

O-SO CLEAN EXPRESS CAR WASH

Real Estate & Business For Sale

605 W. McGregor Drive, McGregor, TX (Waco MSA)



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DEAL SUMMARY



Address

605 W. McGregor Drive
McGregor, TX (Waco MSA)

Asking Price
\$5,500,000

Building Size
5,000 SF

Lot Size
1.04 AC

Year Built
2024

Drone Photos
Click [here](#)



PROPERTY SUMMARY



Request	Property Information
Site Address	605 W. McGregor Drive, McGregor, TX
Site Acquisition Date	May 5th, 2022
Site Open Date	January 6th, 2024
Point of Sale (POS) / XPT System	Two Pegasus Payment Kiosks by Micrologic. Equipped with two (2) LPR Cameras and two (2) RFID Cameras. Membership sales professional is equipped with a Micrologic Handheld POS Tablet w/ Scanner and Credit Card Reader
Number of POS Stations	Two
Property OWNED or LEASED	Owned
What is the lot and building square footage?	Lot Size: 1.04 AC and Building Size: 5,000 SF
Wash Menu Pricing for Express Wash (Single Wash and Monthly Unlimited Pricing)	The O-So - \$20 or \$40/Monthly, O-So Tire Shine - \$15 or \$30/Monthly, O-So Polish - \$12 or \$25/Monthly, and The CUB - \$8
Tunnel Length	100 Feet
Conveyor Type (Belt/Chain):	Minda Conveyor Belt
Equipment Package	Motor City Works
Number/Type of Vacuums	16 Vacuum Stations w/ Double-Drop EuroVac Vacuums. There are air guns and EuroVac trash can holders at each vacuum station
Dimensions for the Vacuum Parking Stations	Each Vacuum Parking Station is 14 Feet Wide, 20 Feet Deep, 30 Feet Between the Two Sides, and 70 Feet in Total Width
Traffic Counts: (McGregor Drive & Main Street)	Combined Traffic Count: 26,831 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 4,914 People 3-Mile Radius: 5,897 People 5-Mile Radius: 6,381 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$83,691 3-Mile Radius: \$84,504 5-Mile Radius: \$86,859
Are there any notable competition coming in within 3 miles that you know of?	The closest express car wash is 13.2 miles away
Any significant capital expenditures in the last 3 years? (e.g. maintenance, refurbishment, growth, etc.)	This is a brand new 2023-2024 ground up construction
Interested in Reviewing Financials?	Signed NDA
O-So Clean Express Car Wash Drive-Thru Video	Click here

PROPERTY HIGHLIGHTS



► Ready to be Rebranded for New Car Wash Operation

The subject property was constructed by a developer who specializes in building express car washes which makes this location a car wash operators dream find. This car wash is brand new construction and is outfitted with the best equipment in the business. This location is move-in ready and offers a rare opportunity to purchase, re-brand, and open for business quickly.

► Only Express Car Wash in 13.2 Miles - Zero Competition

The closest express car wash is 13.2 miles away (30+ minute drive), which makes this wash a more convenient choice for the residents living in McGregor and the neighboring towns. There is a significant lack of competition for express washes, making this an attractive opportunity for the prospective operator to add to their existing portfolio.

► Highly Profitable Location | Strong Financial Performance

O-So Clean continues to outperform its initial projections with strong sales in its first few months of operation. The net income has remained more than 50% of sales since opening for business making this a highly profitable location. Sales have grown by over 60% since opening in January, which is amazing considering the wash has only been open for 70 days as of April 8th, 2024. Wash volumes for March compared to wash volumes for February increased by over 20%, which was a difference of 981 more cars washed in March than in February. The unlimited wash club has averaged 8-12 new customers signing up a day.

► High Conversion Rate for Unlimited Wash Club Membership

O-So Clean has filled a significant hole in the communities it serves, which is shown in the operating financials of the business, including recent sales reports and membership counts. Due to a lack of competition within a 10-mile radius, O-So Clean is seeing a healthy rate of converting new customers into unlimited wash club members. The revenue generated from the UWC helps offset days when the wash is forced to close down because of rain/freezing temperatures and there's a loss of sales. *Please inquire with broker for further details on operating financials/membership counts in its current state.

