



# Real Estate & Improvements For Sale

Brand New 2025 Construction | Estimated Completion Q1 2026



**O-SO CLEAN  
CAR WASH**

Real Estate & Improvements For Sale  
9508 China Spring Rd | Waco, TX

**\$4,500,000**

Representative Photo



**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

**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



## O-SO CLEAN CAR WASH

### Address

9508 China Spring Rd  
Waco, TX 76708

### Asking Price

\$4,500,000

### Building Size

4,016 SF

### Lot Size

2.06 AC

### Year Built

2025



# PROPERTY SUMMARY



Request	Property Information
Site Address	9508 China Spring Rd, Waco, TX 76708
Estimated Delivery Date	Q1 2026
Point of Sale (POS) / XPT System	Micrologic
Number of POS Stations	Two (2)
Property OWNED or LEASED	Owned
What is the lot and building square footage?	Lot Size: 2.06 AC and Building Size: 4,016 SF
Wash Menu Pricing for Express Wash (Single Wash and Monthly Unlimited Pricing)	The O-So - \$20 or \$40/Monthly, O-So Tire Shine - \$15 or \$30/Monthly, O-So Polish - \$12 or \$25/Monthly, and The CUB - \$8
Tunnel Length	100 Feet
Conveyor Type (Belt/Chain):	Minda Conveyor Belt
Equipment Package	Motor City Works
Number/Type of Vacuums	18 Vacuums by Eurovac
Combined Traffic Counts: (China Spring Rd & Flat Rock Rd)	18,805 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 3,708 People   3-Mile Radius: 10,293 People   5-Mile Radius: 23,902 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$90,311   3-Mile Radius: \$104,509   5-Mile Radius: \$87,917
Are there any notable competition coming in within 3 miles that you know of?	No

# PROPERTY HIGHLIGHTS



## ► Rare Opportunity to Acquire a Portfolio of Newer Construction Express Car Washes

This is a rare opportunity to acquire a 3-unit portfolio of express car washes that were built within the last year in the Waco MSA. A key advantage of purchasing this portfolio is that it allows the prospective Buyer to reach immediate store count density in this under served market.

## ► Brand New 2025 Construction | Estimated Delivery Q1 2026

The O-So Clean Express Car Wash in Spring, TX is brand new construction that is slated to be delivered in Q1 2026. This is a rare opportunity to purchase a new construction express car wash that's furnished with new equipment. This site is move in ready and is primed to be rebranded and start operations quickly.

## ► Turn-Key Equipment Package | Best in Business

The wash is equipped with the best equipment in the business. The 100-foot tunnel is equipped with Motor City Wash Works, Minda Dual Belt Conveyor, and 18 vacuums from Eurovac. All the tunnel equipment and vacuums are brand new, which sets this site apart from the other car wash listings on the market.

## ► Only Express Car Wash in 8 Mile Radius | Zero Competition

The closest express car wash is 8 miles away (10+ minute drive), which makes this wash a more convenient choice for the residents living in China Spring and the neighboring towns. There is a significant lack of competition for express washes, making this an attractive opportunity for the prospective operator to add to their existing portfolio.

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

Located alongside 7-Eleven, the 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.

## ► Explosive Residential/Commercial Growth in Immediate Area

688 MF units are in various stages of development with a 5-mile radius of the subject property. Surrounded by complementary retail including a new Scooter's Coffee (adjacent parcel) and a new Starbucks (at NEC China Spring Rd & Flat Rock Rd). The subject property is positioned between the newly constructed D.R. Horton subdivisions, Foxborough and Saddlecreek.

