

REPRESENTATIVE PHOTO

RENT COMMENCED DECEMBER 2025



QUICK QUACK CAR WASH

KEMAH, TX (HOUSTON MSA)

2026 Construction, 20-Year Absolute NNN Corporate Ground Lease in Houston MSA

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637



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Construction is underway on the subject property and rent has commenced as of December 2025. It is currently scheduled for completion in March of 2026.

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REPRESENTATIVE PHOTO



2026 construction Quick Quack car wash on a brand new, 20 year, absolute NNN corporate ground lease. Located in a tourist destination and surrounded by high traffic national retailers including Target, Home Depot, Walmart, and more.

Price	\$2,833,000
Cap Rate	6.00%
NOI	\$170,000
Price/SF	\$67.75
Land Area SF	41,818 SF
Land Area AC	0.96 AC
Lease Type	Absolute NNN
Rent Commencement	December 2025
Self-Clean Stalls	18 Stalls
Year Built	2026

226 MARINA BAY DR, KEMAH, TX



WHY INVEST

Premier Location in Houston's Coastal Playground

The subject property is located in Kemah, Texas, one of the Houston metro area's most vibrant coastal destinations. Known for its marina, boardwalk attractions, and seaside restaurants, Kemah attracts millions of visitors each year from across Texas and beyond. This prime location places Quick Quack Car Wash at the heart of a growing market that benefits from both strong local demographics and sustained visitor demand.

High-Traffic, Accessible Location Positioned near the intersection of Highway 146 and Marina Bay Drive, the property enjoys excellent visibility and accessibility for residents, commuters, and tourists traveling between Houston and Galveston. Interstate 45 connects Kemah directly to downtown Houston and the Gulf Coast, while Highway 146 serves as a main thoroughfare for coastal travelers. This strategic positioning provides Quick Quack with a steady flow of daily commuters, recreational visitors, and traffic.

Tourism and Regional Demand Drivers Kemah's proximity to major regional attractions significantly bolsters the property's draw. Within a short drive are the Kemah Boardwalk, NASA Johnson Space Center, Topgolf, and Great Wolf Lodge, one of only 23 locations in North America. These high-traffic destinations attract year-round visitors seeking entertainment, recreation, and family experiences, all of whom contribute to the strong retail and service demand in the Kemah market.

Captive Retail Audience with Limited Competition

Kemah's retail supply remains limited due to its coastal geography and developed marina district, creating a captive consumer base for existing retailers. Major national tenants such as Walmart, Target, Office Depot, and more have secured long-term positions in the area to capture consistent demand from both tourists and local residents. This scarcity of developable land and limited competition enhances the long-term value of well-located service assets, particularly those that cater to everyday consumer needs.

Resilient Tenant with a Proven Business Model

Quick Quack operates under a corporate-guaranteed, absolute triple-net (NNN) lease, providing investors with stable, passive income and minimal management obligations. The brand's membership-based model—allowing customers to use any location nationwide—adds a layer of stickiness and regional draw, appealing to both local customers and travelers. The company has established a strong reputation for its efficient operations, rapid service model, and commitment to sustainability through water reclamation and eco-friendly processes.

Thriving Submarket in the Houston MSA Kemah sits within the outer Houston metroplex, where population growth, tourism expansion, and rising incomes continue to strengthen the local economy. The region's proximity to the Houston Medical Center, Energy Corridor, and coastal industrial hubs provides steady employment and a reliable consumer base.



CURRENT		
Price		\$2,833,000
Capitalization Rate		6.00%
Lot Size (SF):		41,818
Price Per Square Foot:		\$67.75
Stabilized Income	\$/SF	
Scheduled Rent	\$4.07	\$170,000
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Operating Expenses	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$170,000



FINANCING

Financing is available on the subject property. Please contact agent for details.

