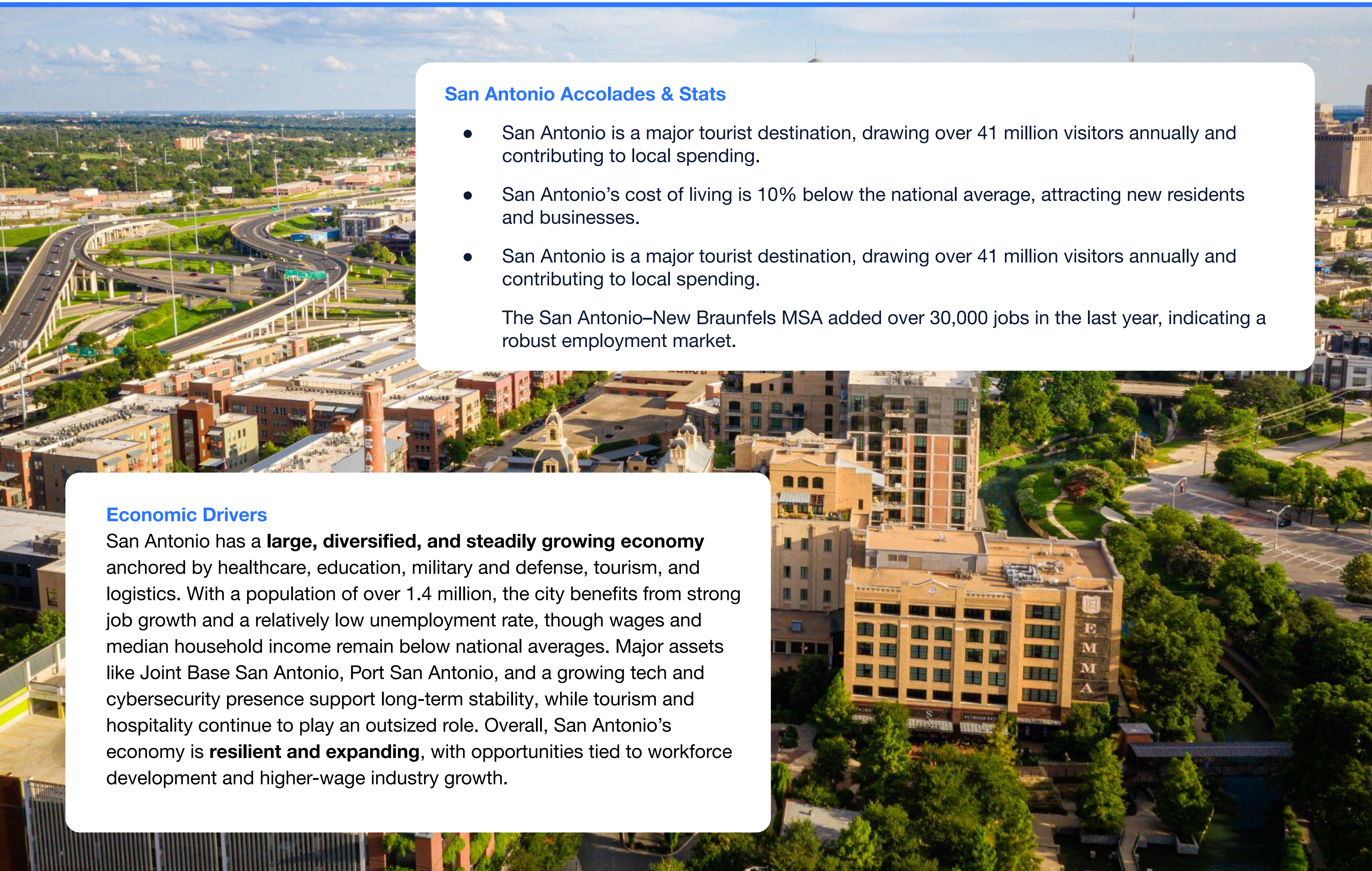
San Antonio is one of the fastest-growing major metros in Texas, supported by steady population expansion, a diversified employment base, and a cost of living that remains below the national average. As the second-largest city in the state, it anchors a regional economy driven by healthcare, military, tourism, financial services, and advanced manufacturing. Population growth has been fueled by both domestic migration and strong household formation, supported by attainable housing and a business-friendly tax environment. The city's youthful median age and expanding labor force provide long-term economic momentum, while household incomes continue to trend upward alongside job creation.

Beyond its economic scale, San Antonio offers a distinctive blend of historic character and modern development. The urban core has experienced significant reinvestment, with mixed-use districts, hospitality growth, and corporate expansions reinforcing downtown's role as a cultural and employment center.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	17,455	124,142	236,606
Current Year Estimate	16,473	117,982	225,545
2020 Census	15,896	109,071	204,966
Growth Current Year-Five-Year	5.96%	5.22%	4.90%
Growth 2020-Current Year	3.63%	8.17%	10.04%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	5,874	43,182	87,246
Current Year Estimate	5,449	40,425	82,006
2020 Census	5,148	35,619	72,179
Growth Current Year-Five-Year	7.80%	6.82%	6.39%
Growth 2020-Current Year	5.85%	13.49%	13.62%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$103,774	$101,040	$103,378

SAN ANTONIO, TX | ECONOMIC OVERVIEW



San Antonio Accolades & Stats

- San Antonio is a major tourist destination, drawing over 41 million visitors annually and contributing to local spending.
- San Antonio's cost of living is 10% below the national average, attracting new residents and businesses.
- San Antonio is a major tourist destination, drawing over 41 million visitors annually and contributing to local spending.

The San Antonio–New Braunfels MSA added over 30,000 jobs in the last year, indicating a robust employment market.

Economic Drivers

San Antonio has a **large, diversified, and steadily growing economy** anchored by healthcare, education, military and defense, tourism, and logistics. With a population of over 1.4 million, the city benefits from strong job growth and a relatively low unemployment rate, though wages and median household income remain below national averages. Major assets like Joint Base San Antonio, Port San Antonio, and a growing tech and cybersecurity presence support long-term stability, while tourism and hospitality continue to play an outsized role. Overall, San Antonio's economy is **resilient and expanding**, with opportunities tied to workforce development and higher-wage industry growth.

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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 **6636 FM 78, San Antonio, TX 78244,** ("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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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