

**SPOUT CAR WASH**  
Real Estate & Improvements For Sale  
9540 Broadway Street, Pearland, TX 77584



*Conceptual Rendering*



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# DEAL SUMMARY



## Address

9540 Broadway Street  
Pearland, TX 77584

## Purchase Price

Inquire with Broker

## Building Size

5,683 SF

## Land Area

1.17 AC

## Year Built

2023

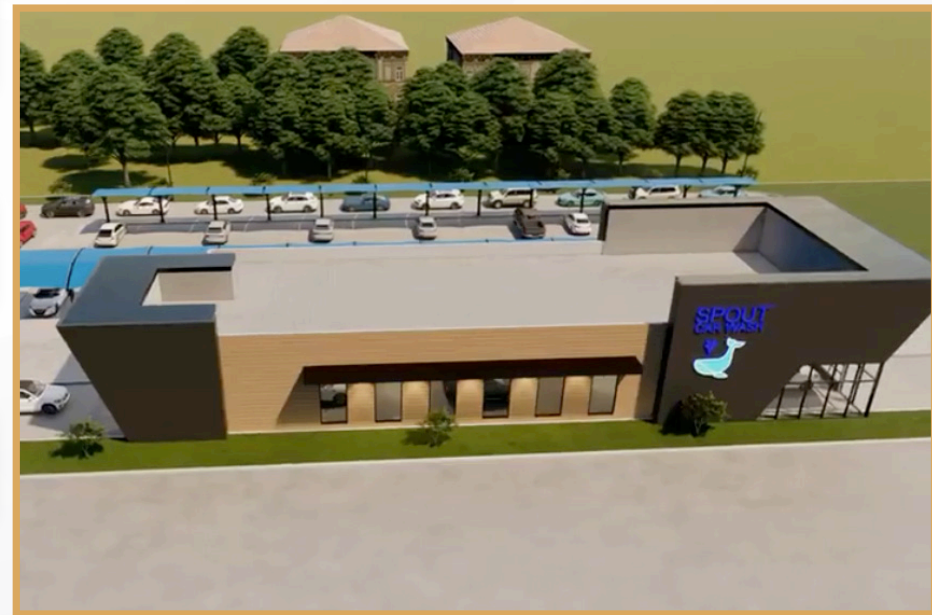




# PROPERTY SUMMARY



Building Size	5,683 SF
Land Area	1.17 AC
Car Wash Tunnel Length	160 Feet
Car Wash Type	Express Wash
Tunnel Equipment	MacNeil Wash Systems
Traffic Counts	Broadway Street (46,466+ VPD)
Year Built	2023
Number of Drive-Thru Lanes	2
Number of Digital POS Kiosks	2
Number of Vacuums	50 (2 Vacuums/Car)
3D Rendering Video	<a href="#">Click Here</a>
Parcel Number	0539-0007-001





# INVESTMENT HIGHLIGHTS

## ▶ Rare Owner/User Opportunity

Offering is a brand new ground-up construction that is slated to be delivered in January of 2024. This rare opportunity will grow your store count by acquiring a site that was built in 2023 and is furnished with brand-new equipment that's been untouched. This site is move-in ready and is primed to be rebranded and operated as your own.

## ▶ Turn-Key Equipment Package

The car wash tunnel equipment is all MacNeil Wash Systems, the two point-of-sales (POS) system's are the Portal TI+ by DRB, and the fifty vacuums with sentinel arches from Vacutech. The 25 vacuum stalls have hard-top canopies that protect customer's vehicles from the elements. All of this equipment was purchased in 2023 and is ready to be operated. Please see page 5 for a full equipment breakdown in the tunnel.

## ▶ High Growth Submarket of Houston MSA | 4th Most Populous City in the United States

Pearland is one of the fastest growing cities in the Houston region that's seen their population grow by 35.26% in a 3-mile radius and 41.31% in a 5-mile radius. Pearland is strategically located 20 minutes outside Houston that has over 156,637 people living within a 5-mile radius of the site with an average household income of \$140,000 within a 1-mile radius of the subject site. This location offers a built-in affluent customer base in the immediate area. National retailers all within a 2-mile radius include Walmart, The Home Depot, Target, Best Buy, Dick's Sporting Goods, Sprouts, H-E-B Plus, Kroger, Hobby Lobby, Costco, etc. to name a few.