LEASE NOTES

- Absolute Triple Net Lease
- Rent Commenced December 2025



Tenant Info		Lease Terms			Rent Summary			
Tenant Name	Lot Sq. Ft.	Term Years		Monthly Rent	Yearly Rent	Monthly Rent/lot SF	Year Rent/lot SF	Rent Increases
Quick Quack Car Wash (Quick Quack Car Wash Holdings, LLC)	41,818	9/1/2025	8/31/2045	\$14,167	\$170,000	\$0.34	\$4.07	
	Increase	8/31/2030	8/30/2035	\$15,583	\$187,000	\$0.37	\$4.47	10%
	Increase	8/31/2035	8/30/2040	\$17,142	\$205,700	\$0.41	\$4.92	10%
	Increase	8/31/2040	8/30/2045	\$18,856	\$226,270	\$0.45	\$5.41	10%
	Option 1	8/31/2045	8/30/2050	\$20,741	\$248,897	\$0.50	\$5.95	10%
	Option 2	8/31/2050	8/30/2055	\$22,816	\$273,787	\$0.55	\$6.55	10%
	Option 3	8/31/2055	8/30/2060	\$25,097	\$301,165	\$0.60	\$7.20	10%
	Option 4	8/31/2060	8/30/2065	\$27,607	\$331,282	\$0.66	\$7.92	10%
TOTALS:	41,818			\$14,167	\$170,000	\$0.34	\$4.07	



\$21.99

LOWEST MONTHLY
PLAN COST

300

LOCATIONS ACROSS
7 STATES

FIVE

AFFORDABLE
MONTHLY PLANS

2004

YEAR
FOUNDED



THE 4TH LARGEST CAR WASH CHAIN IN THE U.S.

Quick Quack Car Wash is a company that provides **exterior car washes** utilizing **eco-friendly techniques**, promising fast lines and quick service.

The company is based in Roseville, California, and has **over 300 total locations** across Arizona, California, Colorado, Oklahoma, Texas, Utah, and Washington.

They have **5 affordable, monthly plans**, including their Ceramic Duck Plan, which offers subscribers unlimited washes for multiple cars in a household.

According to Professional Carwashing & Detailing, an industry publication, Quick Quack Car Wash was the **4th largest car wash chain in the United States in 2021**.

Quick Quack has been **recognized as a leader in establishing an environmentally friendly and sustainable business** by using filtering technology to reclaim 100% of the water used in each cleaning operation as well as biodegradable and non-toxic soaps and cleansers.



KKR TO BUY \$850-MILLION STAKE IN QUICK QUACK CAR WASH

Reuters | June 11, 2024

[Read the Full Article](#)