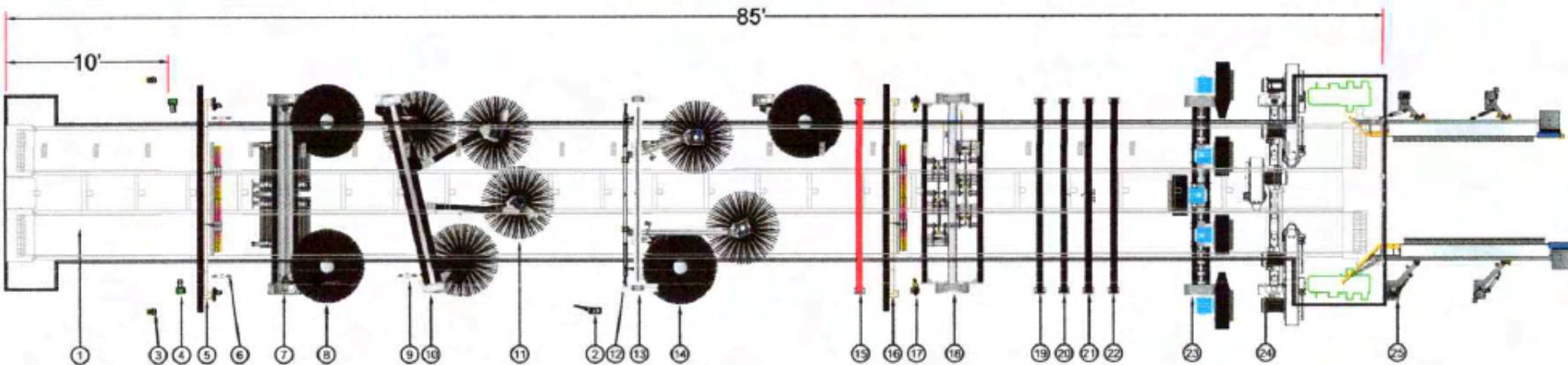
► Outside Investment Targeting McGregor | Residential Boom

SpaceX has leased 4,400 acres from McGregor's City, where it currently runs a rocket development hub with a workforce of 600. In recent years, the company poured \$1.5 billion into Texas-based suppliers, boosting McGregor's economy and drawing interest from new investors. McGregor's City is reinvesting proceeds from land leases and sales in the McGregor Industrial Park back into the community, offering tax incentives and financial aid to lure more businesses to the area. Notably, Knauf Insulation is close to finishing a state-of-the-art industrial warehouse spanning 650,000 square feet, promising numerous job opportunities locally. The facility aims to produce enough insulation annually to cover 125,000 homes. Moreover, residential development is booming in McGregor, with plans for 960 new homes within a 5-mile radius of the subject property.

