

# KROOZIN MEGA CAR WASH

Real Estate & Business For Sale

5325 N Twin City Hwy, Port Arthur, TX 77642



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# DEAL SUMMARY



## Address

5325 N Twin City Hwy  
Port Arthur, TX 77642

## Asking Price

\$2,999,999

## Building Size

6,464 SF

## Lot Size

TBD

## Year Built

2023

## Drone Photos

Click [here](#)





# PROPERTY SUMMARY

Request	Property Information
Site Address	5325 N Twin City Hwy, Port Arthur, TX 77642
Point of Sale (POS)	DRB
Number of POS Stations	Two (2)
Tunnel Length	120 Feet
What services do you offer? (e.g. Express, Full Service, Detailing, etc.)	Express
Number of Vaccums	Sixteen (16) by Vaccutech
Equipment Package	MacNeil
Building Size	6,464 SF
Lot Size	Parcel Split will be initiated with the Sales process with new buyer (Inquire with broker for details)
Year Built	2023
Traffic Counts: (Twin City Hwy)	Traffic Count: 23,472 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 3,969 People   3-Mile Radius: 52,665 People   5-Mile Radius: 92,979 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$82,632   3-Mile Radius: \$78,741   5-Mile Radius: \$79,172

# PROPERTY HIGHLIGHTS



## ► Rare Express Car Wash Opportunity in High-Growth Houston Market | Turn-Key Re-brand Offering

*This is a rare opportunity to acquire a turn-key express car wash in Katy, TX, one of the fastest growing suburbs in Houston. The subject property was built in 2022 and is turn-key ready to be re-branded. **There are four (4) Kroozin Mega Car Wash's in total being sold together as a portfolio or individually. Inquire with broker for additional details.***

## ► A Convenient One Stop Destination to Get Your Car Washed and Fueled

*Located alongside Kroozin Gas Station, this express car wash benefits from strong daily traffic and one-stop convenience. Customers can fuel up and wash their vehicle in the same trip, making this a faster and easier choice than competing express washes.*

## ► 120 Foot Tunnel | 16 Vacuums | High Demand Equipment Package (MacNeil)

*This 120-foot tunnel is equipped with the best car wash equipment in the business, MacNeil. MacNeil is a top equipment manufacturer in the express car wash industry making this a very attractive opportunity to a prospective Buyer. The wash consists of sixteen (16) vacuums by Vaccutech with ample space for customers to vacuum their cars. The Seller has kept up with the routine maintenance of the property and the equipment is in good working condition.*

## ► Close Proximity to H-E-B Grocery Store (1-Mile Away) & Wal-Mart Supercenter (0.6 Miles Away)

*Located along N Twin City Highway, one of Port Arthur's busiest commercial corridors, the property benefits from excellent visibility and high daily traffic counts. The site is surrounded by major national retailers, QSRs, and fuel stations, drawing consistent customer volume from both local residents and regional commuters. The immediate trade area includes strong daytime employment and population of over 133,000 in a 10-mile radius, creating a reliable customer base for express wash operations.*

## ► Modern Construction | Low Overhead | Strong Operational Efficiency

*Built in 2022 with high-quality materials and a proven express wash layout, this asset offers exceptional operational efficiency and minimal maintenance requirements. The site's streamlined design supports a fast customer turnaround, maximizing throughput and profitability. With equipment in great condition and infrastructure ready for rebranding, this is an attractive, low-risk opportunity for investors seeking immediate income potential and long-term appreciation.*