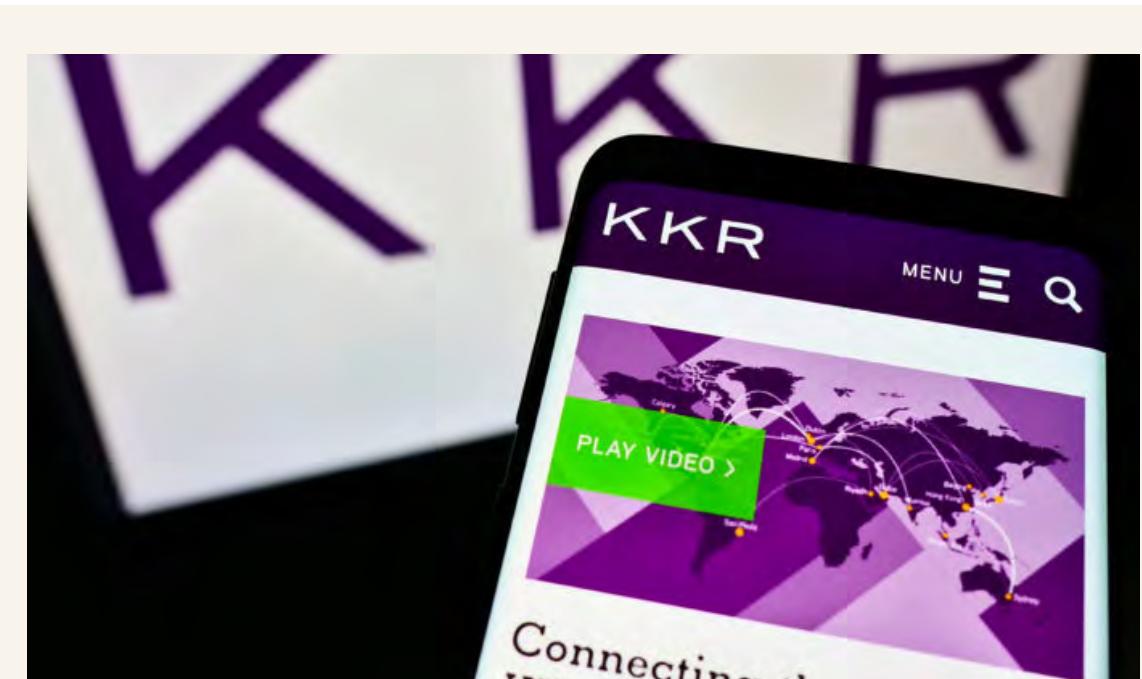
KKR & Co (KKR.N), has agreed to buy a “significant” minority stake in Quick Quack Car Wash, the investment firm told Reuters on Tuesday and sources familiar with the deal said KKR would pay \$850 million.

Reuters reported earlier this year that Quick Quack was working with banks Goldman Sachs and William Blair to sell a minority stake.

Quick Quack, which launched in 2004, has over 230 locations across California, Texas, Arizona, Utah and Colorado. KKR said its investment will help the company grow through marketing and expansion.

Quick Quack will adopt a program to give equity in the company to its whole workforce, a strategy that KKR has implemented at several other portfolio companies.

KKR agreed to buy the stake through its strategic investments group, which invests across a company’s capital structure. The group sits under KKR’s credit business, which manages \$260 billion in assets.



COMPANY PROFILE: KKR & CO

KKR & Co. Inc., also known as Kohlberg Kravis Roberts & Co., is an American global investment company that manages multiple alternative asset classes, including private equity, energy, infrastructure, real estate, credit, and, through its strategic partners, hedge funds.

As of December 31, 2023, the firm had completed more than 730 private equity investments in portfolio companies with approximately \$710 billion of total enterprise value. Assets under management and fee paying assets under management were \$553 billion and \$446 billion, respectively.

**PROPERTY DATA****41,818**

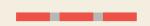
Lot SF

0.96

Lot Acres

18

Stalls

LEGEND Property Boundary Egress

10 NEARBY RETAILERS



SUBJECT PROPERTY



18,262 VPD

DISCOUNT
TIRE

IHOP

THE
HOME
DEPOT

Chick-fil-A

SUBWAY

Chili's

Starbucks

N Hwy 146

146
TEXAS

COURTYARD

SUNOCO

46,271 VPD

226 MARINA BAY DR, KEMAH, TX



GameStop

Office DEPOT
OfficeMax

popshelf

ME
Massage Envy

CATO
SALLY BEAUTY

DOLLAR TREE

CVS
pharmacy

T

Denny's

WING STOP

SportClips

target

ALDI

Mister

AutoZone

MURPHY
USA

xfinity

SUPERCUTS

Walmart
Supercenter

146
TEXAS

N Hwy 146

518

518

146

TEXAS

146



KEMAH BOARDWALK

A 60-acre waterfront entertainment complex featuring rides, restaurants, shops, and a marina, drawing about 3 million visitors annually.



SPACE CENTER HOUSTON

A science and space exploration learning center affiliated with NASA Johnson Space Center that hosts more than 1.25 million visitors per year.