CAR WASH TUNNEL EQUIPMENT BREAKDOWN

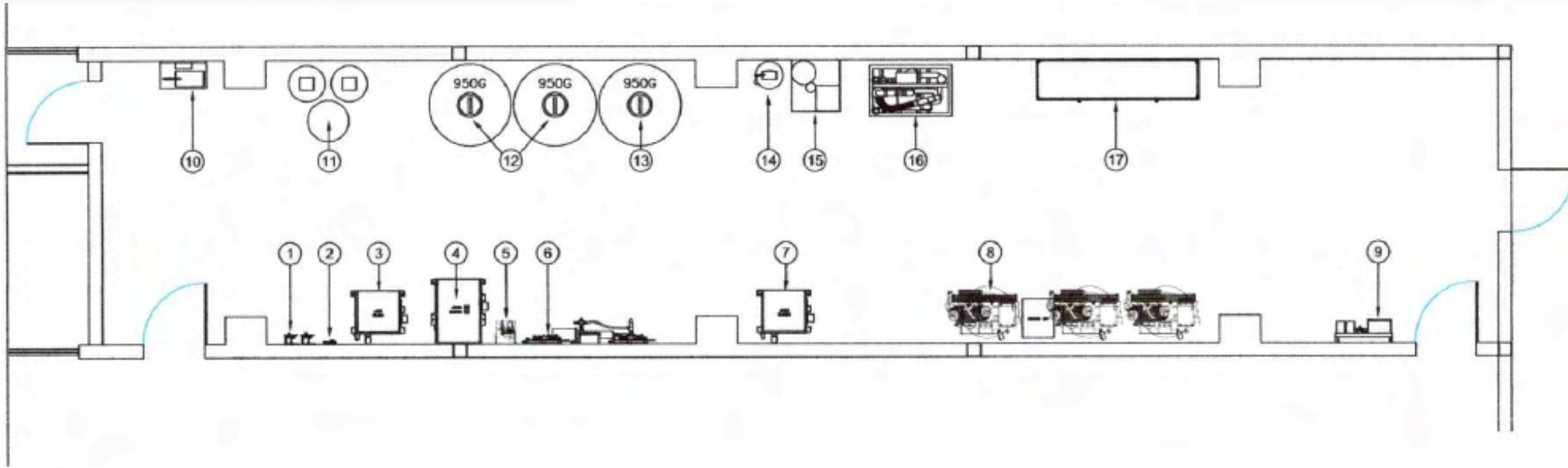


85' BELT CONVEYOR



- | | | | |
|---|---|--|--|
| 1 85' BELT CONVEYOR
<small>(MIRCA)</small> | 2 HIGH PRESSURE PREP GUNS
<small>(FOR WASH DOWN & EQUIPMENT CLEANING)
(100PSI SHF)</small> | 3 MANUAL BUG PREP GUNS | 4 ENTRANCE PHOTO EYES |
| 5 LIT ARCH (AHEARN)
<small>(PRE-SOAK, WASH/CLIP, LED'S, FOAM STREAM, LOW PH ELBOW FOAMERS)
(SUPPLIED BY OTHER)</small> | 6 WTA
<small>(SUPPLIED BY OTHER)</small> | 7 F2B (FRONT TO BACK)-MITTER | 8 MOTOR CITY LOW RIDER ELECTRIC |
| 9 WTA
<small>(SUPPLIED BY OTHER)</small> | 10 MOTOR CITY HI-LINER ELECTRIC
<small>(HIGH ROYALTY MOUNTED TO THE CROSSOVER)</small> | 11 CROSSOVER WRAP AROUND ELECTRIC | 12 TRI-COLOR FOAMING RAIN BAR
<small>(RAIN BAR MOUNTED ON THE FRONT END OF THE MINI WRAP)
(WITH BLE FOGS)</small> |
| 13 MOTOR CITY MINI WRAP ELECTRIC | 14 MOTOR CITY LOW RIDER ELECTRIC | 15 36GPM HP STATIONARY 45° ARCH | 16 LIT ARCH (AHEARN)
<small>(QUARTZ CERAMIC, FOAM STREAM, LED'S)
(SUPPLIED BY OTHER)</small> |
| 17 HIGH PRESSURE WHEEL BLASTERS
<small>(180PM PIVOTING)</small> | 18 S2S (SIDE TO SIDE)-MITTER | 19 COLOR SKIN RAIN ARCH | 20 COLOR SKIN ARCH
<small>(CERAMIC SHINE, SINGLE V-NOZZLE)</small> |
| 21 COLOR SKIN ARCH
<small>(DEFENDER, RAIN DRY, TRIPLE MANFOLD, (3) V-NOZZLE)</small> | 22 COLOR SKIN RAIN ARCH
<small>(FOR HO-TOPOT FREE)</small> | 23 50HP AIR ONE DRYER SYSTEM
<small>(WITH ENERGY GATES)</small> | 24 70HP PROFILER AIR ONE DRYER SYSTEM
<small>(WITH ENERGY GATES)</small> |
| 25 SPIN SHINE ELECTRIC | | | |

