

**For Sale**

**Car Wash 3 EXPRESS  
TEXAS locations  
San Antonio, TX Area**



**Exclusively listed by: Roger A. Pencek - BROKER**

- **3 Express** Car Washes, 41 VACS ALL WITH LAND
- .Sonny's equip, fully staffed, Absentee Owner
- All Full Operational, Turn Key operation !!
- Can be sold solo or in a package
- ALL buyers sign NDA's and Proof of Funds (POF)



Branch Offices\*\* USA

~~**\$6.6M**~~ **FIRM**

\$5.4M eff 8-25-25



**Contact: Roger A. Pencek - Broker**

**Car Wash Brokers, Inc., aka Acquisitions Businesses & Investments LLC  
11408 N. Blackheath Rd., Scottsdale, AZ 85254**

**Tel: 602-787-1100 Fax: 480-483-1116 Email: [roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)**

**Visit us online at [www.carwashbrokers.com](http://www.carwashbrokers.com)**

**Branch Offices: USA**  
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[www.gsbUSA.biz](http://www.gsbUSA.biz)  
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**Corporate Office:**  
**Office:** (602) 787-1100  
**Fax:** (602) 787-1156  
**Mobile:** (602) 770-4040  
**Roger A. Pencsek/Broker**

**Acquisitions, Businesses & Investments, L.L.C**  
 (aka) Car Wash Brokers, Inc.  
 11408 N. Blackheath Rd, Scottsdale, Az. 85254



**TYPE OF BUSINESS:** Car Wash - Express w land 12 vacs  
 Listing Agent: RAP  
 Bus. Name: Texpress Express Car Wash  
 Address: 506 Junction Hwy  
 City: Kerrville State: TX Zip: 78028  
 Yrs. In Operation: 1998 By Seller: 2018  
 Reason for Sale: Other interests

**FINANCIAL DATA**  
 Purchase Price: \$2.3M  
 Down Payment: CASH **\$2.05M**  
 Balance: \_\_\_\_\_  
**OWNERS TERMS:**  
 Terms/Yrs: \_\_\_\_\_ Int Rate: \_\_\_\_\_  
 Monthly Payment: \_\_\_\_\_  
 Other: \_\_\_\_\_

**LEASE INFORMATION**  
 Bldg. Size: 5148 sq. ft. Lot Size: .50 +- Mo Rent: NA  
 Major Cross St: Center Ave & Junction Hwy  
 Lease Period: NA Options: \_\_\_\_\_ Deposits: \_\_\_\_\_

**REAL ESTATE (if applicable)**  
 Sale Price: \_\_\_\_\_ \$0  
 Int % \_\_\_\_\_ # Years \_\_\_\_\_

**GENERAL INFORMATION**  
 Days/hrs. open: M-Sat 8-7 Sun 8-6  
 Seller's Duties/hrs. worked: 2  
 Family/Partners work hours: 1  
 Number of employees: 6 Full Time 4 Part Time 2  
 License Requirements: \_\_\_\_\_  
 Type of Sale: \_\_\_\_\_ Stock X Asset \_\_\_\_\_  
 Seller Train Buyer @ N/C: Yes  
 How Long?: 5 Day's