GREAT WOLF LODGE

A large indoor waterpark resort that offers family-friendly lodging and entertainment, attracting overnight guests from throughout Houston and even far beyond.



TOP GOLF

A large entertainment driving-range facility combining golf, dining, and social space, serving both locals and visitors alike.



HOUSTON CLEAR LAKE MEDICAL CENTER

A major medical facility in the Clear Lake area, providing inpatient, outpatient, and specialty care services to tens of thousands of patients annually, serving as a healthcare hub for the region.



ENERGY CORRIDOR

Home to global and regional headquarters of the world's largest energy companies, including bp, Shell, Citgo, ConocoPhillips and more.

TEXAS MEDICAL CENTER

The largest medical complex in the world, serving more than 10 million patients annually.

GEORGE BUSH INTERCONTINENTAL AIRPORT

As one of the busiest airports in the United States, it welcomed 46.1 million passengers in 2023.

PORT OF HOUSTON

The nation's largest port for waterborne tonnage with an annual statewide economic impact of \$439 billion.

SUBJECT PROPERTY

UNIVERSITY OF HOUSTON

A public research university
with over 44,000 students
enrolled.

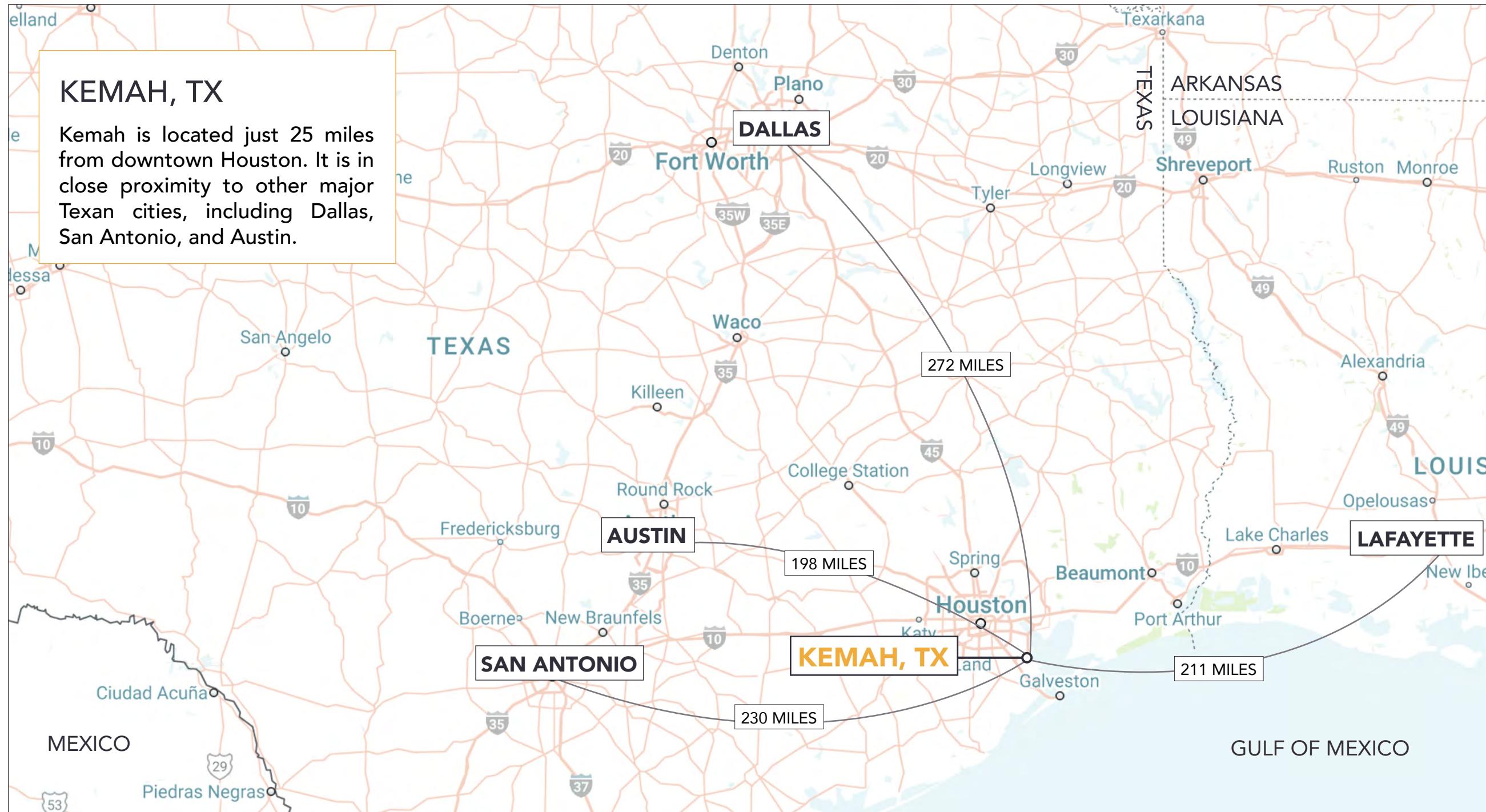
HOBBY AIRPORT

Domestic airline service,
(Southwest Airlines
operating base), center for
corporate & private aviation.



KEMAH, TX

Kemah is located just 25 miles from downtown Houston. It is in close proximity to other major Texan cities, including Dallas, San Antonio, and Austin.





VISITATION DATA

The adjacent Target anchored Clear Lake Shopping Center draws from a large trade area, receiving **over 4,360,719 visits in the past 12 months**. Shading on the heatmap represents home location of visitors to the adjacent Clear Lake Shopping Center based on cellular data.

DEMOGRAPHICS

	1 mi	3 mi	5 mi	10 mi
Population	4,042	54,260	106,306	349,857
Average HH Income	\$123,210	\$152,273	\$136,132	\$129,082
Median HH Income	\$100,460	\$128,266	\$112,739	\$103,678
Annual Growth ('10-'20)	8.7%	6.2%	6.1%	4.8%

