

KROOZIN MEGA CAR WASH

Real Estate & Business For Sale

8460 Phelan Blvd, Beaumont, TX 77706



ECHO WEST

CAPITAL ADVISORS

JAKE BUTTERFIELD

Vice President
Echo West Capital Advisors
(208) 841 - 7310
JButterfield@EchoWest.com

JACK MCANDREW

Vice President
Echo West Capital Advisors
(602) 509 - 5800
JMcAndrew@EchoWest.com

RYAN MORONEY

Partner
Echo West Capital Advisors
(602) 421 - 9100
RMoroney@EchoWest.com

MATT MATHERS

Partner
Echo West Capital Advisors
(480) 516 - 6431
MMathers@EchoWest.com

TIM WESTFALL

Partner
Echo West Capital Advisors
(602) 628 - 6298
TWestfall@EchoWest.com

BRIAN BROCKMAN

License # 701472
Bang Realty-Texas Inc
(513) 898 - 1551
BOR@BangRealty.com

DEAL SUMMARY



Address

8460 Phelan Blvd
Beaumont, TX 77706

Asking Price

\$2,999,999

Building Size

3,565 SF

Lot Size

TBD

Year Built

2022

Drone Photos

Click [here](#)





PROPERTY SUMMARY

Request	Property Information
Site Address	8460 Phelan Blvd, Beaumont, TX 77706
Point of Sale (POS) / XPT System	Washify
Number of POS Stations	Two (2)
Year Built	2022
Building Size	3,565 SF
Lot Size	Parcel Split will be initiated with the Sales process with new buyer (Inquire with broker for details)
What services do you offer? (e.g. Express, Full Service, Detailing, etc.)	Express
Tunnel Length	120 Feet
Number of Vacuums	Twenty (20) by Vacutech
Equipment Package	MacNeil
Traffic Counts: (Phelan Blvd & Major Dr)	Combined Traffic Count: 32,598 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 8,721 People 3-Mile Radius: 35,868 People 5-Mile Radius: 81,227 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$79,847 3-Mile Radius: \$101,476 5-Mile Radius: \$83,439



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 | 20 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 twenty (20) vacuums by Vacutech 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.

▶ Strategic Location with Strong Traffic Counts and Demographics

Positioned along Phelan Boulevard — a major retail and commuter corridor in Beaumont — the property benefits from exceptional visibility and consistent daily traffic. The surrounding trade area includes national retailers, grocery-anchored shopping centers, and dense residential neighborhoods, driving steady customer flow. Average household incomes in a 2-mile radius are \$93,514 and population in a 10-mile radius is over 133,000+ which enhances long-term demand for express car wash services in this area.

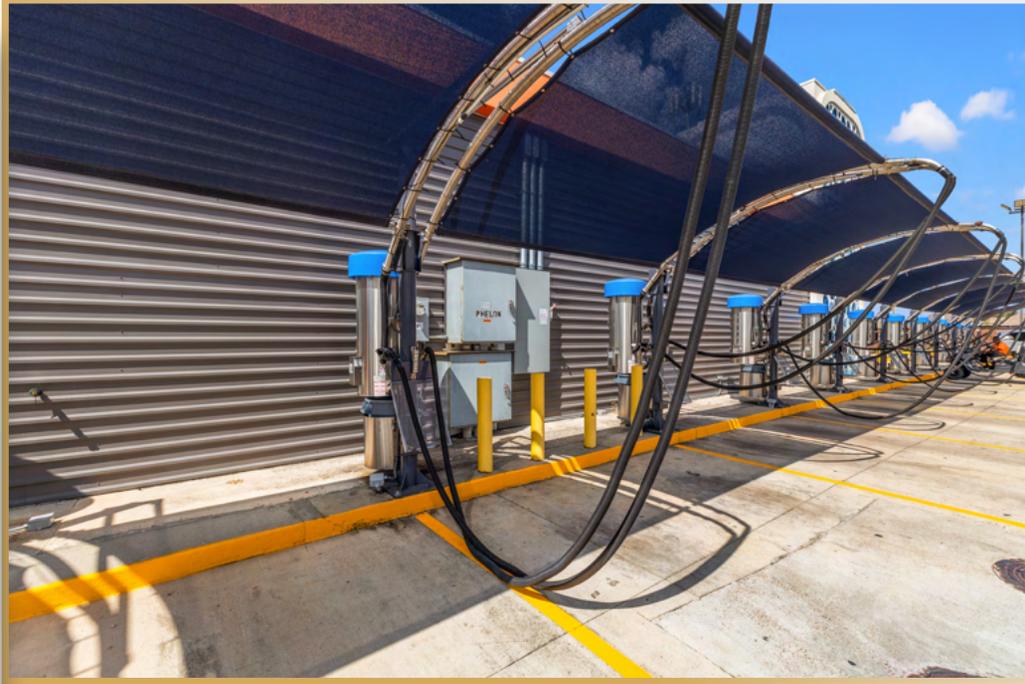
▶ Attractive Real Estate and Low-Maintenance Asset

