



JALLO CAR WASH PORTFOLIO

2-Unit Car Wash Portfolio

For Sale/For Lease
Investment Opportunity

Offering Memorandum

Brand New 2025/2026 Construction | Owner/User

4239 Little Rd, New Port Richey, FL



7517 Trouble Creek Rd, New Port Richey, FL



Exclusively Listed By



Jake Lurie
First Vice President & Associate Director
(813) 488-0853
jake.lurie@matthews.com
License No. SL3510801 (FL)

Kyle Matthews
Broker of Record
License No. CQ1066435 (FL)

MATTHEWS™

Table of Contents

03 | Property
Overviews

12 | Market
Overview

PROPERTY OVERVIEWS

Jallo Car Wash Portfolio

2 Properties Located in New Port Richey, FL



Investment Highlights

Property Highlights

Owner/User Opportunity: Opportunity to acquire one newly constructed, operating express car wash and one additional express car wash currently under construction (Q1 expected delivery), offering immediate scale with future upside. Buyer can step into a near turn-key, two-store platform without the entitlement risk, zoning uncertainty, or extended development timeline typically associated with greenfield projects. Properties are available for sale or lease, providing flexibility for owner-operators, regional platforms, or private equity-backed operators.

Brand New Equipment: Both sites feature state-of-the-art MacNeil tunnel systems, ICS POS technology, and Vacutech vacuum stations, representing the gold standard in express car wash operations.

Large Lots: The portfolio includes two oversized parcels—1.21 acres at Little Rd and 1.43 acres at Trouble Creek Rd—allowing for efficient site design and optimal customer flow. Each location is configured with 100-foot tunnels and 22 vacuum stalls, providing ample stacking, smooth circulation, and reduced congestion during peak hours.

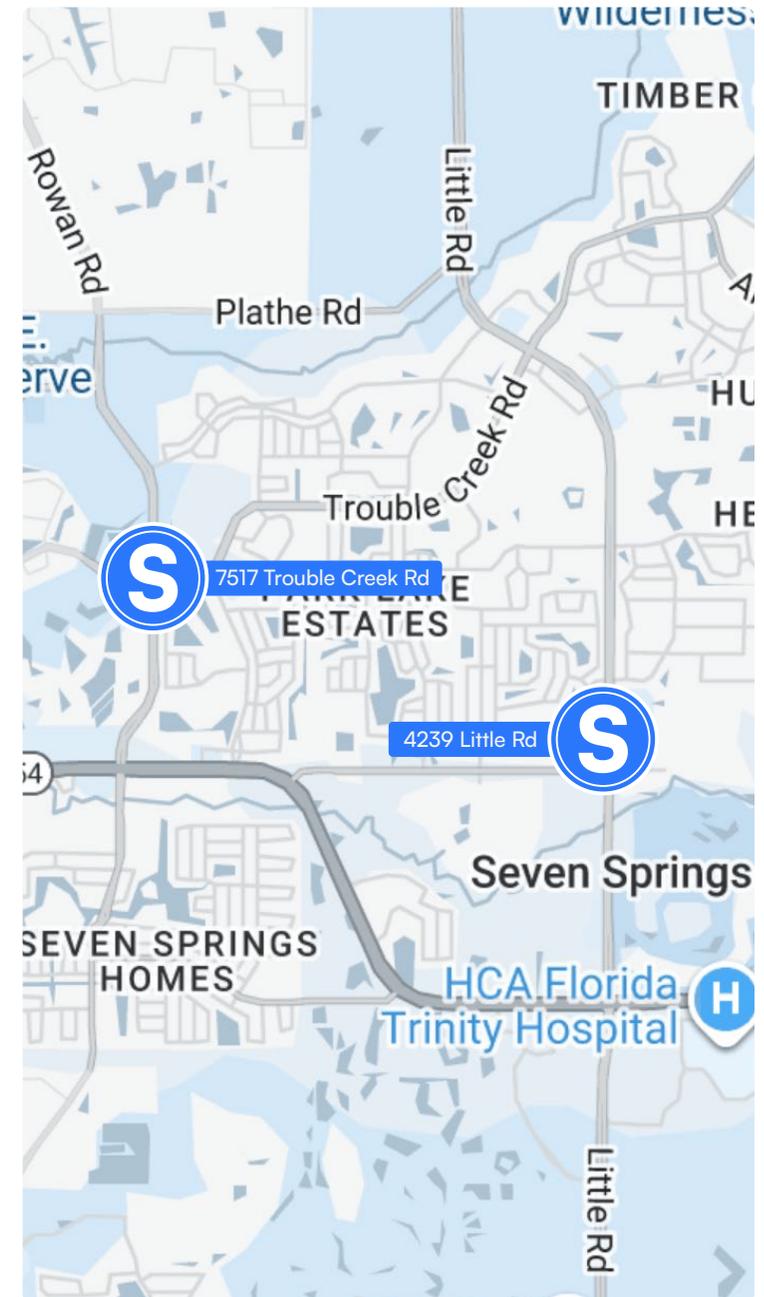
Bonus Depreciation: The portfolio offers meaningful bonus depreciation potential related to equipment, site improvements, and certain building components, providing the opportunity to materially enhance after-tax cash flow and overall returns.

