



RAPID EXPRESS D/B/A CLUB CAR WASH | 20-YEAR NNN SALE LEASEBACK | QUALIFIES FOR 100% BONUS DEPRECIATION

3810 N. MAIN ST. TAYLOR, TX



Representative Photo

CBRE

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INTRODUCTION

CBRE is pleased to present the exclusive listing for the Rapid Express Car Wash located at 3810 N. Main St. in Taylor, TX. The site consists of 3,675 total square feet of building space and sits on 1.37 acres of land. The site will be subject to a 20 year sale-leaseback with Rapid Express Car Wash. Starting in year one, the base rent shall be \$409,388. The lease will call for 1.50% annual rental escalations during the base term and throughout the (4) five-year renewal option periods (40 year total term). This property is extremely well located due to it's location directly on U.S. Hwy 79, a high-traffic corridor with excellent visibility and access, ensuring steady commuter and local traffic. Additionally, the city is experiencing rapid growth, fueled by major developments like Samsung's \$17B semiconductor plant, which is driving new housing, rising incomes, and increased vehicle ownership. Surrounding demographics include family-oriented households with multiple cars, making them ideal candidates for recurring wash memberships.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	3810 N. Main St. Taylor, TX
PRICE:	\$6,823,100
ANNUAL RENT:	\$409,388
CAP RATE:	6.00%
TENANT:	Rapid Express Car Wash
GUARANTOR:	Rapid Express Car Wash, LLC
RENTAL INCREASES:	1.5% annually, through options
INITIAL LEASE TERM:	20 Years
REMAINING LEASE TERM:	20 years from close of escrow
RENT COMMENCEMENT:	At close of escrow
OPTIONS:	(4) 5-Year options
LANDLORD OBLIGATIONS:	None - Absolute NNN
BUILDING SIZE:	3,675 +/- SF
LAND SIZE:	1.37 +/- acres
YEAR BUILT:	2021

INVESTMENT HIGHLIGHTS

- 20-Year Sale-Leaseback
- Absolute NNN – No landlord management obligations
- Fixed rental increases throughout the entire lease including options
- High traffic site with excellent visibility
- This location has been in operation for over 4 years
- Very experience operator with 46 locations and expanding aggressively
- Texas has NO STATE INCOME TAX

LEASE YEAR	RENT	LEASE YEAR	RENT
YEAR 1:	\$ 409,388.00	YEAR 11:	\$475,111.49
YEAR 2:	\$415,528.82	YEAR 12:	\$482,238.16
YEAR 3:	\$421,761.75	YEAR 13:	\$489,471.73
YEAR 4:	\$428,088.18	YEAR 14:	\$496,813.81
YEAR 5:	\$434,509.50	YEAR 15:	\$504,266.02
YEAR 6:	\$441,027.14	YEAR 16:	\$511,830.01
YEAR 7:	\$447,642.55	YEAR 17:	\$519,507.46
YEAR 8:	\$454,357.19	YEAR 18:	\$527,300.07
YEAR 9:	\$461,172.55	YEAR 19:	\$535,209.57
YEAR 10:	\$468,090.14	YEAR 20:	\$543,237.71



TENANT OVERVIEW

Rapid Express Car Wash, founded in 2011 in Houston, Texas, has grown into a leading operator of express car washes across the state. Starting with a single location, Rapid now manages 46 sites and expects to reach 49 by year-end. The company offers individual washes and monthly membership options with four tiers—MVP, Elite, VIP, and Rookie—starting at \$22 per month, serving over 200,000 members. Backed by Wildcat Capital Management, Rapid continues to expand its footprint while maintaining a strong focus on operational efficiency, customer service, and sustainability.

