

KROOZIN MEGA CAR WASH

Real Estate & Business For Sale

19533 Clay Rd, Katy, TX 77449

Brand New 2025 Construction | Just Opened!



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DEAL SUMMARY



Mega Car Wash

Address

19533 Clay Rd
Katy, TX 77449

Asking Price
\$4,499,999

Building Size
4,242 SF

Lot Size
TBD

Year Built
2025

Drone Photos
Click [here](#)





PROPERTY SUMMARY

Request	Property Information
Site Address	19533 Clay Rd, Katy, TX 77449
Point of Sale (POS) / XPT System	DRB
Number of POS Stations	Two (2)
Property OWNED or LEASED	Owned
Year Built	2025
Building Size	4,242 SF
Lot Size	Parcel Split will be initiated with the Sales process with new buyer (Inquire with broker for details)
APN	126-721-001-0002
Wash Menu Pricing for Express Wash	\$9.99/Monthly or \$14.99/Monthly
What services do you offer? (e.g. Express, Full Service, Detailing, etc.)	Express
Tunnel Length	140 Feet
Number of Vacuums	Ten (10) by Vacutech
Equipment Package	MacNeil
Traffic Counts: (Clay Rd)	Clay Rd : 21,141 VPD
Population in 1, 3, and 5-Mile Radius	1-Mile Radius: 19,588 People 3-Mile Radius: 155,524 People 5-Mile Radius: 332,042 People
Average Household Incomes in 1, 3, and 5-Mile Radius	1-Mile Radius: \$106,521 3-Mile Radius: \$100,965 5-Mile Radius: \$105,675



PROPERTY HIGHLIGHTS



► Rare Express Car Wash Opportunity in High-Growth Houston Market | Turn-Key Re-brand Offering

This is a rare opportunity to acquire a turn-key express car wash in Katy, TX, one of the fastest growing suburbs in Houston. The subject property was built in 2022 and is turn-key ready to be re-branded. **There are four (4) Kroozin Mega Car Wash's in total being sold together as a portfolio or individually. Inquire with broker for additional details.**

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

Located alongside Kroozin Gas Station, this express 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.

► 140 Foot Tunnel | 10 Vacuums | High Demand Equipment Package (MacNeil)

This 140-foot tunnel is equipped with the best car wash equipment in the business, MacNeil. MacNeil is a top equipment manufacturer in the express car wash industry making this a very attractive opportunity to a prospective Buyer. The wash consists of ten (10) vacuums by Vaccutech with ample space for customers to vacuum their cars. The Seller has kept up with the routine maintenance of the property and the equipment is in good working condition.

► The Houston Metro is the Second Fastest Growing Metro in the United States

The Houston metro gained 198,171 new residents between 2023-2024 making it the second fastest growing metro in the United States. Katy, TX has experienced incredible growth over the past several years including a staggering 45% increase in population from 2020-2023. Katy is one of the more stable residential submarkets in Texas with over 50,000 new homes either under construction or planned within the city's limits.

► Explosive Residential/Commercial Growth in Immediate Area

1,600+ Multi-Family units are in various stages of development with a 5-mile radius of the subject property. Grange and Sunterra are two single-family residential master-planned communities that can be found within a 5-mile radius that have plans for over 3,400+ homes upon completion.

► Affluent Customer Base | 332,042 People Within 5-Mile Radius

The subject property greatly benefits from the significant population density within the immediate trade area — over 330,000 people reside within 5 miles. Average household incomes in a 1,3, and 5 mile radius all exceed \$100,000.

CAR WASH SITE PLAN



ADDRESS : 19533 CLAY ROAD
KATY, TX 77449
CLIENT : KROZIN CLAY REAL ESTATE LLC
TITLE CO. : FIRST AMERICAN TITLE GUARANTY CO
GF NO. : 2885083-1 2232
LENDER : CADENCE BANK N.A.