## ► Oversized 2+ Acre Parcel | Excellent Access

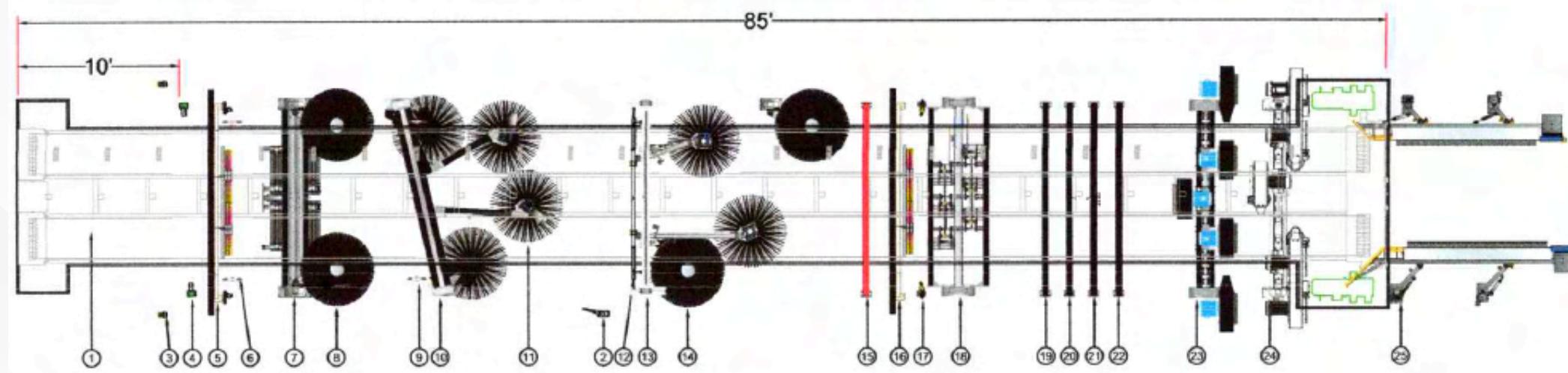
The subject property is situated on a 2+ acre L-shaped parcel with excellent access from China Spring Rd & Flat Rock Rd.