CAR WASH EQUIPMENT ROOM BREAKDOWN



1 EQUIPMENT AIR PANELS
(CONVEYOR, WRAP, TIRE BRUSH, 10" WHEEL, DECK WHEELS)

5 SINGLE NON-FOAM DILUTION STATION
(HYDROMIXER FOR BUG FREE)

9 SPIN SHINE CONTROL PANEL

13 WATER STORAGE TANK
(950 GALLON TANK FOR REJECT)
(SUPPLIED BY OTHER)

17 LAGUNA MCC PANEL
(WITH CONTROLLER)
(SUPPLIED BY OTHER)

2 MAIN AIR MANIFOLD

6 HYDRAFLEX DILUTION SYSTEM
(2) BUNDS (2) 5HP (2)3PM PUMPS)
(SUPPLIED BY OTHER)

10 REPRESSURIZATION PUMP
(SUPPLIED BY OTHER)

14 REJECT CAPTURE PUMP
(SUPPLIED BY OTHER)

3 CAT PUMP HIGH PRESSURE PUMP STATION
(50P/40PM 5HP FOR WASH DOWN & EQUIPMENT CLEANING)

7 SINGLE HIGH PRESSURE PUMP STATION
(15HP 140PM FOR PWRS)

11 WATER SOFTENER - SOBRITE
(DUAL TANK)
(SUPPLIED BY OTHER)

15 R/O UNIT
(SUPPLIED BY OTHER)

4 DUAL HIGH PRESSURE PUMP STATION
(15HP 180PM FOR 40" STATIONARY AND-1)

8 (3) AIR COMPRESSOR
(7.5HP WITH AIR DRYER)
(SUPPLIED BY OTHER)

12 (2) WATER STORAGE TANK
(950 GALLON TANK FOR RO "SPOT FREE")
(SUPPLIED BY OTHER)

16 RECLAIM UNIT - SOBRITE ERS-100
(SUPPLIED BY OTHER)

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



Brookshire Brothers
YOUR COMMUNITY GROCER SINCE 1921

DQ

O'Reilly
AUTO PARTS

SONIC
America's Drive-In

TEXACO

Bush's
CHICKEN!