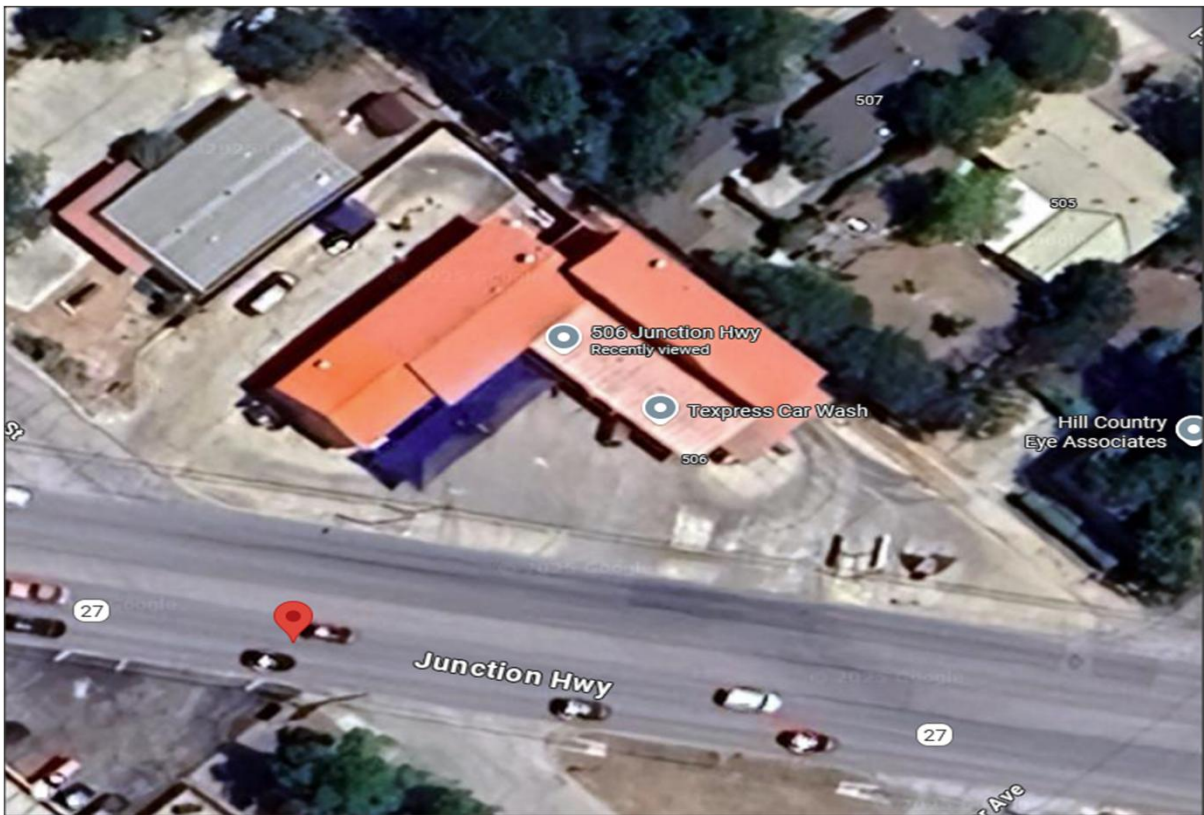
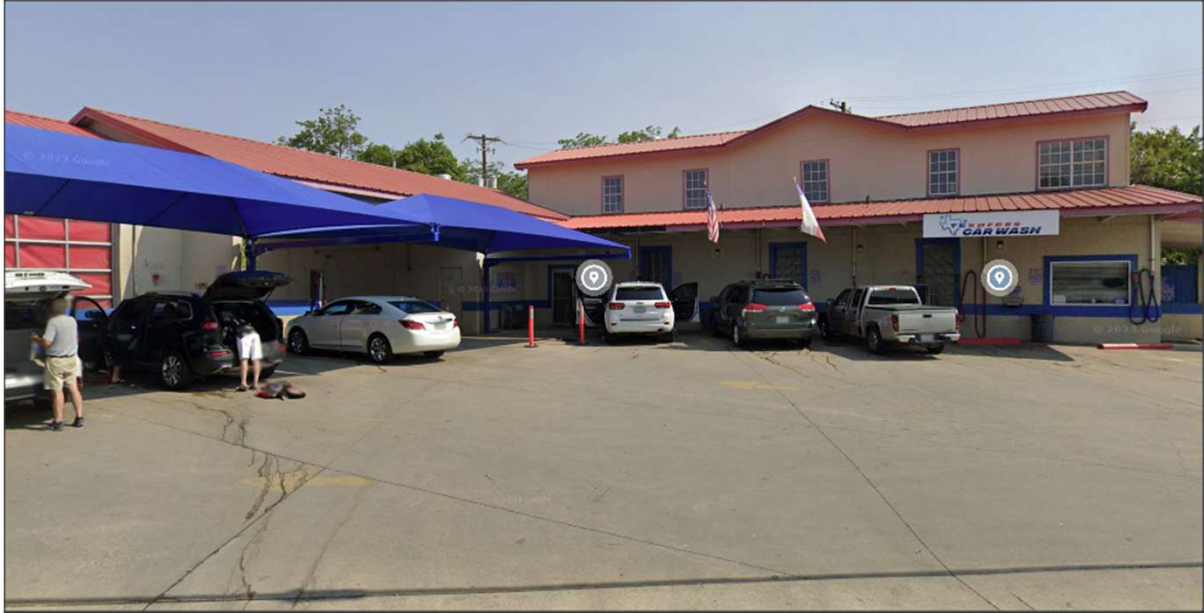
**SELLERS ESTIMATE OF MARKET VALUE**  
 Equip/Fix: \$300K  
 Work In Process: \$0  
 Inventory: \$0  
 Tenant Improvements: \$0  
 Gov. Not to Compete: \$0  
 Business Name: \$0  
 Goodwill: \$0  
 Contracts: \$0  
 Franchise/License: \$0  
 Other: (Land) \$1M  
 Other: (Bldg.) \$1M  
**TOTAL: \$2.3M** **Eff 8-25-25**