# PROPERTY PHOTOS





# PROPERTY AERIAL





# PROPERTY AERIAL



Twin City Hwy - 23,472 VPD





# KROOZIN MEGA CAR WASH 4-UNIT PORTFOLIO OFFERING

*Inquire with Broker for more details*

**5815 Barker Cypress, Katy, TX**

**\$2,999,999**



**8460 Phelan Blvd, Beaumont, TX**

**\$2,999,999**



**5325 N Twin City Hwy, Port Arthur, TX**

**\$2,999,999**

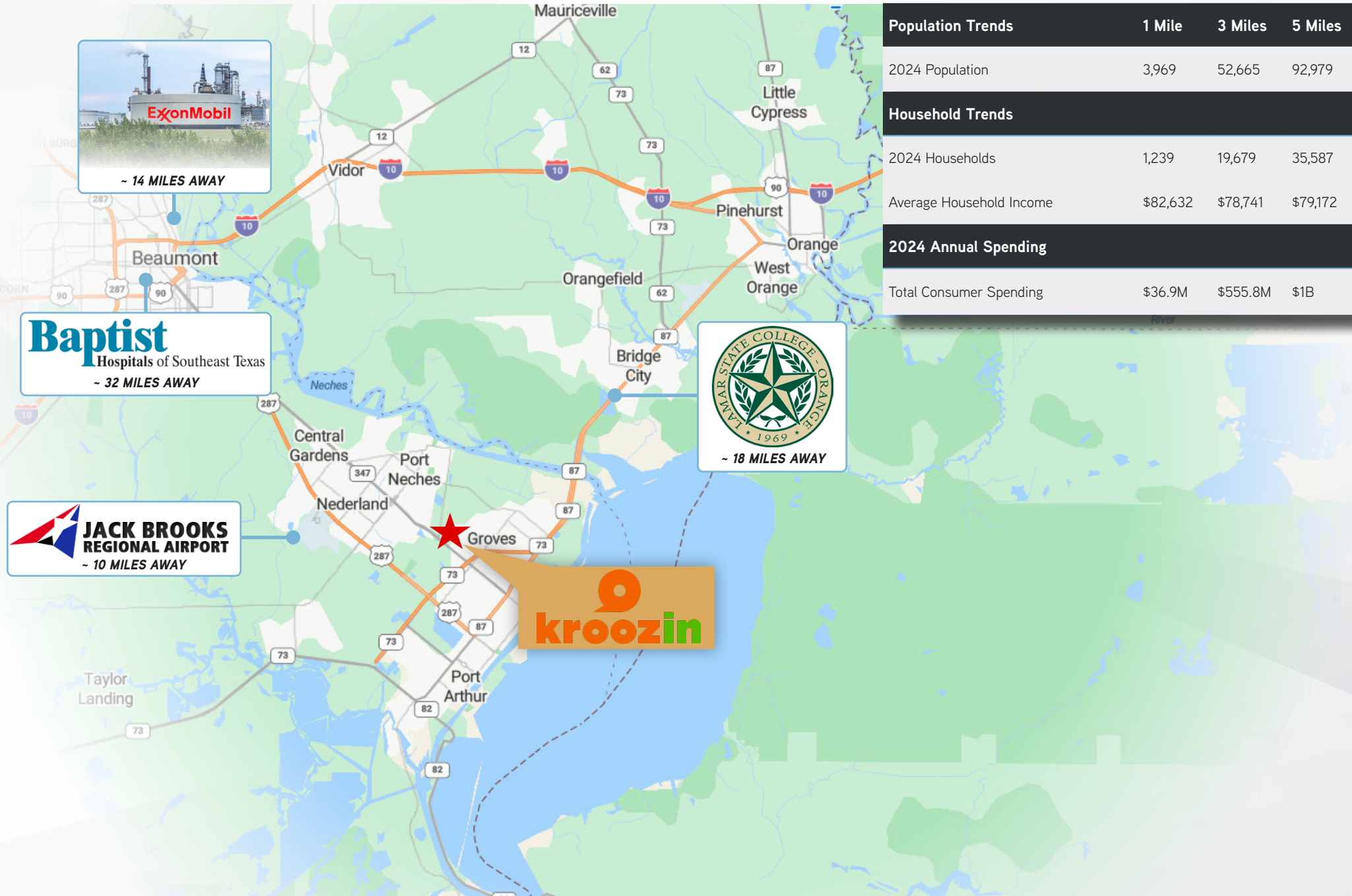


**19533 Clay Rd, Houston, TX**

**\$4,449,999**



## DEMOGRAPHICS - Port Arthur, TX





# LOCATION OVERVIEW - Port Arthur, TX

Port Arthur is part of the Beaumont–Port Arthur metropolitan statistical area (MSA), a major hub for the U.S. petrochemical and refining industry. As of January 2025, the Beaumont–Port Arthur metro population is approximately 400,000 residents, with Port Arthur playing a central role in industrial production, energy exports, and maritime commerce along the Gulf Coast. Strategically located on the Sabine-Neches Waterway, Port Arthur is home to some of the largest oil refineries and petrochemical processing facilities in North America, including the Motiva Refinery—the largest refinery in the United States. The city’s economy is anchored by the energy, maritime, and industrial sectors, but also benefits from regional growth in logistics, manufacturing, and trade.

Port Arthur’s proximity to the Port of Port Arthur and Port of Beaumont—two of the most active military and commercial ports in the nation—positions it as a critical gateway for U.S. energy exports and global shipping. The area also benefits from access to major highways, rail infrastructure, and workforce training through institutions like Lamar State College. Strong industrial investment, ongoing infrastructure expansion, and increasing global demand for refined products make Port Arthur a significant economic engine for Southeast Texas.

- **Motiva Refinery in Port Arthur is the largest oil refinery in the United States**
- **The Beaumont–Port Arthur MSA has a population of ~400,000 as of 2025**
- **The Sabine-Neches Waterway is the #1 U.S. waterway for crude oil and LNG exports**
- **The Port of Port Arthur and Port of Beaumont rank among the top U.S. ports by tonnage**
- **Over \$50 billion in industrial expansion has been announced or completed in the region over the past decade**
- **Major employers include Motiva, Valero, ExxonMobil, TotalEnergies, and BASF**
- **The area is a national leader in petrochemical refining, and pipeline transport**
- **Port Arthur is part of the Golden Triangle, one of the most industrially dense regions in the Gulf Coast**







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EXCLUSIVELY PRESENTED BY:



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