Built in 2022, the facility features modern construction, durable finishes, and an efficient site layout designed for easy ingress and egress. The property's newer improvements translate into minimal near-term capital expenditures, making it a low-maintenance, cash-flow-ready investment. With current replacement costs continuing to rise, acquiring a newer build like this offers significant value compared to ground-up development.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY AERIAL



Fly **BEAUMONT**
MUNICIPAL AIRPORT

kroozin
Mega Car Wash

Westbrook High School
2,400+ Students

CENTURY
HEIGHTS
200 Units

DOLLAR GENERAL

kroozin
Gas/C-Store

PNC

Phelan Blvd - 14,364 VPD

Major Dr - 18,234 VPD

PROPERTY AERIAL



Major Dr - 18,234 VPD

Phelan Blvd - 14,364 VPD



KROOZIN MEGA CAR WASH 4-UNIT PORTFOLIO OFFERING

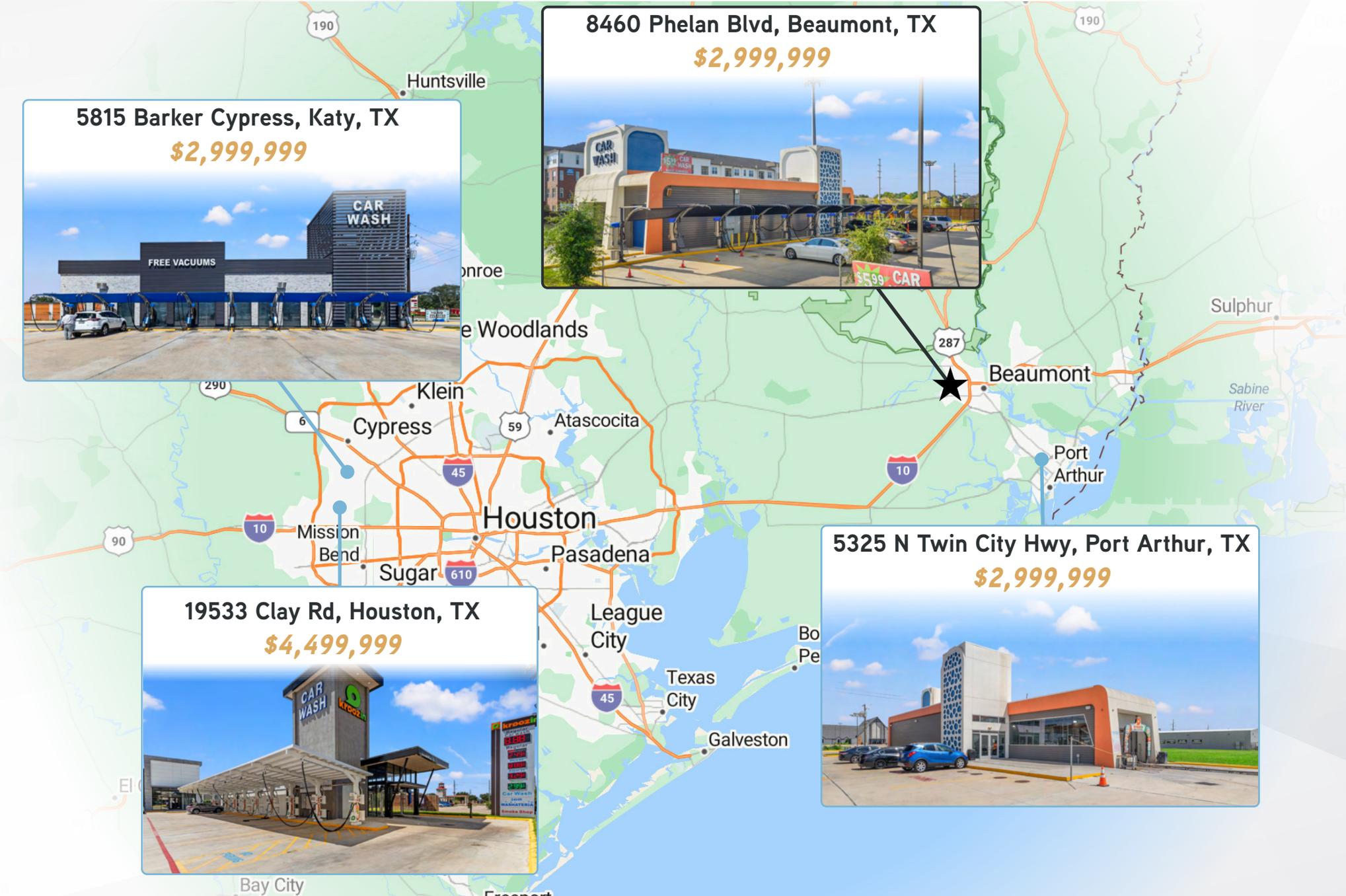
Inquire with Broker for more details

5815 Barker Cypress, Katy, TX
\$2,999,999

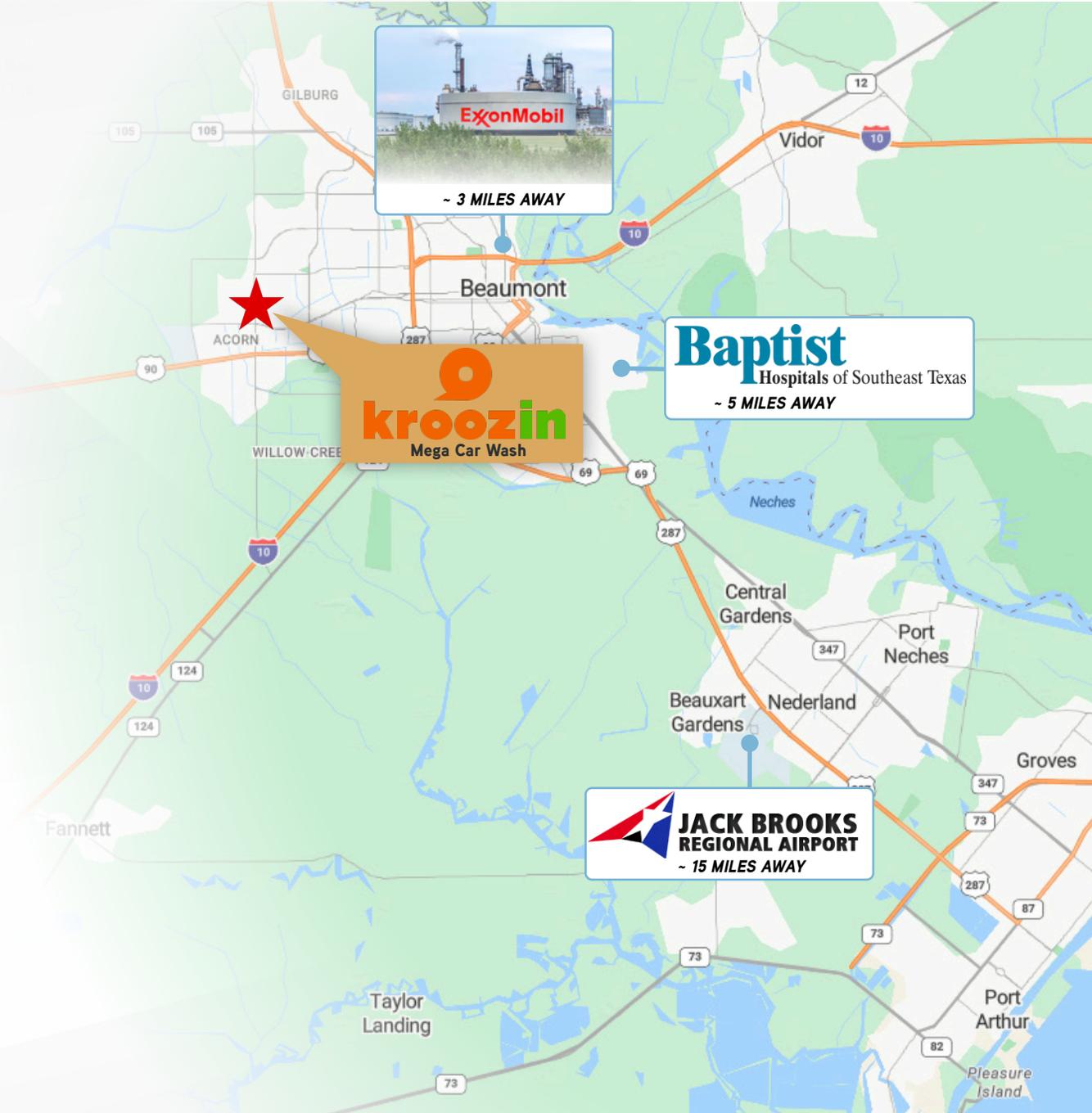
8460 Phelan Blvd, Beaumont, TX
\$2,999,999