Location Highlights

Strategic Locations: Both locations are situated in New Port Richey, FL, approximately 3 miles apart, allowing for:

- Shared labor and management
- Consolidated marketing efforts
- Cross-promotion and membership optimization
- Increased operating efficiencies

Prime New Port Richey, FL Submarket: Located in New Port Richey, the portfolio benefits from positioning within a fast-growing Tampa Bay submarket supported by strong population growth, high vehicle ownership, and year-round driving patterns. The area features established residential density, expanding retail corridors, and consistent commuter traffic, creating durable demand for necessity-based services such as express car washes. Combined with Florida's favorable climate and increasing barriers to new development, New Port Richey offers a compelling backdrop for long-term, high-volume operations.



Property Overviews

\$7,500,000	\$360,000/Year NNN
List Price	Lease Rate

Property Address	4239 Little Rd, New Port Richey, FL 34655
Year Built	2025
Lot Size (AC)	±1.21
Car Wash Type	Express Wash
Tunnel Length	100 Feet
Equipment	MacNeil
POS System	ICS
VPD	±44,000 (Little Rd)
Vacuums	22 Stalls - Vacutech
Zoning	C2

\$8,000,000	\$360,000/Year NNN
List Price	Lease Rate

Property Address	7517 Trouble Creek Rd, New Port Richey, FL 34653
Year Built	Under Construction
Lot Size (AC)	±1.43
Car Wash Type	Express Wash
Tunnel Length	100 Feet
Equipment	MacNeil
POS System	ICS
VPD	±31,000 (Rowan Rd) & ±11,300 (Trouble Creek Rd)
Vacuums	22 Stalls - Vacutech
Zoning	C2



Jalle CAR WASH

7517 Trouble Creek Rd

Jalle CAR WASH

4239 Little Rd

 **±2.6 Miles**
7min Drive

Google Earth



W. H. Jack Mitchell, Jr., Park
Park

Jalle CAR WASH

7517 Trouble Creek Rd

Jalle CAR WASH

4239 Little Rd

bealls DOLLAR GENERAL ups
DOLLAR TREE

DUNKIN' Wendy's TACO BELL

Tanager Square Apartments
±88 Units

ACE Hardware
CADENCE Bank

54

± 47,000 VPD

Little Rd ± 44,000 VPD

Seven Springs Golf Country Club

Public Storage

W

ExtraSpace Storage

Walmart Supercenter

TSC TRACTOR SUPPLY CO

HCA Florida Trinity Hospital
±270 Beds

54

Chevron

HCA Florida Trinity Hospital
±390 Units

SPROUTS FARMERS MARKET
CYCLEBAR PREMIUM INDOOR CYCLING
SKECHERS five BELOW
Michael's AutoZone
Jordan Mikes SUB
FirstWatch The Daytime Cafe
CHIPOTLE MEXICAN GRILL