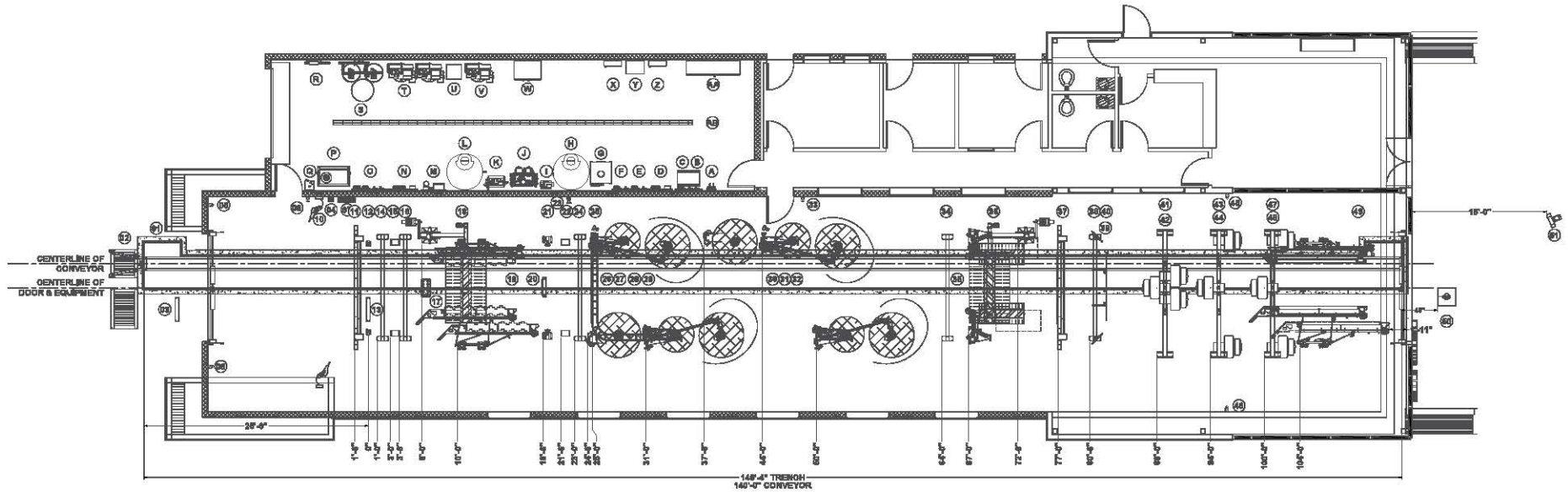
## ▶ Lack of Competition Due to Strict Zoning

Brazoria County has a moratorium that restricts the development of new express car wash buildings, so competition is limited. The majority of car washes in the area are required to operate as a full-service car wash that also has to have an oil & lube component. This site lies within an extraterritorial jurisdiction ("ETJ") in the City of Pearland which allows them to operate solely as an express car wash. Pearland has high barriers to entry making this new construction car wash an attractive opportunity from Day 1.