STANDARD LAND SURVEY OF RESTRICTED RESERVE "B", BLOCK 1
HAWNZ PROPERTY LLC

A SUBDIVISION RECORDED UNDER FILE NO. 580218
HARRIS COUNTY MAP RECORDS
HARRIS COUNTY TEXAS

LINE TABLE

LEGEND

AIR COMP.- AIR COMPRESSION
BOLLARD - BOLLARD
CB - INLET
COL - COLUMN
C-BOX - CABLE BOX
C-FED - CABLE PEDESTAL
DMH - STORM DRAIN MANHOLE
ELB - ELECTRIC BOX
GV - GAS VALVE
LP - LAMP POST
5MH - SANITARY SEWER MANHOLE
U-POLE - UTILITY POLE
WM - WATER METER
WW - WATER VALVE
TV-TANK - VALVE
TMH-TANK, MANHOLE
MW-MONITORING WELL
SW - SAMPLE WELL

FLOOD INFORMATION

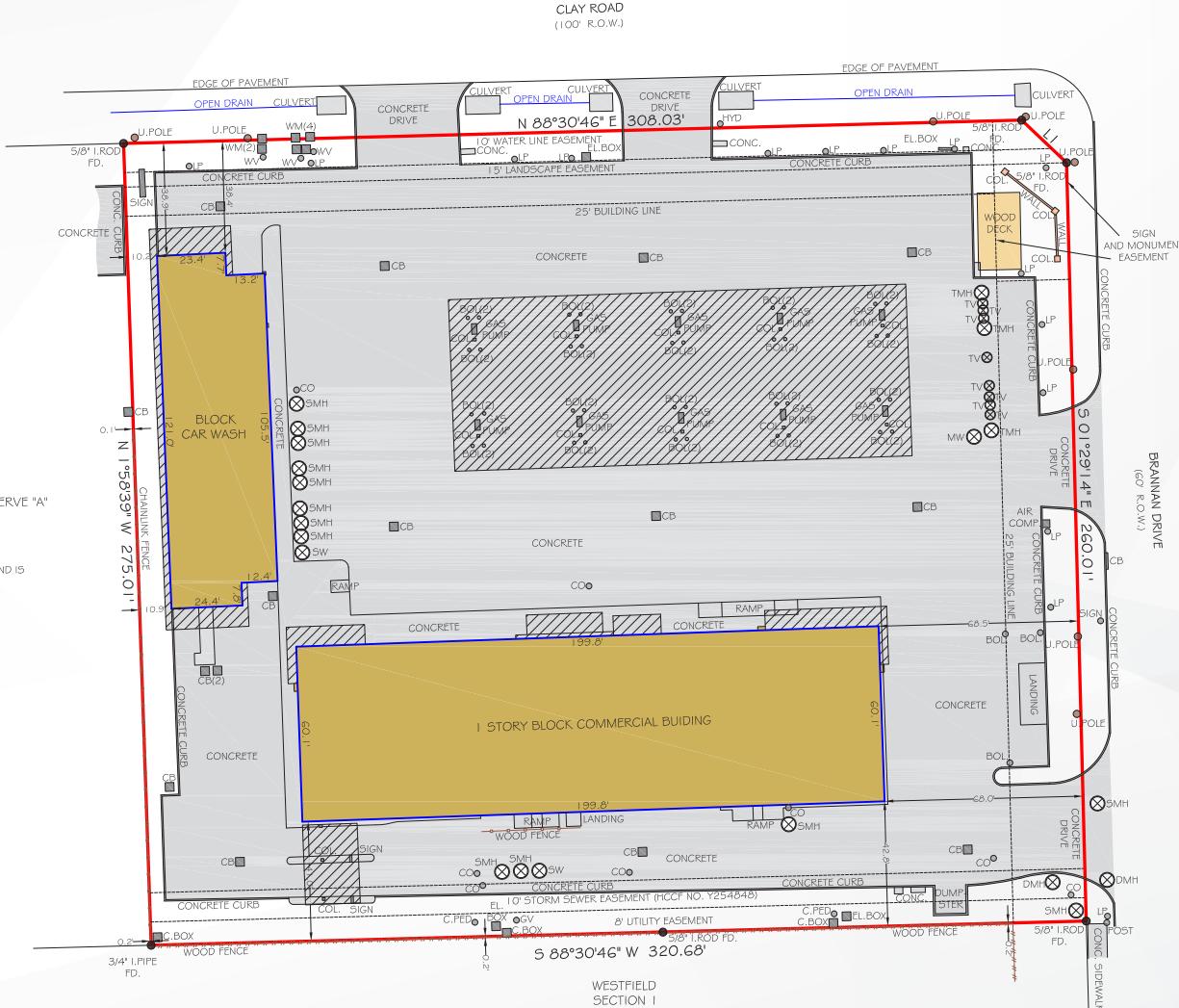
* THIS TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS
IN ZONE "X", AS PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO.
48201COC05M, DATED NOVEMBER 15, 2019.