**COMMENTS:**  
 Directions: \_\_\_\_\_  
 Parcel # 40818  
 80' Tunnel Sonny's equipment 11 vacs  
 1400 Memberships, \$23-25.00 packages, Average car \$8.22 per car  
 Motivated owner  
 Fully functional EXPRESS wash on .52 acre lot. ALL employees seasoned and can be ran absentee.

BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:	2025	2024	2023	2022
Total Sales: (+ -)	\$57K p/m	\$836K	\$751K	\$856K
Cost of Goods:				
Gross Profit:				
Benefits & Income: includes (+ -) owners income	23%	\$235K	wa	wa
		EBIDTA		

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Seller(s) Name: Contact Broker / Roger A. Pencsek Fax Phone: 602-787-1156  
 Business Phone: 602-787-1100 Mobile Phone: 602-770-4040



**Branch Offices: USA**  
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 Roger A. Pencak: Broker

**Acquisitions, Businesses & Investments, L.L.C**  
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 11408 N. Blackheath Rd, Scottsdale, Az. 85254



**TYPE OF BUSINESS:** Car Wash - Express w land 15 vacs  
 Listing Agent: RAP  
 Bus. Name: Texpress Express Car Wash  
 Address: 1209 Gregg St, Big Spring, Tx 797  
 City: Big Spring State: TX Zip: 79720  
 Yrs. In Operation: 2024 By Seller: 2025  
 Reason for Sale: Other interests

**FINANCIAL DATA**  
 Purchase Price: \$2.3M  
 Down Payment: CASH  
 Balance: \_\_\_\_\_  
**OWNERS TERMS:**  
 Terms/Yrs.: \_\_\_\_\_ Int Rate: \_\_\_\_\_  
 Monthly Payment: \_\_\_\_\_  
 Other: \_\_\_\_\_

**\$1.95M**

**LEASE INFORMATION**  
 Bldg Size: 1900 sq. ft. Lot Size: \$0.48 Mo Rent: NA  
 Major Cross St: Gregg st an MY Luther King  
 Lease Permt: NA Options: \_\_\_\_\_ Deposits: \_\_\_\_\_

**REAL ESTATE (if applicable)**  
 Sale Price: \_\_\_\_\_ \$0  
 Int % \_\_\_\_\_ # Years \_\_\_\_\_

**GENERAL INFORMATION**  
 Days/Wks. open: M-Sat 8-7 Sun 8-8  
 Seller's Duties hrs. worked: 2  
 Family Partners work hours: 1  
 Number of employees: 6 Full Time 4 Part Time 2  
 License Requirements: \_\_\_\_\_  
 Type of Sale: \_\_\_\_\_ Stock X Asset \_\_\_\_\_  
 Seller Train Buyer @ N/C: Yes  
 how long: 3 Day's

**SELLERS ESTIMATE OF MARKET VALUE**  
 Equip/Fix: \$400K *Est value \$1M*  
 Work in Process: \$0  
 Inventory: \$0  
 Tenant Improvements: \$0  
 Gov. Not to Compete: \$0  
 Business Name: \$0  
 Goodwill: \$0  
 Contracts: \$0  
 Franchise/License: \$0  
 Other: (Land) \$1M  
 Other: (Bldg.) \$1M  
**TOTAL: \$2.1M**