MANAGEMENT BIOS



AHMED JAFFERALLY

**CHIEF EXECUTIVE OFFICER,
FOUNDER**

- Founded Rapid Express Car Wash Group in 2011; 20+ years industry experience
- Significant experience in full-service car washes prior to re-focusing on the express car wash market
- B.B.A., Accounting, University of Houston



MICHAEL MALLETTE

**CHIEF FINANCIAL OFFICER,
PRESIDENT**

- 19+ years experience; 4+ years in car wash
- Texas Tech University – Rawls College of Business



CLUB CAR WASH

OPERATING PARTNER

- Club providing significant operational infrastructure including marketing, HR, site management, etc., in partnership with and with oversight from Rapid's management



TENANT OVERVIEW

Club Car Wash is one of the fastest-growing express car wash chains in the U.S. The company operates over 200 locations across 14 states, including Missouri, Kansas, Illinois, Iowa, Oklahoma, Nebraska, Arkansas, Wisconsin, Tennessee, Texas, Minnesota, Mississippi, and Colorado. Club offers tiered wash packages—Rookie, VIP, Elite, and MVP—and unlimited membership options. Known for its community involvement, Club Car Wash partners with charities and local organizations for fundraising events. It is also backed by **Wildcat Capital Management**, which supports its rapid expansion strategy.



Wildcat Capital Management was founded in 2011 as the New York-based family office of TPG Co-Founder, David Bonderman. The firm takes a long-term, flexible, family-office-driven approach and invests in leading private consumer, business services, software, healthcare, and technology-enabled companies. Wildcat typically commits up to \$150M per equity transaction. Its portfolio includes Club Car Wash, Express Wash Concepts, DraftKings, Robinhood, Coupang, Frontier Airlines, and more.

SELECT PORTFOLIO OF COMPANIES:



PROPERTY IMAGES





Williamson County Expo Center

Taylor Regional Park & Sports Complex

CARLOS G PARKER BLVD: 11,353 AADT

TH JOHNSON DRIVE

TH Johnson Elementary School
364 Students

Main Street Elementary
468 Students

N MAIN STREET: 22,793 AADT

RAPID CAR WASH EXPRESS

3810

N MAIN ST, TAYLOR TX

Starbucks BEALL'S HARBOR FREIGHT Domino's Pizza

Jack in the box S goodwill cricket wireless

1 ups H-E-B

HOME2 Suites by Hilton jiffy lube MURPHY USA Applebee's

metro Walmart T-Mobile Great Clips AT&T BURGER KING

McGoy's BIG DAWG

storage king

CUBE SMART self storage

TRACTOR SUPPLY CO.

WHATABURGER

Advance Auto Parts

Chick-fil-A

McDonald's Pizza Hut Red Roof Inn Regency Hotel verizon DO Auto Zone ANYTIME FITNESS PNC

O'Reilly AUTO PARTS

76

SONIC America's Drive-In

Shell CVS pharmacy

Walgreens

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	3,055	15,990	18,389
2029 Population (Projection)	3,479	18,201	21,155
2020–2024 Annual Population Growth Rate	–0.067%	0.67%	1.07%
2024–2029 Annual Population Growth Rate	2.63%	2.62%	2.84%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	1,780	8m839	10,242
Black or African American	320	1,566	1,755
Asian	30	173	201
American Indian & Alaskan Native	78	274	301
Pacific Islander	1	13	15
Two or More Races	459	2,806	3,169

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2024 Daytime Population	5,539	29,301	22,271
Daytime Workers	3,807	11,644	12,462
Daytime Residents	1,732	8,657	9,809