NOTES

1) ALL THE BEARINGS ARE AS PER GPS OBSERVATIONS.



PIOTR A. DEBSKI
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I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.



PIOTR A. DEBSKI R.P.L.S. NO. 5902
JOB NO: 25-01-95
DATE: JANUARY 31, 2025

PROPERTY PHOTOS



PROPERTY AERIAL



PROPERTY AERIAL



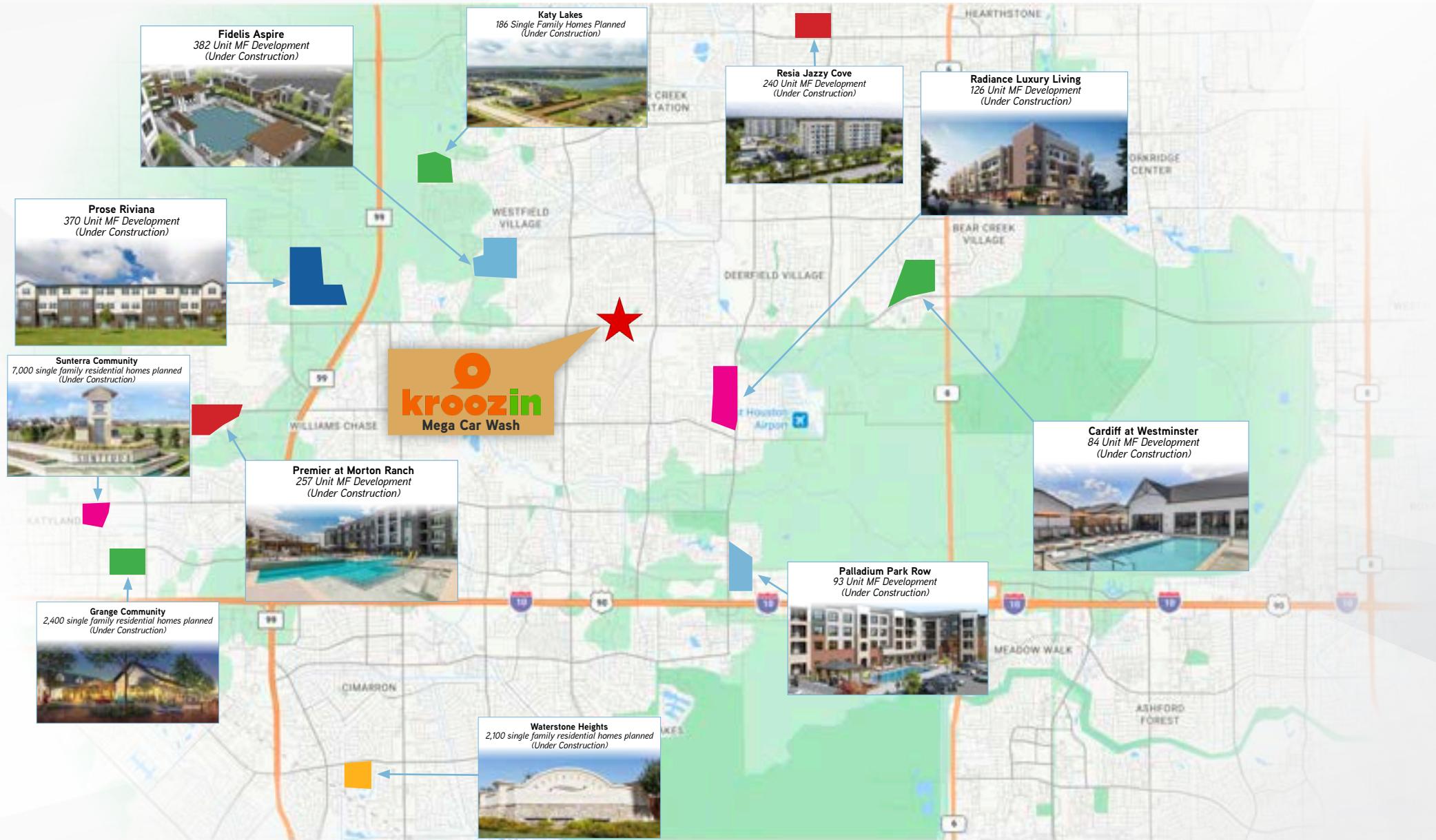
DOWNTOWN HOUSTON

7.6 Million Residents
5th Largest MSA in the U.S.



NEW DEVELOPMENTS WITHIN 5-MILE RADIUS

Single-Family Residential & Multi-Family



KROOZIN MEGA CAR WASH 4-UNIT PORTFOLIO OFFERING

Inquire with Broker for more details



5815 Barker Cypress, Katy, TX
\$2,999,999



8460 Phelan Blvd, Beaumont, TX

\$2,999,999



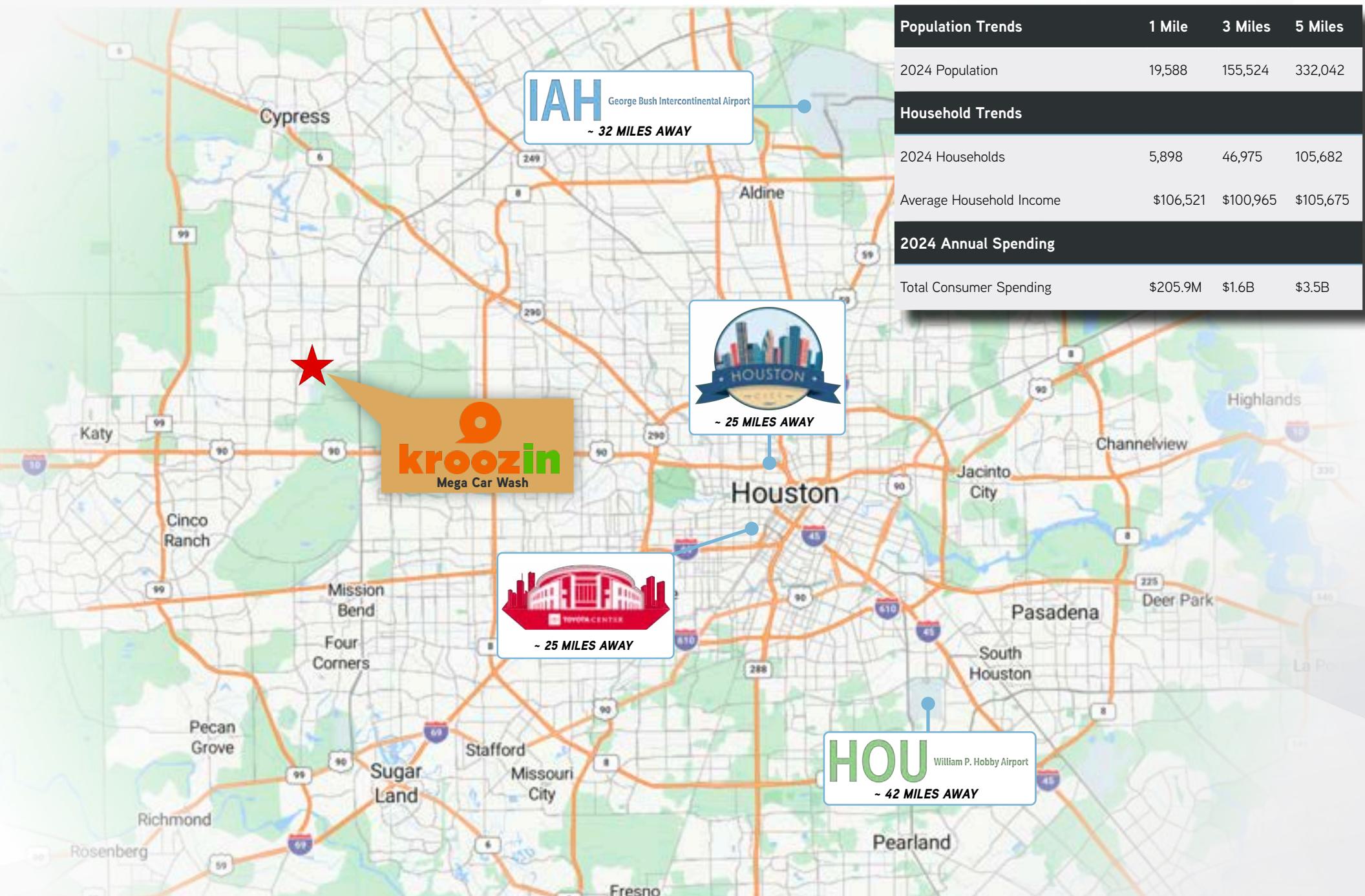
19533 Clay Rd, Houston, TX