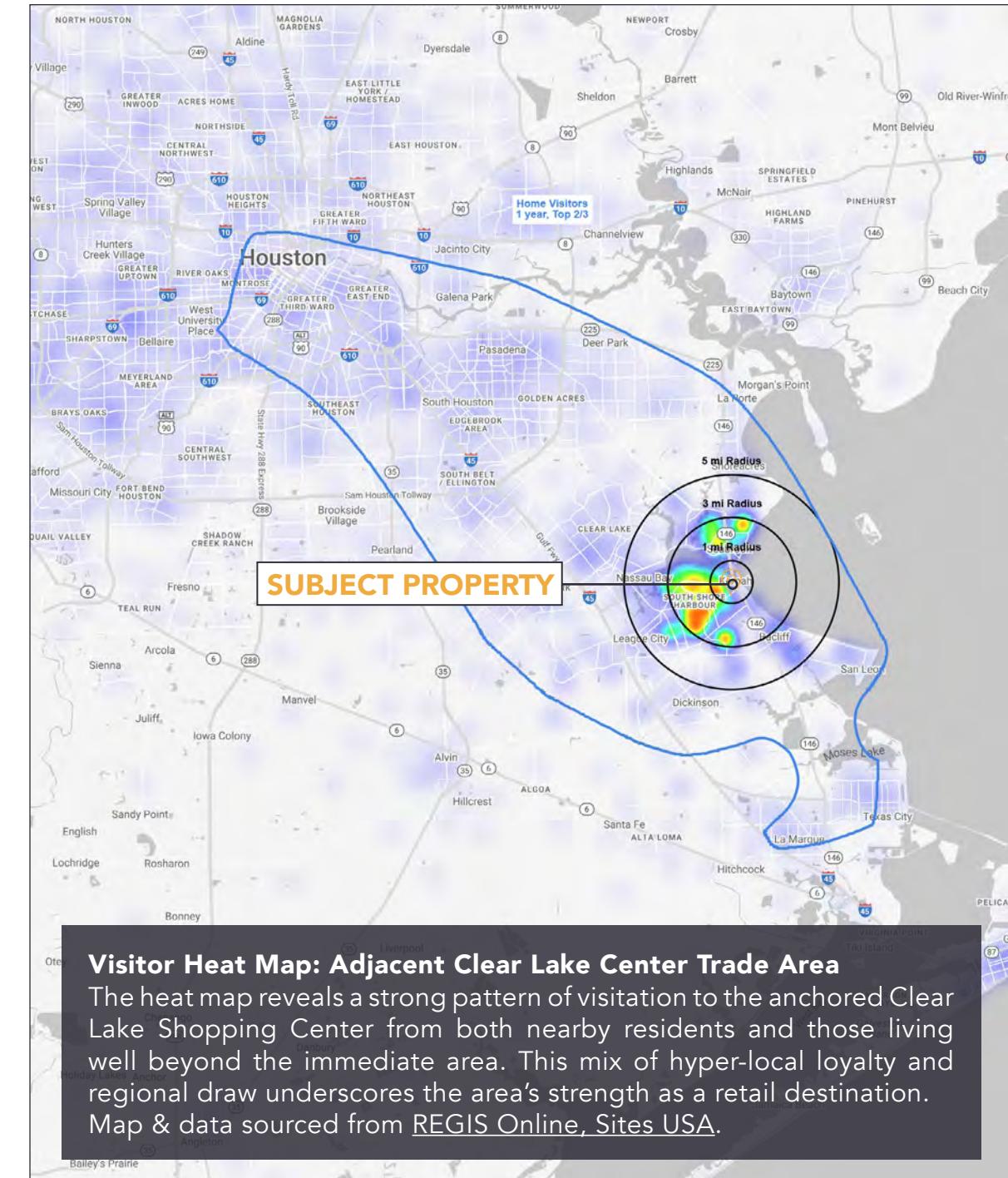
HIGHLIGHTS

4.36M

VISITS TO THE ADJACENT
CLEAR LAKE CENTER

\$152K

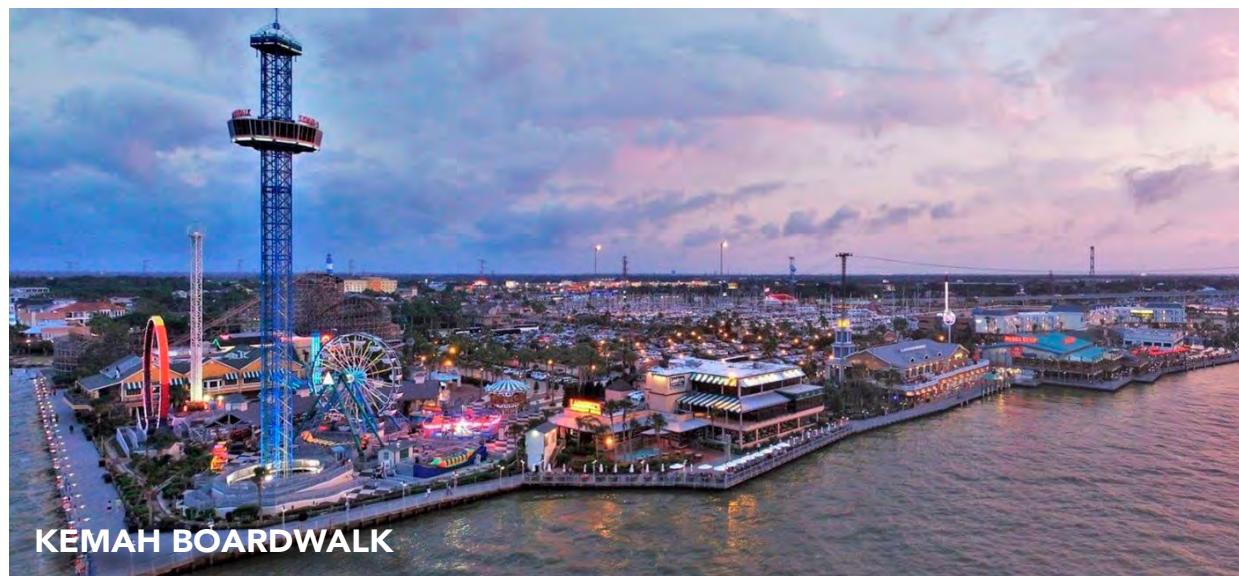
AVG HH INCOME
WITHIN 3-MILE RADIUS





KEMAH, TX, IN FOCUS

A COASTAL GEM AND TOURIST DESTINATION
ON GALVESTON BAY



A VIBRANT COASTAL RETREAT

Kemah is a **charming waterfront city located in Galveston County**, Texas, with a population of approximately 3,700 residents. Situated along Galveston Bay and just 25 miles southeast of downtown Houston, Kemah is known for its vibrant entertainment, coastal beauty, and small-town charm.

The city's **economy thrives on tourism, hospitality, and seafood industries**, attracting visitors from across the region. The Kemah Boardwalk, a popular destination, features a variety of waterfront restaurants, boutique shops, amusement rides, and live entertainment, making it a key attraction for locals and tourists alike.

Kemah's coastal location provides **abundant opportunities for boating, fishing, and other water-based activities**. The city's marina is a hub for recreational boaters, and its proximity to Galveston Bay makes it a favorite spot for fishing enthusiasts.

Beyond its waterfront attractions, Kemah offers a laid-back, family-friendly lifestyle with **easy access to both urban amenities and natural beauty**. Residents enjoy community events, parks, and a close-knit atmosphere while benefiting from nearby access to the larger cities of Houston and Galveston.

With its mix of tourism, recreation, and coastal living, Kemah stands out as **a unique destination in the Houston metropolitan area**, attracting visitors, businesses, and new residents who value its relaxed and vibrant atmosphere.



THE HOUSTON MSA

7.5M

ESTIMATED HOUSTON
MSA POPULATION

\$513B

HOUSTON MSA GDP
FOR 2023