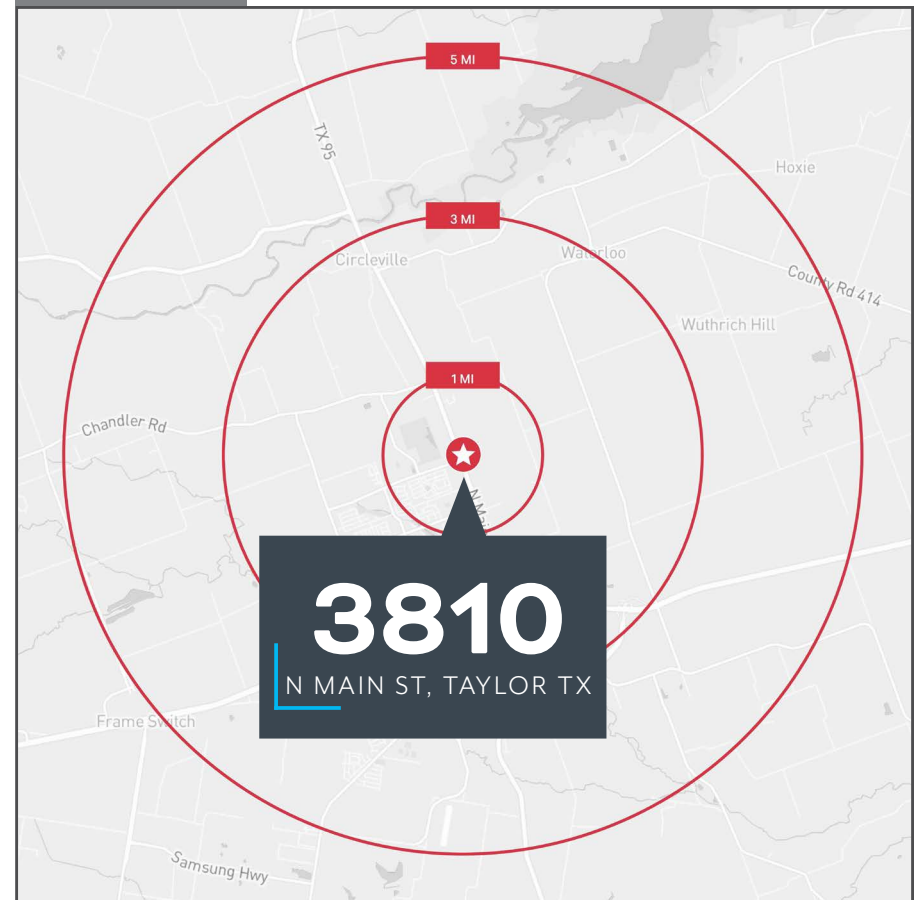
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	168	717	788
2024 Employees	2,847	8,260	9,529

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$88,406	\$91,917	\$94,630

AGE	1 MILE	3 MILES	5 MILES
2024 Median Age	40.0	40.0	40.3

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	1,157	6,141	7,068
2029 Households (Projection)	1,332	7,088	8,274
2020–2024 Annual Household Growth Rate	–0.29%	1.11%	1.67%
2024–2029 Annual Household Growth Rate	2.86%	2.91%	3.20%

1–3–5 Mile Radius

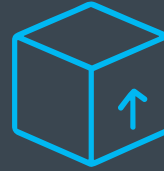


Top Industries



Scientific & Technical Services

Driven by Austin's status as a major tech and innovation hub, this cluster includes software development, engineering, consulting, and R&D firms. Global companies like Dell Technologies, Apple, IBM, and Tesla, along with a thriving startup ecosystem, anchor this sector.



Retail Trade

Retail remains one of the metro's largest employers, accounting for roughly 134,000 jobs across diverse sectors including e-commerce, big-box retail, and local boutiques. With strong population growth and steady tourism, consumer demand continues to drive expansion in retail.



Health Care & Social Assistance

Employing around 133,000 people, this sector serves as a vital contributor to regional stability. Anchored by major systems such as Ascension Seton, St. David's HealthCare, and Baylor Scott & White, the region's healthcare network supports hospitals, outpatient care, and medical research.



Government

Public sector employment plays a significant role in the Austin economy, representing more than 200,000 jobs across federal, state, and local agencies. As the state capital of Texas, Austin hosts numerous government offices and legislative functions.

Transportation

ROAD

STRATEGIC TRADE ACCESS

The Austin-Round Rock-San Marcos metro is served by major corridors including I-35 (running north-south through the heart of the region) and US 183/US 290. These corridors provide access to San Antonio, Dallas, Houston and beyond, supporting commuter flows and freight movement.

AIR

REGIONAL CONNECTIVITY

Austin Bergstrom International Airport is the region's primary air gateway, supporting both passenger travel and cargo logistics, which enhances connectivity for business expansion and regional distribution.

RAIL

RAIL & FUTURE MOBILITY

While rail freight and passenger-rail projects are less dominant than some older manufacturing metros, the region is increasingly oriented toward future mobility, high-speed logistics and tech-enabled infrastructure (including data-center campuses, advanced manufacturing, etc.).