\$4,499,000



5325 N Twin City Hwy, Port Arthur, TX
\$2,999,999



DEMOGRAPHICS - Houston, TX



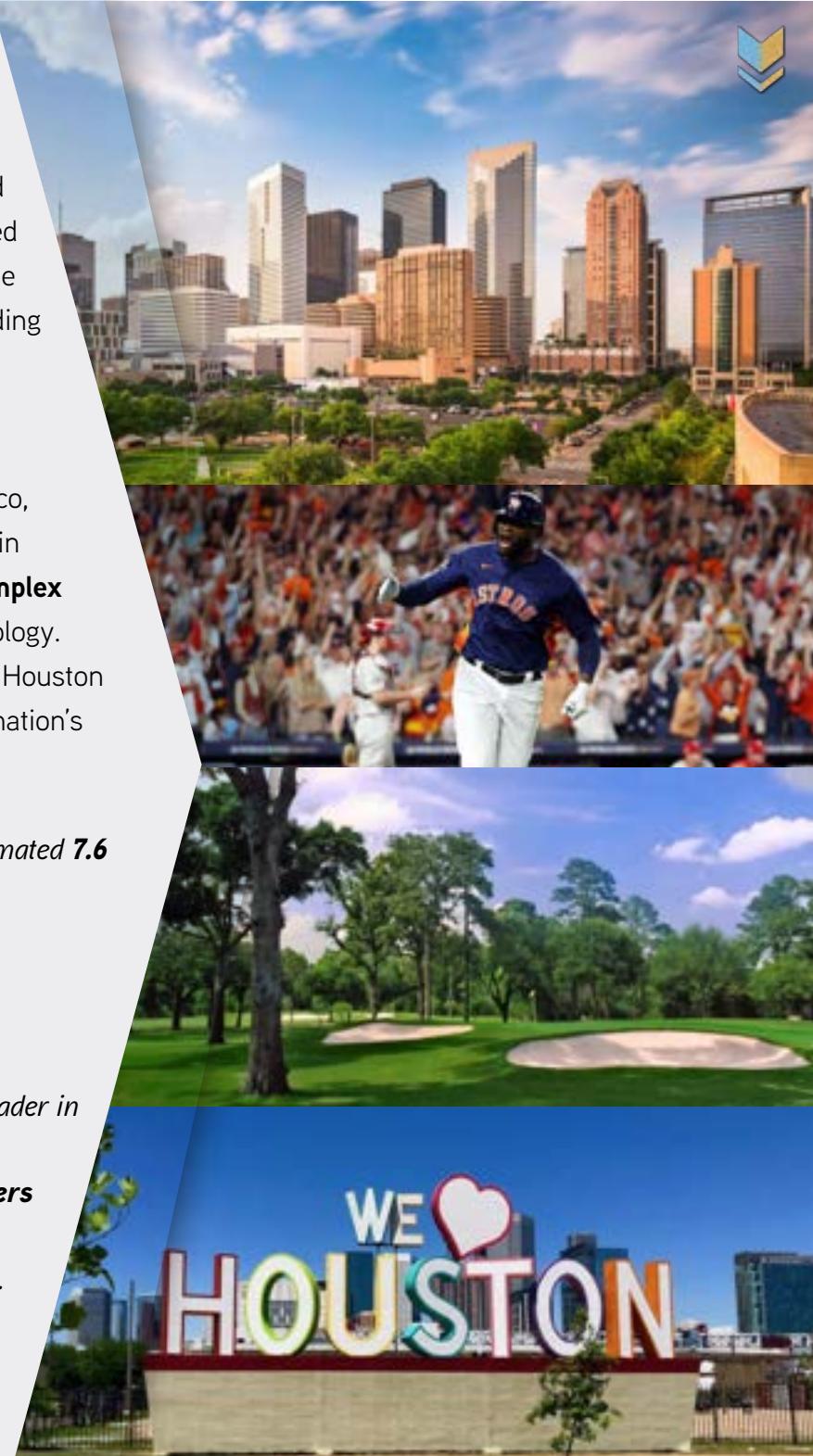
LOCATION OVERVIEW - Houston, TX



The Houston metropolitan statistical area (MSA) is the **fifth-largest** in the United States and the largest in Texas by land area. As of January 2025, the Houston metro population reached **7.6 million people**, making it one of the fastest-growing regions in the country. Known as the “Energy Capital of the World,” Houston’s economy is anchored by the energy industry, including oil, natural gas, and renewable energy, while also serving as a global hub for healthcare, life sciences, aerospace, advanced manufacturing, and international trade.