ROSS DRESS FOR LESS Publix
PET SMART Starbucks
TARGET

Google Earth



HCA Florida Trinity Hospital
±270 Beds



Seven Springs Golf Country Club



Sawgrass Creek Apartments
±188 Units



Little Rd ± 44,000 VPD





Regatta at Trinity
±152 Units



Millpond Estates
±776 Homes

Summerlake Villas
±67 Townhomes

Johns Hopkins All Children's
Outpatient Care



Rowan Rd ±31,000 VPD

Jalle CAR WASH
7517 Trouble Creek Rd

Trouble Creek Rd ± 11,300 VPD

Promenade at Summer Trace
±200 Units



Property Photos - 4239 Little Rd



Property Photos - 7517 Trouble Creek Rd



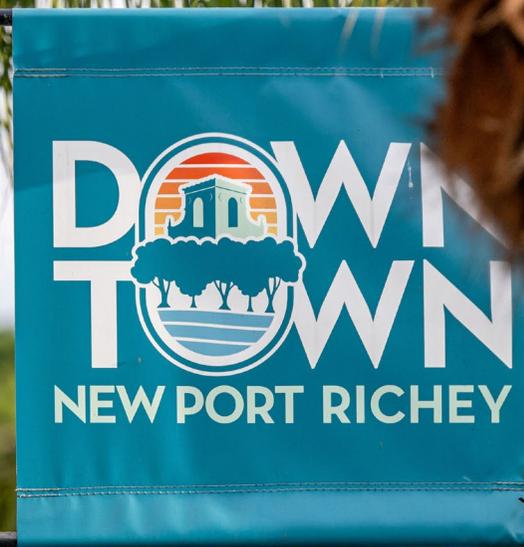
MARKET OVERVIEW

Jallo Car Wash Portfolio

2 Properties Located in New Port Richey, FL



New Port Richey, FL



Local Market Overview

New Port Richey is a small city in western Pasco County on Florida’s Gulf Coast region, about 40 miles northwest of Tampa. Incorporated in 1924, it developed around the Pithlachascotee (often called the Cotee) River, which runs through the center of town on its way toward the Gulf of Mexico. The city’s character is closely tied to its historic downtown and Main Street area, where early 20th-century buildings, the Hacienda Hotel, and longtime local venues shape the streetscape.

The downtown riverfront is a focal point for community life, anchored by Sims Park along the Cotee River. The park includes a playground, splash pad, outdoor fitness equipment, an amphitheater, and access points for enjoying the water and adjacent green spaces. Nearby, the Historic District runs through the Main Street corridor toward the river and includes structures dating back to the city’s early growth years. Overall, New Port Richey functions primarily as a residential community with local business and retail services and easy access to the larger Tampa Bay area for employment and amenities.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	9,228	56,255	144,293
2025 Population	9,727	61,320	158,229
2030 Population Projection	11,641	73,718	190,030
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,222	23,483	61,276
2025 Households	4,480	25,534	67,200
2030 Household Projections	5,365	30,680	80,692
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$68,456	\$80,547	\$74,954

Economic Drivers

New Port Richey's economy is supported by Tampa Bay access, population growth, and strong service-sector demand.

Located in Pasco County within the Tampa—St. Petersburg—Clearwater region, New Port Richey benefits from strong in-migration, expanding housing demand, and proximity to major employment centers in Hillsborough and Pinellas counties. Local growth is increasingly tied to healthcare, retail/services, construction, and corridor redevelopment along US-19.

Economic Drivers

- Population growth and ongoing residential demand, supporting retail expansion and local services
- A service-driven economy anchored by healthcare, education, hospitality, and small business activity
- Strategic access to the broader Tampa Bay market via US-19 and SR-54, supporting commuter and consumer flows
- A city focus on downtown and US-19 redevelopment, encouraging mixed-use and commercial reinvestment

Primary Industries

- Healthcare & social assistance
- Retail & consumer services
- Construction & real estate
- Professional & business services
- Hospitality / leisure (tourism + waterfront activity)

Top Employers

- Government / public sector (Pasco County, State of Florida, local municipalities)
- Healthcare systems serving Pasco and Tampa Bay
- Education institutions (regional K-12 and nearby higher education campuses)

Recent Developments

- Continued US-19 corridor revitalization efforts, supporting commercial redevelopment and additional housing growth
- A pipeline of mixed-use and residential development projects, especially near key roadway corridors
- City planning efforts aimed at downtown reinvestment, improving walkability, business activity, and community amenities

\$22B+

Regional Gross Domestic Product

±38 Miles

Distance to Downtown Tampa



MATTHEWS™

Exclusively Listed By



Jake Lurie

First Vice President & Associate Director

(813) 488-0853

jake.lurie@matthews.com

License No. SL3510801 (FL)

Kyle Matthews | Broker of Record | License No. CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4239 Little Rd & 7517 Trouble Creek Rd, New Port Richey, FL** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.