19533 Clay Rd, Houston, TX
\$4,499,999

5325 N Twin City Hwy, Port Arthur, TX
\$2,999,999



DEMOGRAPHICS - Beaumont, TX



Population Trends	1 Mile	3 Miles	5 Miles
2024 Population	8,721	35,868	81,227
Household Trends			
2024 Households	3,871	14,696	33,773
Average Household Income	\$79,847	\$101,476	\$83,439
2024 Annual Spending			
Total Consumer Spending	\$106.1M	\$466.6M	\$927.8M

LOCATION OVERVIEW - Beaumont, TX



The Beaumont metropolitan area, located in Southeast Texas near the Gulf Coast, is a key hub within the Golden Triangle region, which also includes Port Arthur and Orange. As of 2024, the Beaumont–Port Arthur MSA has a population of approximately 410,000 residents and serves as a critical center for the energy, petrochemical, and logistics industries. Positioned near major waterways and transportation corridors, Beaumont plays a vital role in domestic and international trade, refining, and industrial services. Beaumont’s economy is anchored by large employers in oil refining, chemical production, port operations, advanced manufacturing, and government services. The area is home to major industrial facilities operated by companies such as ExxonMobil, Total Energies, Motiva Enterprises, Chevron Phillips, and Goodyear.

The Port of Beaumont is one of the busiest military and commercial ports in the nation and a major driver of regional logistics and exports. The presence of Lamar University further supports workforce development, innovation, and economic growth. The region benefits from strategic access to the Port of Beaumont, Interstate 10, the Sabine-Neches Waterway, and rail infrastructure, connecting it to Houston, Louisiana, and the broader Gulf Coast economy. Ongoing investments in port expansion, petrochemical facilities, and infrastructure continue to strengthen Beaumont’s industrial base and appeal to new businesses.

- *The Beaumont–Port Arthur metro area has a population of approximately **400,000 residents** and continues to grow due to industrial expansion and port activity*
- *Port of Beaumont is one of the busiest ports in the U.S. by tonnage and acts as a top strategic military site*
- *Home to multiple major **energy and petrochemical facilities**, including ExxonMobil, Motiva, and TotalEnergies*
- *The **Motiva refinery in Port Arthur** is the **largest oil refinery in North America**, with a capacity exceeding 630,000 barrels per day*
- ***Jack Brooks Regional Airport (BPT)** provides commercial air service and supports industrial and business travel*
- *The region supports tens of thousands of jobs tied to energy, shipping, and manufacturing*





ECHOWEST

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EXCLUSIVELY PRESENTED BY:



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