**\$1.95M**  
 off 8-25-25

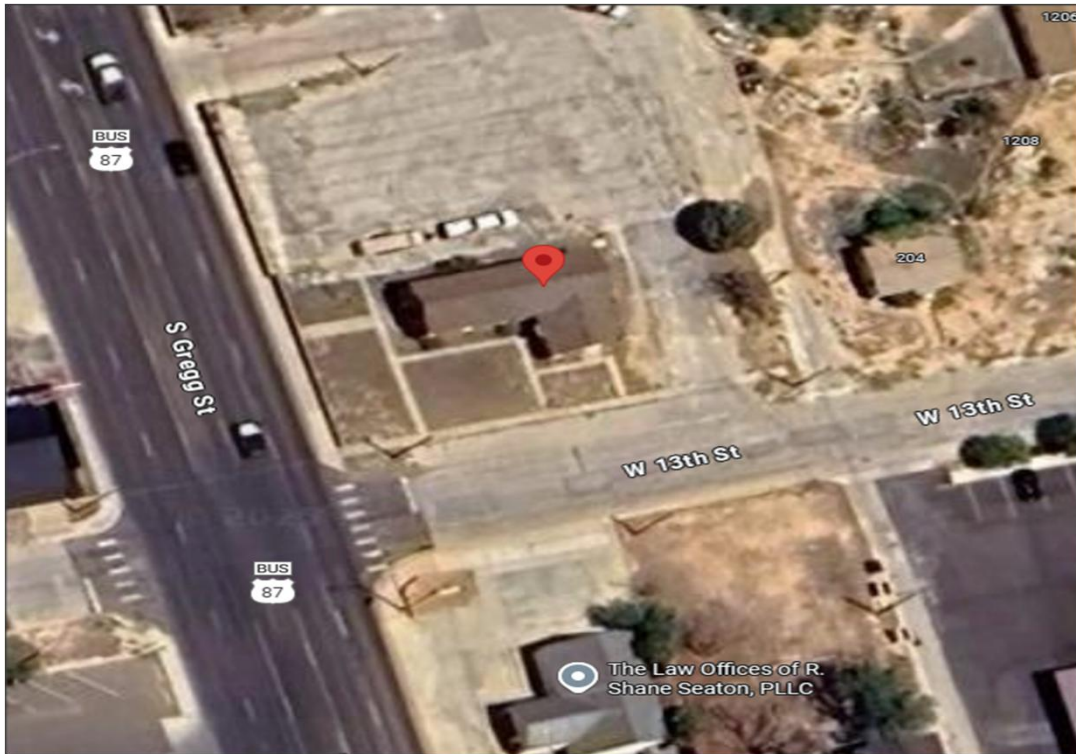
**COMMENTS:** **OWNER PAID \$3.5M to build 2024**  
 Directions: \_\_\_\_\_  
**TURN KEY operation,**  
 80' Tunnel Sonny's equipment 15 vacs  
 400 Memberships. \$23-26.00 packages, Average car \$9.28 per car  
 Privatized owner **Owner has opened the wash and honed all the nuances, ready for new owner-BRAND NEW EXPRESS**  
**Fully functional EXPRESS wash on 1 acre lot, ALL employees seasoned and can be ran absentee.**

**BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:** 2025 2024  
 Total Sales: (+ -) \$30-40K per month  
 Cost of Goods: \_\_\_\_\_  
 Gross Profit: \_\_\_\_\_  
 Benefits & income: includes (+ -) \_\_\_\_\_  
 owners income \_\_\_\_\_

**450+**

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**Business Phone:** 602-787-1100 **Mobile Phone:** 602-770-4040



**Branch Offices: USA**  
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**TYPE OF BUSINESS:** Car Wash - Express w land 15 vacs  
 Listing Agent: RAP  
 Bus. Name: Texpress Express Car Wash  
 Address: 2014 W Washington St  
 City: Stephenville State: TX Zip: 76401  
 Yrs. in Operation: 2021 By Seller: Present  
 Reason for Sale: Other interests

**FINANCIAL DATA**  
 Purchase Price: ~~\$1.9M~~  
 Down Payment: ~~CASH~~ \$1.4M  
 Balance:  
**OWNERS TERMS:**  
 Terms/Yrs.: Int Rate:  
 Monthly Payment:  
 Other:

**LEASE INFORMATION**  
 Bldg. Size: 3163 sq. ft. Lot Size: .57 A Mo Rent: NA  
 Major Cross St: 12 th St and Gregg St  
 Lease Period: NA Options: Deposits:

**REAL ESTATE (if applicable)**  
 Sale Price: \$0  
 Int % # Years

**PARCEL # R000031905**

**GENERAL INFORMATION**  
 Days/hrs. open: M-Sat 8-7 Sun 8-6  
 Seller's Duties/hrs. worked: 2  
 Family/Partners work hours: 1  
 Number of employees: 6 Full Time 4 Part Time 2  
 License Requirements:  
 Type of Sale: Stock X Asset  
 Seller Train Buyer @ N/C: Yes  
 How Long?: 5 Days

**SELLERS ESTIMATE OF MARKET VALUE**  
 Equip/Fix: \$900K *Est value \$1M*  
 Work In Process: \$0  
 Inventory: \$0  
 Tenant Improvements: \$0  
 Cov. Not to Compete: \$0  
 Business Name: \$0  
 Goodwill: \$0  
 Contracts: \$0  
 Franchise/License: \$0  
 Other (Land): \$1M  
 Other (Bldg.): \$1M  
 TOTAL: ~~\$1.9M~~

**COMMENTS:**  
 Directions:  
**TURN KEY operation,**  
 80' Tunnel Sonny's equipment 15 vacs DRB  
 900+ Memberships, \$23-25.00 packages, Average car \$10.63 per car  
 Motivated owner **LIKE NEW EXPRESS---Absentee Owner**  
**Fully functional EXPRESS wash on .57 acre lot, ALL employees seasoned and can be ran absentee.**

<b>BUSINESS FINANCIAL INFORMATION FOR THE PERIOD:</b>	2025	2024	2023	2022
Total Sales: (+ -)	\$64K+	\$780K	\$1.13M	\$808K
Cost of Goods:		per month		
Gross Profit:		\$330K	WA	WA
Benefits & Income: includes (+ -)				
owners income		Est		

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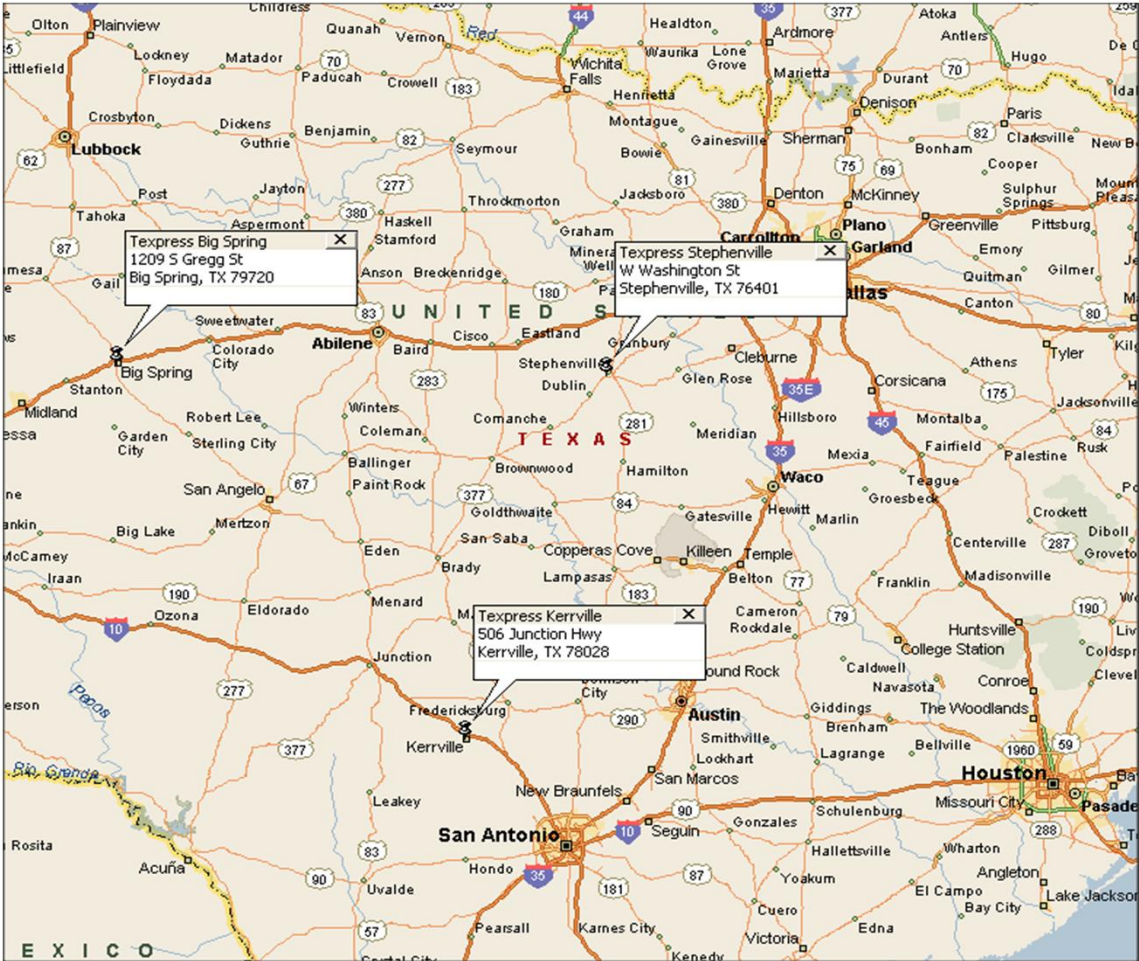
**Seller(s) Name:** Contact Broker / Roger A. Penock  
**Business Phone:** 602-787-1100