# CAR WASH TUNNEL EQUIPMENT BREAKDOWN

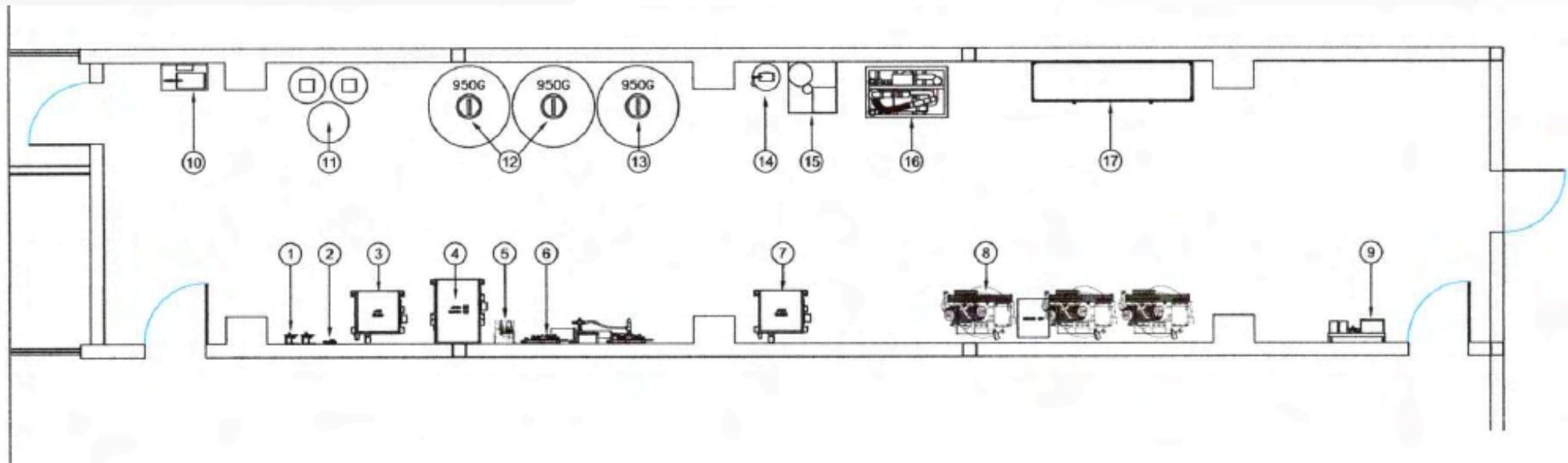


## 85' BELT CONVEYOR



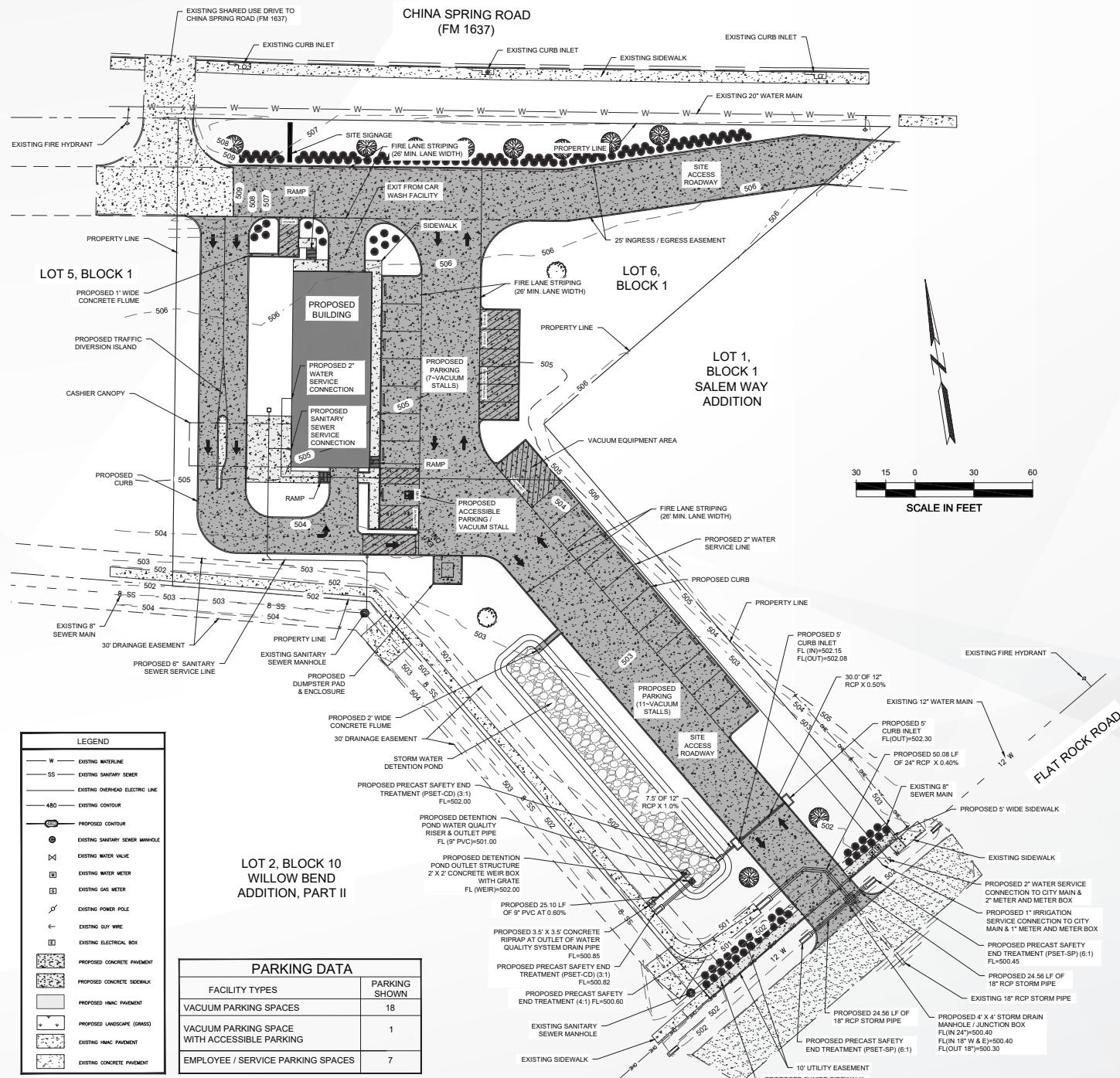
1 85' BELT CONVEYOR <small>(MHD)</small>	2 HIGH PRESSURE PREP GUNS <small>(FOR WASH DOWN &amp; EQUIPMENT CLEANING)</small> <small>(MHD)</small>	3 MANUAL BUG PREP GUNS	4 ENTRANCE PHOTO EYES
5 LIT ARCH (AHEARN) <small>(PRE-SOAK, NOZZLES, LEDS, FOAMSTREAM, LOW PROFILE FOAMERS)</small> <small>(SUPPLIED BY OTHER)</small>	6 WTA <small>(SUPPLIED BY OTHER)</small>	7 F2B (FRONT TO BACK)-MITTER	8 MOTOR CITY LOW RIDER ELECTRIC
9 WTA <small>(SUPPLIED BY OTHER)</small>	10 MOTOR CITY HI-LINER ELECTRIC <small>(HIGH BOSS LEG MOUNTED TO THE CROSSOVER)</small>	11 CROSSOVER WRAP AROUND ELECTRIC	12 TRI-COLOR FOAMING RAIN BAR <small>(RAIN BAR MOUNTED ON THE FRONT END OF THE MINI WRAP)</small> <small>(WITH TRIPLE FOAM)</small>
13 MOTOR CITY MINI WRAP ELECTRIC	14 MOTOR CITY LOW RIDER ELECTRIC	15 36GPM HP STATIONARY 45°ARCH	16 LIT ARCH (AHEARN) <small>(QUARTZ CERAMIC, FOAM STREAM, LEDS)</small> <small>(SUPPLIED BY OTHER)</small>
17 HIGH PRESSURE WHEEL BLASTERS <small>(10GPM PUMPING)</small>	18 S2S (SIDE TO SIDE)-MITTER	19 COLOR SKIN RAIN ARCH	20 COLOR SKIN ARCH <small>(CERAMIC SHINE, SINGLE V-NOZZLE)</small>
21 COLOR SKIN ARCH <small>(DEFENDER, RAP DRY, TRIPLE MANIFOLD, (3) V-NOZZLE)</small>	22 COLOR SKIN RAIN ARCH <small>(FOR NO SPOT FREE)</small>	23 50HP AIR ONE DRYER SYSTEM <small>(WITH ENERGY GATES)</small>	24 70HP PROFILER AIR ONE DRYER SYSTEM <small>(WITH ENERGY GATES)</small>
25 SPIN SHINE ELECTRIC			