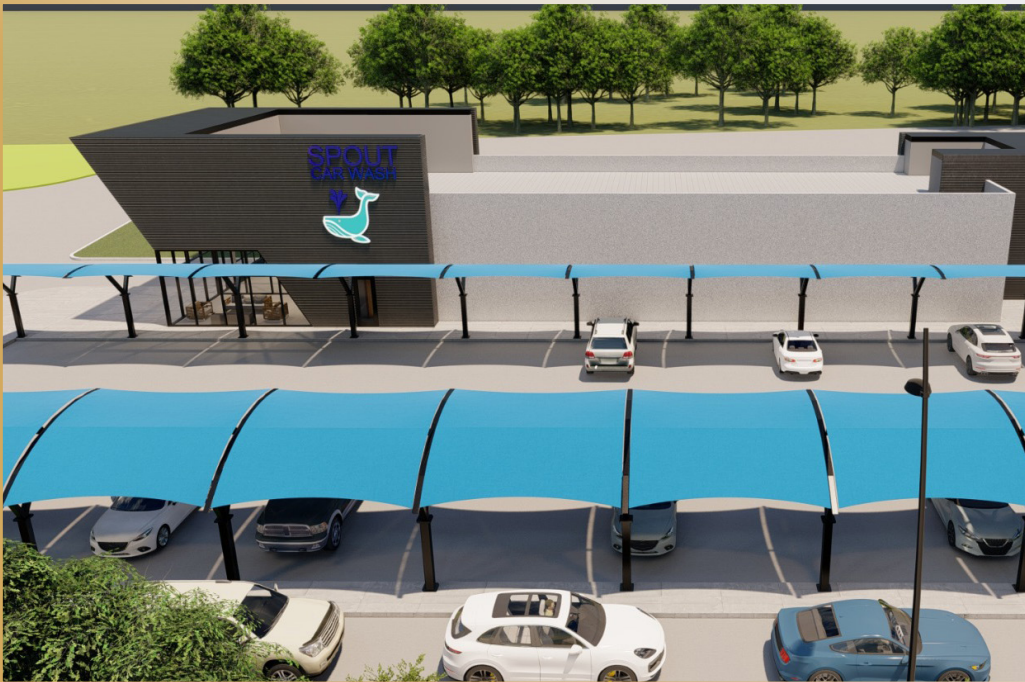
# CAR WASH TUNNEL EQUIPMENT BREAKDOWN



ITEM #	EQUIPMENT DESCRIPTION	MODEL	REFERENCE FILE NAME	ITEM #	EQUIPMENT DESCRIPTION	MODEL	REFERENCE FILE NAME
01	CONVEYOR	XS1000		05	WATER MAIN / BACKFLOW PREVENTER - BY OTHERS		
02	CORRELATOR	RC120		06	WATER SOFTENER	WBS-200-300	
03	TAPE SWITCH FOR ROLLER UP	-		07	AIR COMPRESSOR	300K	
04	MANUAL ROLLER UP BUTTON	-		08	AIR DRYER	-	
05	EMERGENCY STOP BUTTONS	-		09	AIR COMPRESSORS	-	
06	EMERGENCY STOP BUTTONS	-		10	PARTS CABINET	MDP	
07	PUSH BUTTON STATION - E-STOP / POWER	PBSA000		11	MAIN ELECTRICAL PANEL - BY OTHERS	MDP	
08	EMERGENCY STOP BUTTONS	-		12	SECONDARY DISTRIBUTION TRANSFORMER - BY OTHERS	STX	
09	EMERGENCY STOP BUTTONS	-		13	SECONDARY DISTRIBUTION PANEL - BY OTHERS	SDP	
10	EMERGENCY STOP BUTTONS	-		14	MASTER CONTROL CENTER	MCC	
11	GROUND ENTRY FX - FULLY ILLUMINATED ECLIPSE ENTRY ARCH	-		15	BACKROOM TRENCH - HUB DRAIN	-	
12	DOUBLE PHOTO EYES	-					
13	TAPE SWITCH FOR CTAS	RL116-2					
14	PRECISION 1 - UTILITY ARCH	-					
15	CHEMICAL TIRE APPLICATOR - WHEEL SITE PRECISION	CTA					
16	PRECISION 2 - UTILITY ARCH	-					
17	BLUMPER PRE-ARC	BW100-P					
18	TOP BRUSH WITH 3/4 INCH CORE	RS1000					
19	MAGNUM WHEEL BOSS WITH FOAM BRUSH	MY2000					
20	LOW PRESSURE UNDERCARriage SPRAY	RM1-100					
21	WHEEL BLASTER - 8 FIXED NOZZLES	WB-800					
22	CHEMICAL TIRE APPLICATOR - WHEEL SITE PRECISION	CTA					
23	WARNING HORN	-					
24	TIRE FOAM COLOR - UTILITY ARCH	-					
25	CABLE TIE	RW2000					
26	SINGLE BOOMERANG FOAMERS R8701 MOUNTED	RS201					
27	18IN SIDE WASHER	RS400					
28	LOW SIDE WASHER WITH 2\"/>						