**Fax Phone:** 602-787-1156  
**Mobile Phone:** 602-770-4040

\$1.4M eff  
 8-25-25



# # Texpress Express 3 Loc's San Antonio, TX area



Roger A. Pencek  
Designated Broker  
President, M.B.A.

Web Page  
[www.carwashbrokers.com](http://www.carwashbrokers.com)  
[www.abibiz.com](http://www.abibiz.com)



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***Car Wash Brokers, Inc.***  
*(aka) ABI, LLC*  
11408 N. Blackheath Rd  
Scottsdale, Az 85254



**Roger A. Pencek**  
**President / Broker / Principal / Consultant / M.B.A.**

Western Illinois University 1974 BS Business degree / law minor; MBA 1985.

Roger molded his early Merger and Acquisitions career in management capacity at General Motors Corporation and International Harvester; specializing in M&A throughout the USA and Canada buying and selling manufacturing companies.

Real Estate licensed Broker, Selling, Marketing and Consulting in the Car Wash Business since 1985; he has founded and owns ABI L.L.C. (Acquisitions, Businesses & Investments L.L.C.) which specializes in the sale of businesses in the \$900K - \$25M range. For the last 40 years he has gained the reputation of "Car Wash Broker," specializing in 800+ confirmed car wash closings in the Pacific Southwest (AZ, CA, WA, GA, IL, CO, NV, FL, TX.) and Europe.

Simultaneously, in 1985 to his credit, founded and owns "Car Wash Brokers, Inc.," (CWB, Inc.), a National Company solely specializing in the sale of Full Service, Express and Self Service Car Wash Businesses in the USA! His goal is to have CWB Inc., agents in every state of the USA, representation in Canada and Europe. Roger is a seasoned expert court witness / testimony for car wash related cases, frequent and revered public speaker, seminars, consultant, pod cast guest and pro bono author's articles for Car Wash Associations and magazines.

CWB Inc., Mission Statement: CWB is national network of licensed agents marketing existing car washes to the public, in an ethical and professional manner acknowledged as the expert in the industry.

Web site [www.carwashbrokers.com](http://www.carwashbrokers.com) [www.abibiz.com](http://www.abibiz.com)

Branch Offices: USA  
 Roger A. Pencek/Broker  
 roger@abibiz.com  
 www.gsbUSA.biz  
 www.carwashbrokers.com



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 Mobile: (602) 770-4040

Acquisitions, Businesses & Investments, LLC  
 (aka) Car Wash Brokers, Inc.  
 11408 N. Blackheath Rd., Scottsdale, Az 85254

**"CONFIDENTIALITY AGREEMENT REGISTRATION FORM"**

agreed \_\_\_\_\_ and \_\_\_\_\_  
 Acquisitions, Businesses & Investments, LLC (ABI) and its duly authorized agent and Roger A. Pencek  
 (Together referred to as "Broker") that, in exchange for broker disclosing certain information regarding the business listed and described  
 below (hereinafter referred to as the "Business") to potential buyer who warrants their signature below is their identity:

- Potential Buyer will not interview employees or representatives of the business without the express, written consent of broker;
- Potential Buyer will treat forms used by and information received from broker as CONFIDENTIAL and will not disclose them or permit them to be used by anyone not specifically authorized by broker;
- For each business listing provided by ABI buyer agrees to utilize the brokerage services of ABI on the business as introduced to buyer. If buyer violates this condition, buyer agrees to pay ABI sellers pre-negotiated commission in full, directly to ABI. This agreement will survive for one year from the date below.
- Seller has provided all information contained on this form, BROKER HAS NOT AUDITED, VERIFIED OR INVESTIGATED any of the information. Potential buyer should investigate and verify all representations regarding the business with seller. Potential buyer understands that broker is acting as agent for seller and that this offering is subject to prior sale.
- The undersigned also states that the reason for their inquiry is their interest in purchasing the business and not to gain information for other competitors or an assigns for the Department of Internal Revenue Services.
- It is further agreed that in the event of any breach or threatened breach of this agreement, broker may, in addition to any other remedies it may have, obtain an injunction restraining potential buyer and any of its agents or employees from disclosing or using any information or knowledge obtained from broker pursuant to this agreement. Potential buyer hereby consents to the jurisdiction of the Superior Court of the state is authorized, for such purposes and for the determination of all other remedies
- The undersigned potential Buyer acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition with ABI, and will deal exclusively with ABI in any acquisition ABI has registered below with potential buyer within 1 (one) year of the date hereof.
- In the event agent listed below is eligible for a fee from Buyer's lender, this is disclosure of the same.
- Recipient and Recipient's Broker agree not to circumvent, go around, or otherwise exclude Seller's Broker, ABI / C/WB in any discussions direct with Owner / Seller regarding the potential acquisition of the Property mentioned herein.

**Note: Any co-broke or referral fees for buyers agents are to be disclosed, noted on this form, upon authorization below. None**

I the undersigned "Buyer" have read all of the terms and conditions above. I fully understand the information that I have read and understand what my responsibilities are. I also understand that legal actions will be taken against me in the case of a breach or threat to breach this contract with ABI.

Roger A. Pencek \_\_\_\_\_ Potential Buyer: \_\_\_\_\_  
 ABI / C/WB Authorized Broker, Roger Pencek \_\_\_\_\_ Email \_\_\_\_\_ Date \_\_\_\_\_  
 Phone/Fax: \_\_\_\_\_

Please authorize and scan back

Name of Business	Address	Payment	Sale Price	Terms
<b>TEXPRESS 3 EXPRESS WASHES</b>				
Texpress Express	506 Junction Hwy, Kerrville, TX	cash \$2.05M	<del>\$2.3M</del>	Express w land
Texpress Express	2014 W Washington, Stephenville, TX	cash \$1.4M	<del>\$1.9M</del>	Express w land
Texpress Express	1209 S Gregg St, Big Spring, TX	cash \$1.95M	<del>\$2.4M</del>	Express w land

Reduced to total \$5.4M eff 8-25-25

# CWB

**CAR WASH BROKERS INC**

**602-787-1100**

**ROGER A. PENCEK - BROKER**

**[www.carwashbrokers.com](http://www.carwashbrokers.com)**

REALTY SIGN CO. 602-267-7227



**ROGER A. PENCEK**  
DESIGNATED BROKER  
PRESIDENT/M.B.A.



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*(aka) Acquisitions, Business, & Inv. LLC*  
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Email: [roger@carwashbrokers.com](mailto:roger@carwashbrokers.com)



# Car Wash Brokers, Inc.

11408 North Blackheath Road, Scottsdale, AZ 85254



## We Sell Car Washes!

### Full Service • Express • Self-Service



- Largest Car Wash Brokerage In U.S.A. (Est. 1985)
- Car Wash and Gas Station Brokers & Consultants



[www.carwashbrokers.com](http://www.carwashbrokers.com)

Roger A. Pencek - President, Broker, Consultant  
 602-787-1100  
 Roger@carwashbrokers.com



Est. 1985



**ROGER A. PENCEK**  
 DESIGNATED BROKER  
 PRESIDENT/M.B.A.



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