Houston is home to **25 Fortune 500 companies**, including ExxonMobil, ConocoPhillips, Sysco, Hewlett Packard Enterprise, and Waste Management, ranking second only to New York City in concentration of Fortune 500 headquarters. The region also boasts the **largest medical complex in the world**, the Texas Medical Center, which drives innovation in healthcare and biotechnology. Houston’s diverse economy, highly skilled workforce, global connectivity through the Port of Houston and George Bush Intercontinental Airport, and strong population growth make it one of the nation’s premier business destinations.

- Houston **added over 120,000 new residents** between 2023 & 2024, reaching an estimated **7.6 million people**
- Houston is the **#1 U.S. metro for exports for 11 consecutive years**
- Home to the **Texas Medical Center, the largest medical complex in the world**
- Houston is home to **25 Fortune 500 Companies** (2nd most in the U.S.)
- The **Port of Houston is the busiest port in the U.S. by total tonnage** and a global leader in energy exports
- The **George Bush Intercontinental Airport (IAH)** served nearly **60 million passengers** in 2024
- Houston’s metro GDP **exceeded \$600 billion in 2023**, ranking it among the top 10 U.S. metros
- Densely populated and rapidly expanding, Houston accounts for **24% of Texas’ total population**



EXCLUSIVELY PRESENTED BY:



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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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____