# PROPERTY PHOTOS





# PROPERTY AERIAL



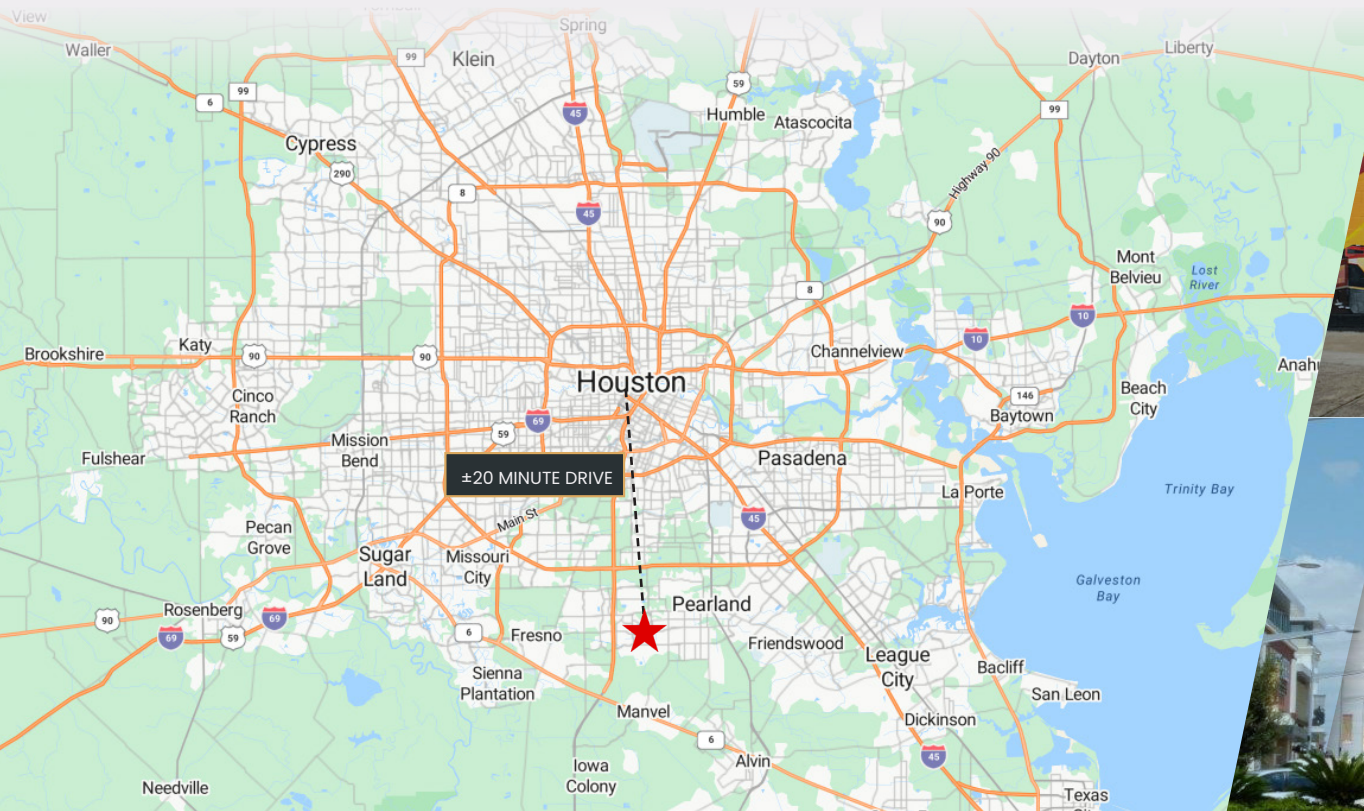






# LOCATION OVERVIEW - Pearland, TX

Pearland is one of the fastest growing cities in Texas, positioned on a growth curve that extends well into the 21st century. As the fastest growing city in the Houston region, Pearland has everything your company needs to be successful. Affordable housing, outstanding schools, safe neighborhoods, and superb quality of life that has led to tremendous growth within Pearland. With millions of square feet in retail, office, and residential construction completed in the past 10 years, Pearland is on its way to becoming the next major employment center in the Houston region. Our close proximity to Houston, just a short 20 minute drive to downtown, allows you to experience all the city has to offer including professional sports, world-class cultural amenities and recreation.



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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.

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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