



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

2549 E. GRIFFIN PKWY MISSION, 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 2549 Griffin Pkwy, in Mission, TX The site consists of 4,466 total square feet of building space and sits on 1.23 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 \$ 269,484. 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).

2549 Griffin Parkway in Mission, TX is extremely well located due to its high-visibility frontage on a major arterial road (FM 495), strong co-tenancy with national retailers like HEB and AutoZone, and dense surrounding demographics that support repeat traffic and membership models. The site benefits from over 74,000 residents within a 3-mile radius, and vehicle ownership patterns ideal for car care services. Its layout and zoning support express tunnel formats, and the presence of Rapid Express Car Wash already signals strong market viability for this type of operation.

INVESTMENT SUMMARY

PROPERTY ADDRESS:	2549 E. Griffin Pkwy Mission, TX
PRICE:	\$4,491,400
ANNUAL RENT:	\$269,484
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:	4,466± SF
LAND SIZE:	1.23± acres
YEAR BUILT:	2011

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 14 years
- Very experience operator with 46 locations and expanding aggressively
- Texas has NO STATE INCOME TAX

LEASE YEAR	RENT	LEASE YEAR	RENT
YEAR 1:	\$269,484.00	YEAR 11:	\$312,747.18
YEAR 2:	\$273,526.26	YEAR 12:	\$317,438.39
YEAR 3:	\$277,629.15	YEAR 13:	\$322,199.97
YEAR 4:	\$281,793.59	YEAR 14:	\$327,032.97
YEAR 5:	\$286,020.50	YEAR 15:	\$331,938.46
YEAR 6:	\$290,310.80	YEAR 16:	\$336,917.54
YEAR 7:	\$294,665.46	YEAR 17:	\$341,971.30
YEAR 8:	\$299,085.45	YEAR 18:	\$347,100.87
YEAR 9:	\$303,571.73	YEAR 19:	\$352,307.38
YEAR 10:	\$312,747.18	YEAR 20:	\$357,591.99



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





S SHARY RD | AADT: 27,258

E GRIFFIN PKWY | AADT: 19,403



POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	11,374	93,325	231,078
2029 Population (Projection)	11,650	95,830	237,741
2020–2024 Annual Population Growth Rate	0.40%	0.29%	0.43%
2024–2029 Annual Population Growth Rate	0.48%	0.53%	0.57%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	2,449	23,346	58,527
Black or African American	14	180	433
Asian	78	591	1,462
American Indian & Alaskan Native	4	59	146
Pacific Islander	1	18	28
Two or More Races	5,240	41,177	101,254

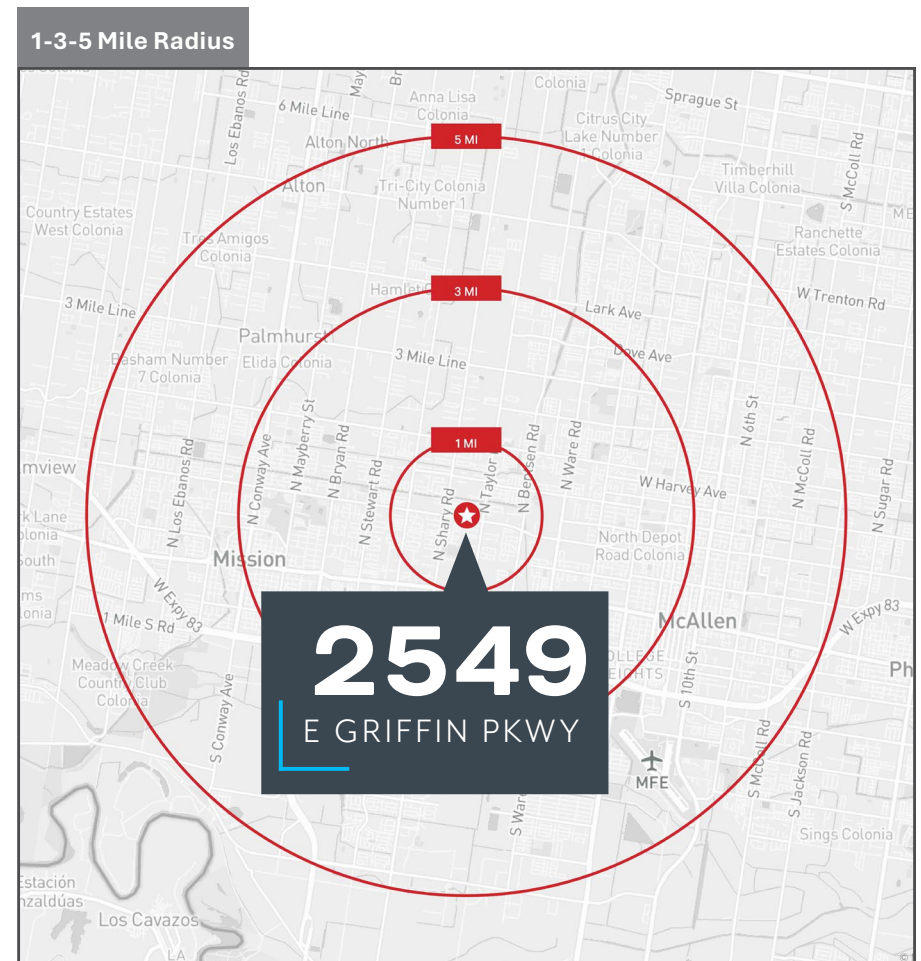
Daytime Population	1 Mile	3 Miles	5 Miles
2024 Daytime Population	9,857	101,655	263,887
Daytime Workers	3,490	46,120	128,902
Daytime Residents	6,367	55,535	134,985

