

# WET-N-JET CAR WASH

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FREDERICKSBURG  
REALTY





CAR WASH

516

EXIT

EXIT









# WET-N-JET CAR WASH

516 FRIENDSHIP LANE | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY | 0.83± ACRES

## Turnkey Investment Opportunity in the Heart of Texas Wine Country

Nestled in one of the fastest-growing corridors of Fredericksburg, TX, the Wet-N-Jet Car Wash presents a rare chance to acquire a fully operational express car wash with high visibility and long-term upside. Positioned just minutes from Main Street and a stone's throw from major retailers — including Chick-fil-A and Discount Tire — this property is strategically located to capture both local and tourist traffic.

Built in 2015 and sitting on approximately 0.83 acres, the facility features a 76' Sonny's tunnel, 10 JE Adams vacuums, and dual Hamilton point-of-sale systems. With 3,649 square feet of building space, this express wash is designed for efficiency, high-volume throughput, and low overhead. As a C2-zoned property, the site is well-positioned within Fredericksburg's commercial growth zone.

The site benefits from a steadily increasing traffic count, with an Average Annual Daily Traffic (AADT) of over 8,400 vehicles in 2023. Its location along Friendship Lane — just 1.2 miles from Main Street and 1.4 miles from Highway 290 — places it within close reach of major shopping centers, dining options, and tourist attractions.

Fredericksburg itself is a powerhouse for tourism, welcoming visitors year-round to explore its over 100 wineries, vibrant Main Street, German heritage festivals, and nearby outdoor destinations like Enchanted Rock. Financially, the car wash is set up with industry-standard equipment.

For buyers seeking a long-term, asset-backed investment in a high-demand service industry, Wet-N-Jet offers a turnkey entry with immediate operational capacity and built-in market momentum.

This is more than just a real estate play — it's a chance to own a scalable, brandable business in one of Texas' most desirable destinations.

## PROPERTY HIGHLIGHTS

**3,649 SF BUILDING ON 0.83± ACRES**

Situated in a **HIGH-TRAFFIC LOCATION** near Main St. & Hwy 290

**DIRECTLY ACROSS** from Chick-fil-A & Discount Tire (coming soon)

**TURNKEY EXPRESS CAR WASH** built in 2015

**76' SONNY'S TUNNEL** with modern equipment

**10 JE ADAMS VACUUMS** on-site

**2 HAMILTON POS SYSTEMS** for streamlined operations

**C2 ZONING** —commercial corridor

**STRONG VISIBILITY & ACCESS** from Friendship Lane

**INCLUDES REAL ESTATE, BUSINESS, AND BRAND NAME**

**SURROUNDED BY MAJOR RETAILERS:** Walmart, H-E-B, Whataburger

## SCHEDULE A SHOWING TODAY



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