4TH

MOST POPULOUS CITY
IN THE UNITED STATES

#1

LARGEST CITY IN
TEXAS

THE ENERGY CAPITAL OF THE WORLD

Greater Houston is **the fifth-most populous metropolitan statistical area in the United States** and has historically been among the fastest-growing metropolitan areas in the country. The city's **dynamic and rich culture, thriving economy, and growing population** make it an ideal market to live, work, and invest in.

Houston is **recognized worldwide for its economy**: particularly for oil and natural gas, and increasingly for biomedical research and aeronautics, being home to NASA's Manned Spacecraft Center. If Houston were a country, it would rank as the 25th largest economy in the world, exceeding Thailand and Ireland.

Metro Houston has the **third largest concentration of Fortune 500 companies in nation** and is home to more than 9,100 tech-related firms including more than 1,000 venture backed startups.

Anchored by the Port of Houston, the Houston MSA has **the highest trade export value of all metropolitan areas**, at over \$132billion in 2023, accounting for 42% of the total exports of Texas.

Houston has four state universities and several private institutions of higher learning within the MSA: The University of Houston, The University of Houston–Clear Lake, University of Houston–Downtown, Texas Southern University, Rice University, Houston Christian University, and more.

Houston is **home to the Texas Medical Center—the largest medical center in the world**. Encompassing over 2 square miles of land, the Texas Medical Center employs over 106,000 people, hosts 10 million patient encounters annually, and has a gross domestic product of \$25 billion.



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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