DOLLAR
GENERAL

 **O-SO CLEAN**
CAR WASH

FAMILY
DOLLAR  **DOLLAR TREE**

CEFCO
SUBWAY

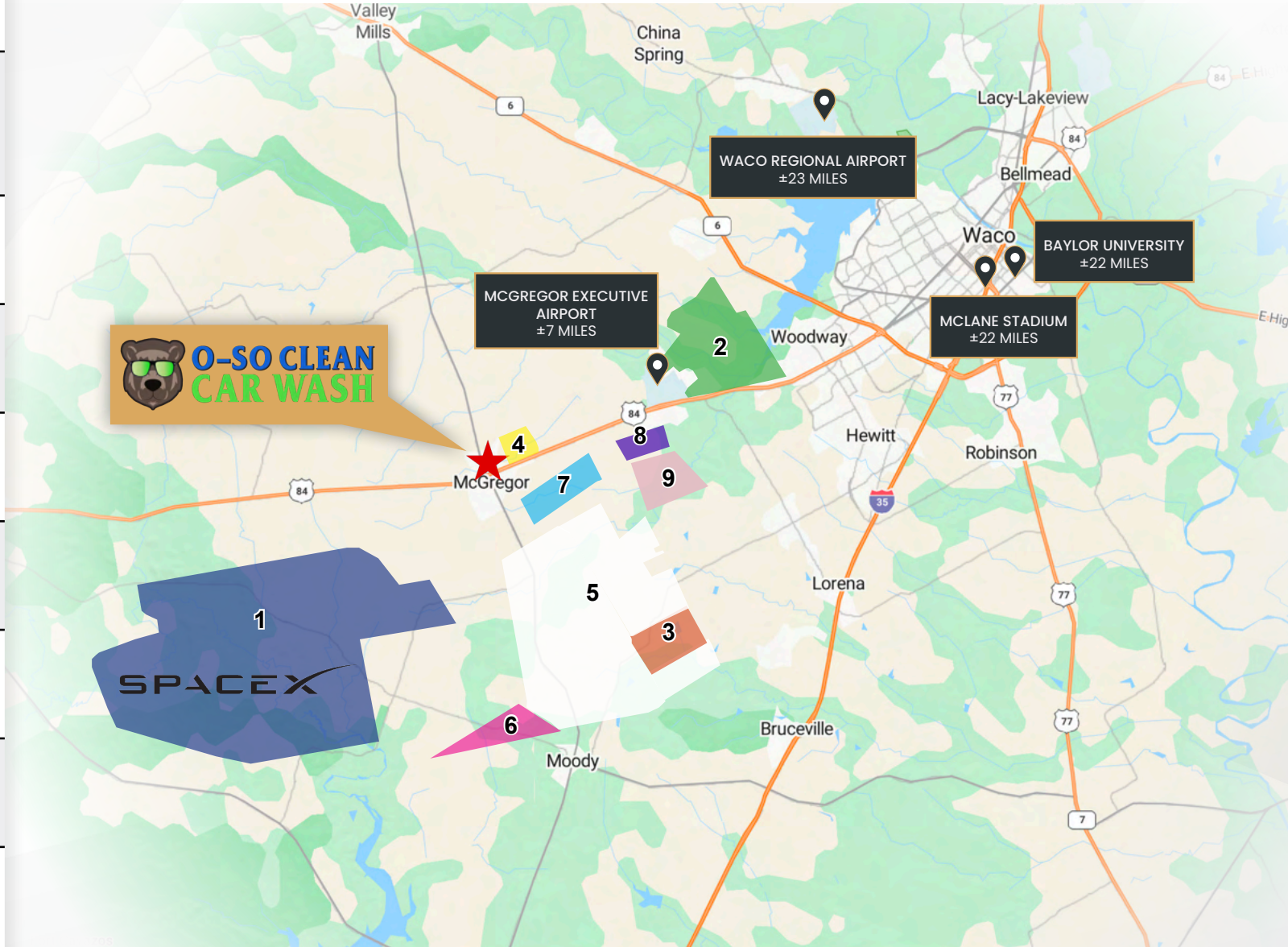
McGregor Drive - 17,362 VPD

HIGH GROWTH CORRIDOR

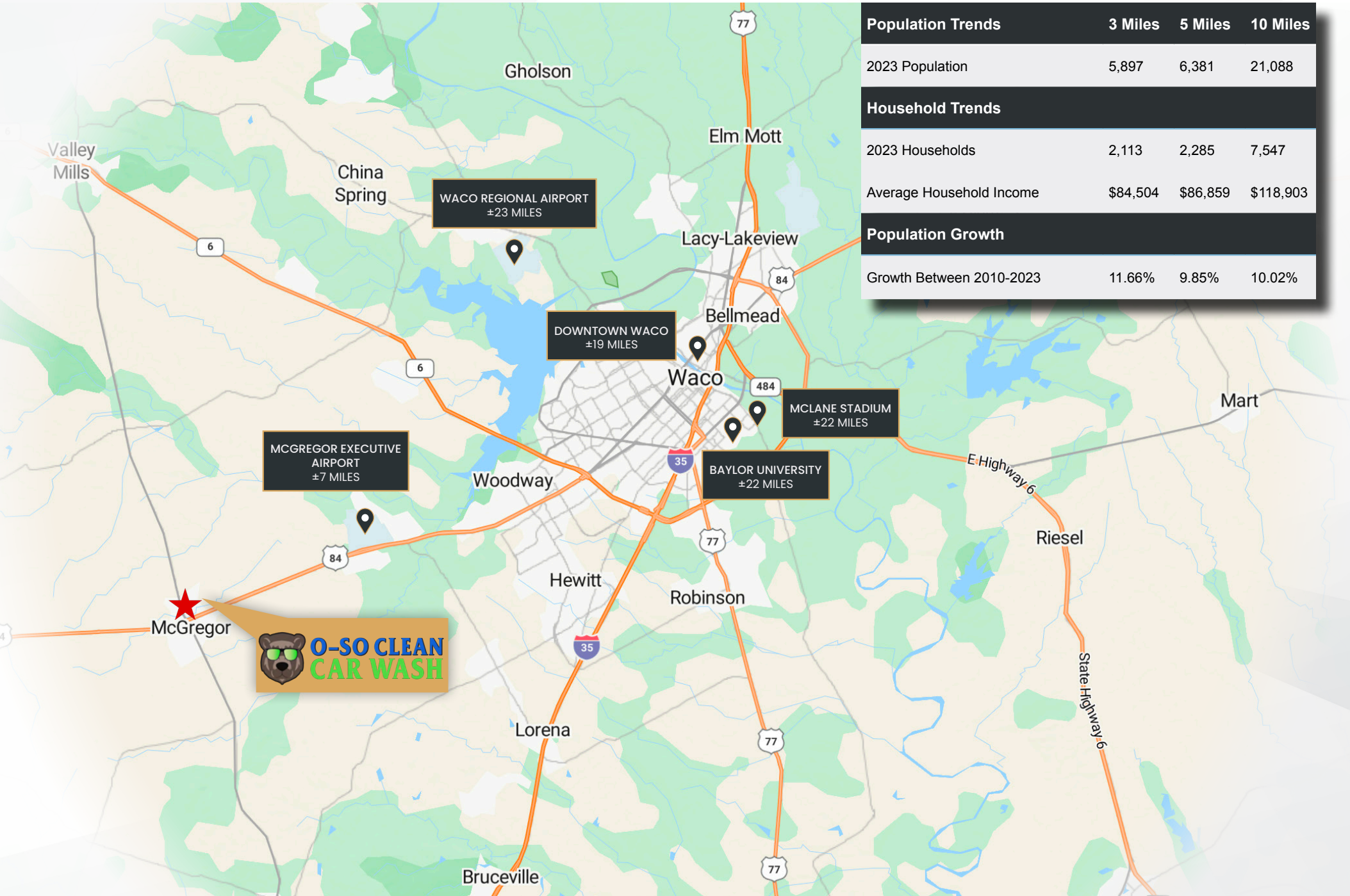
NEW DEVELOPMENTS WITHIN 5 MILES



1	SpaceX Leases 4,400 Acres from the City of McGregor and has spent \$1.5B with Texas suppliers in the last 2 years
2	The Concourse An 88 Acre Mixed-Use Development for a Grocery-Anchored Shopping Center, a Hotel, Multi-Family Housing, and Single-Family Development (Proposed)
3	Knauf Insulation Plant Plans call for a 650,000 SF industrial warehouse to be built for Knauf Insulation
4	Stanley Ford McGregor Expansion & Quick Lube A 28,045 SF Service Station - Project Value \$4.7M (Under Construction)
5	McGregor Industrial Park 2,012 Acres
6	3560 Willow Branch Rd 170 AC Zoned for Single-Family Residential
7	3045 Mother Neff Parkway 98 Acres Zoned for Single-Family Residential
8	Parcel # 34-066600-000401-396 Acres Zoned for 303 Single-Family Homes (Proposed)
9	Parcel # 36-066600-000801-2 & 36-066600-0002002 200 Acres Zoned for 652 Single-Family Homes (Proposed)



DEMOGRAPHICS - McGregor, TX



Population Trends	3 Miles	5 Miles	10 Miles
2023 Population	5,897	6,381	21,088
Household Trends			
2023 Households	2,113	2,285	7,547
Average Household Income	\$84,504	\$86,859	\$118,903
Population Growth			
Growth Between 2010-2023	11.66%	9.85%	10.02%



LOCATION OVERVIEW - Waco, TX

Centrally located in the Lone Star State, Waco serves as the county seat of McLennan County. Waco's well developed infrastructure is the foundation that supports a successful and effective business environment. As this metro area constantly evolves to support the needs of local businesses, it continues to grow and attract talent in addition to new investments. Waco is often rated as an appealing place to live and do business thanks to its rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Park. Waco also has a thriving downtown area and riverfront properties with excellent development opportunities.

- Waco is located just **90 minutes to/from Austin & Dallas, 185 miles to Houston & San Antonio**, and just **3 hours to 85% of Texas population**.
- Waco is home to **5 local colleges & universities, 75,000 students within 60 minutes**, and **advanced education high school programs**.
- In 2023, **Graphic Packaging International** announced that it will **invest \$1 billion to build a new manufacturing facility** in Waco and it is expected to **create 100 new jobs**.



TOP EMPLOYERS IN BAYLOR, TX





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