DRIVING DISTANCES

SAN ANTONIO, TX	80 Miles
HOUSTON, TX	160 Miles
FORT WORTH, TX	200 Miles
CORPUS CHRISTI, TX	220 Miles
DALLAS, TX	230 Miles
LAREDO, TX	235 Miles

Sources: businessintexas.com, mcallenedc.org, wfsolutions.org

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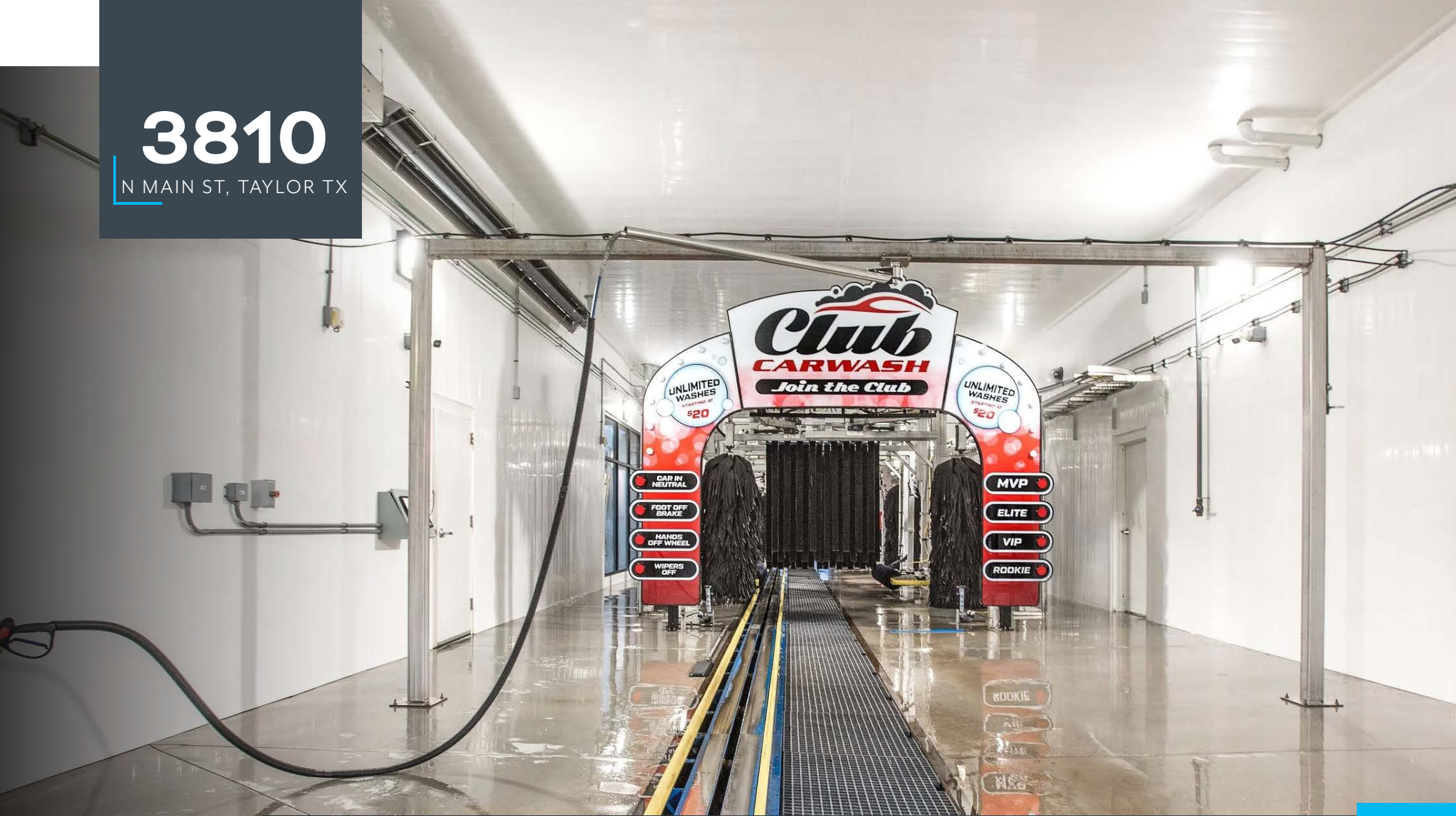
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