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2024 Businesses	345	3,286	9,150
2024 Employees	2,641	34,557	95,690

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2024 Average Household Income	\$139,118	\$87,920	\$86,170

AGE	1 MILE	3 MILES	5 MILES
2024 Median Age	36.8	36.9	35.3

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2024 Households	3,722	32,764	80,235
2029 Households (Projection)	3,915	34,458	84,563
2020–2024 Annual Household Growth Rate	1.33%	1.23%	1.40%
2024–2029 Annual Household Growth Rate	1.02%	1.01%	1.06%



Top Industries



Education & Health Services

This is the largest sector, accounting for 30.5% of nonfarm employment (≈95,000 jobs). Anchored by UT Rio Grande Valley, South Texas College, and major hospital systems like Doctors Hospital at Renaissance, this cluster drives stable employment and consumer spending



Professional & Business Services

This sector accounts for 8.8% of jobs (≈27,000 positions), including corporate services, call centers, and administrative support. McAllen’s bilingual workforce and cost advantages attract major employers like Teleperformance and T-Mobile



Leisure & Hospitality

Tourism and cultural events contribute 9.9% of employment (≈30,900 jobs). Dining, entertainment, and accommodations benefit from international visitors and regional attractions, fueling growth in hospitality services.



Trade, Transportation & Utilities

Representing 18.5% of jobs (≈56,600 positions), this sector thrives on cross-border commerce and logistics. The region’s proximity to Mexico, multiple international bridges, and Foreign Trade Zones make it a hub for retail, warehousing, and distribution operations.

Transportation

ROAD

STRATEGIC TRADE ACCESS

The metro is served by I-2 (US 83) and I-69C (US 281), providing direct connectivity to San Antonio, Houston, and Dallas, as well as international bridges to Mexico. These corridors support freight movement and retail supply chains.

AIR

REGIONAL CONNECTIVITY

McAllen International Airport (MFE) handled over 1.2 million travelers in 2024 and offers nine nonstop routes. Additional airports include Valley International (Harlingen) and Brownsville/ South Padre Island, enhancing passenger and cargo options.

RAIL

RAIL & FUTURE MOBILITY

Union Pacific and regional short-line railroads connect the metro to national freight networks. Planned infrastructure upgrades aim to boost rail efficiency and cross-border mobility for businesses.

DRIVING DISTANCES



MONTERREY, MX	144 Miles
CORPUS CHRISTI, TX	146 Miles
SAN ANTONIO, TX	240 Miles
HOUSTON, TX	350 Miles
DALLAS, TX	500 Miles

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

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E GRIFFIN PKWY



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