# CAR WASH EQUIPMENT ROOM BREAKDOWN



1 EQUIPMENT AIR PANELS (CONVEYOR, WRAP, TOP BRUSH, SIDE WHEELS)	2 MAIN AIR MANIFOLD	3 CAT PUMP HIGH PRESSURE PUMP STATION (50P-40PM SHP FOR WASH DOWN & EQUIPMENT CLEANING)	4 DUAL HIGH PRESSURE PUMP STATION (15HP 150PM FOR 48" STATIONARY ARCH)
5 SINGLE NON-FOAM DILUTION STATION (HYDROMIXER FOR BUG FREE)	6 HYDRAFLEX DILUTION SYSTEM (2) 80HP (2) 5HP 200PM PUMPS (SUPPLIED BY OTHER)	7 SINGLE HIGH PRESSURE PUMP STATION (15HP 150PM FOR PADS)	8 (3) AIR COMPRESSOR (7.5HP WITH AIR DRYER) (SUPPLIED BY OTHER)
9 SPIN SHINE CONTROL PANEL	10 REPRESSURIZATION PUMP (SUPPLIED BY OTHER)	11 WATER SOFTENER - SOBRITE (DUAL TANK) (SUPPLIED BY OTHER)	12 (2) WATER STORAGE TANK (900 GALLON TANK FOR RD "SPOT FREE") (SUPPLIED BY OTHER)
13 WATER STORAGE TANK (900 GALLON TANK FOR REJECT) (SUPPLIED BY OTHER)	14 REJECT CAPTURE PUMP (SUPPLIED BY OTHER)	15 R/O UNIT (SUPPLIED BY OTHER)	16 RECLAIM UNIT - SOBRITE ERS-100 (SUPPLIED BY OTHER)
17 LAGUNA MCC PANEL (WITH CONTROLLER) (SUPPLIED BY OTHER)			

# CAR WASH SITE PLAN



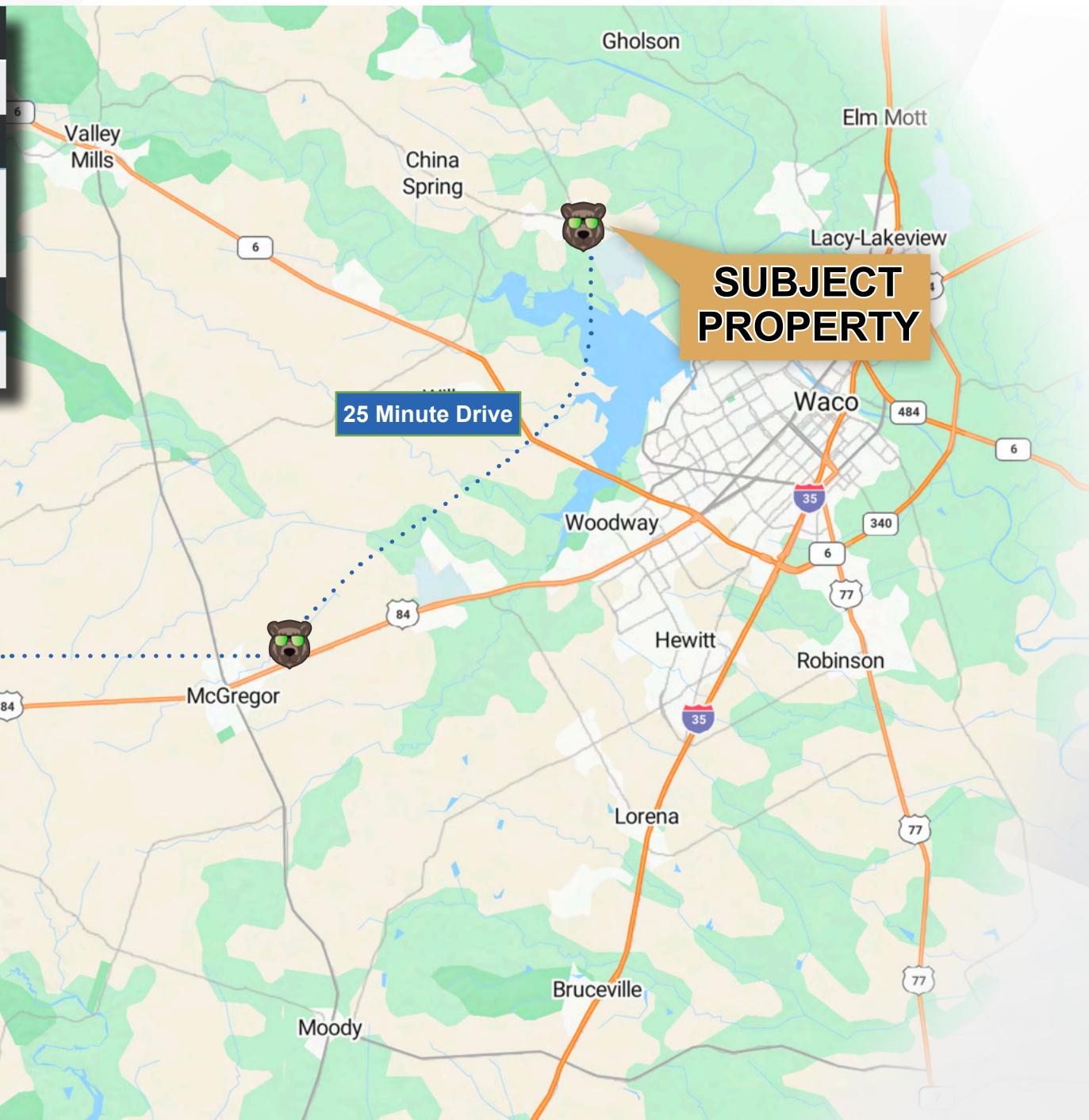
# PROPERTY AERIAL



# DEMOGRAPHICS - Waco, TX



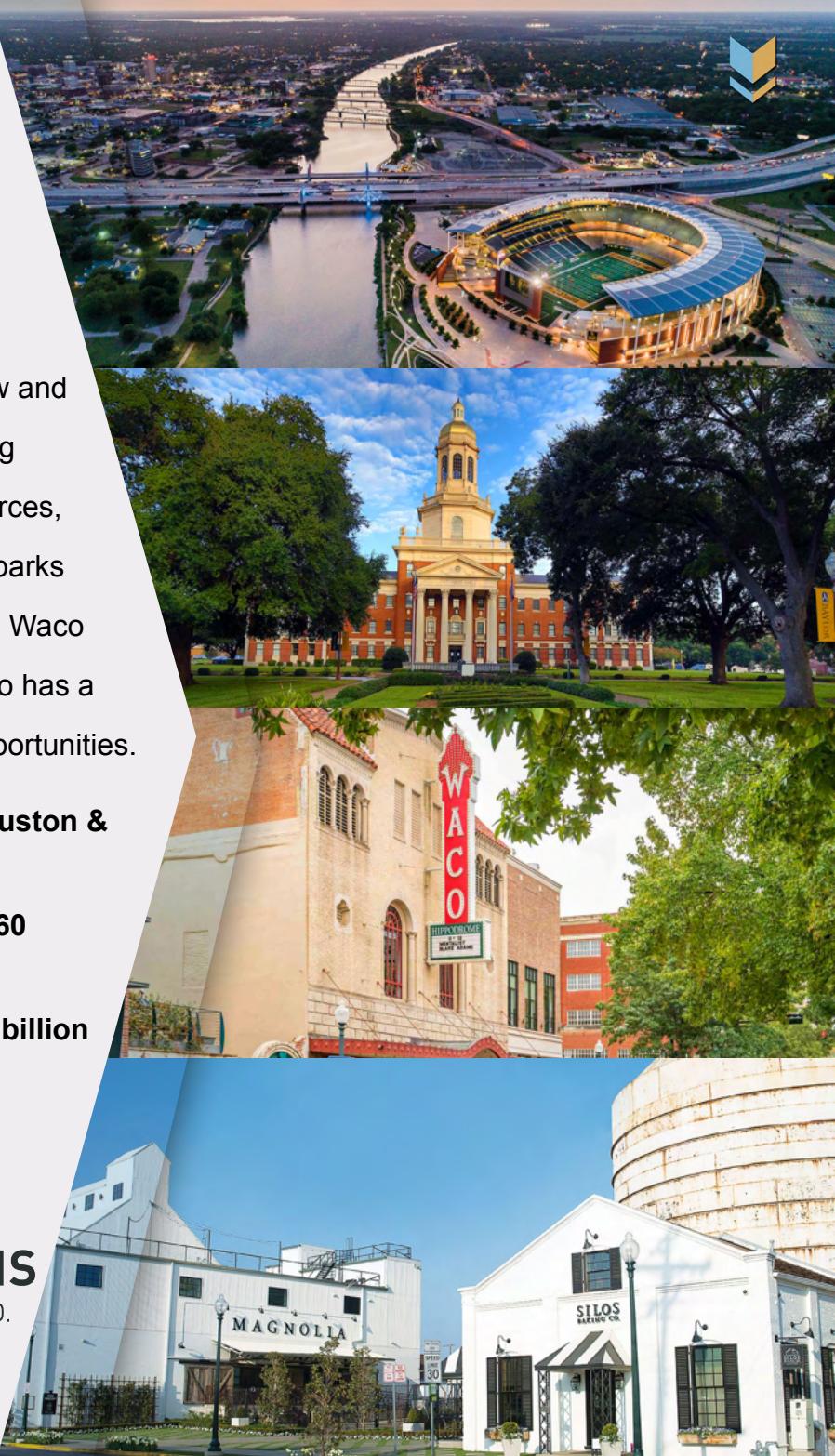
Population Trends	3 Miles	5 Miles	10 Miles
2024 Population	3,708	10,293	23,902
<b>Household Trends</b>			
2024 Households	1,218	3,494	9,349
Average Household Income	\$90,311	\$104,509	\$87,917
<b>Population Growth</b>			
Growth Between 2020-2024	1.7%	2.2%	1.0%



# LOCATION OVERVIEW - Waco, TX

Centrally located in the Lone Star State, Waco serves as the county seat of McLennan County. Waco's well developed infrastructure is the foundation that supports a successful and effective business environment. As this metro area constantly evolves to support the needs of local businesses, it continues to grow and attract talent in addition to new investments. Waco is often rated as an appealing place to live and do business thanks to its rich diversity, abundant natural resources, convenient location and numerous amenities. Waco is home to three industrial parks with thousands of acres of development potential, including Texas Central Park, Waco International Aviation Park and Waco Regional Airport Industrial Park. Waco also has a thriving downtown area and riverfront properties with excellent development opportunities.

- Waco is located just **90 minutes to/from Austin & Dallas, 185 miles to Houston & San Antonio, and just 3 hours to 85% of Texas population.**
- Waco is home to **5 local colleges & universities, 75,000 students within 60 minutes, and advanced education high school programs.**
- In 2023, **Graphic Packaging International** announced that it will **invest \$1 billion to build a new manufacturing facility** in Waco and it is expected to **create 100 new jobs.**



## TOP EMPLOYERS IN BAYLOR, TX



EXCLUSIVELY PRESENTED BY:

## JACK MCANDREW

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



## RYAN MORONEY

Partner  
Echo West Capital Advisors  
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Partner  
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