

SITE SCOUTS

Car Wash Feasibility

7200 W US-290, Austin, TX 78736

US-290 & Circle Dr

Prepared by Site Scouts
October 9, 2026 · Report SAMPLECA

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1. Executive Summary

A express tunnel car wash on this site, doing an estimated 347 cars/day. Against the nearby wash competition and this trade area's traffic and income, it runs \$1,267,147/yr.

\$1,267,147 WASH REV / YR	\$97,148 YR-1 REV / MO	347 CARS / DAY	78 WASH STRENGTH	\$63,146 YR-1 GP / MO
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Benchmark-grade estimate. Per-format revenue is anchored to industry averages, not validated on real car-wash actuals. Membership capture and local weather/water costs materially affect results.

2. Basis of Analysis

The projection reflects the wash format (express tunnel » in-bay » self-serve), passing traffic, local income, the competitive set, and execution quality (vacuums, membership, brand).

Proposed wash — requester-specified

Format	Express Tunnel
Chain / operator	Independent
Vacuum stations	24
Membership program	Yes
Free vacuums	Yes
Detail services	Yes
Stand-alone	Yes

Wash Strength Score — 78 / 100



A 0–100 index of throughput potential (vacuums, membership, brand, visibility). A higher score supports higher throughput and revenue.

Operator margin — requester-selected

Blended gross margin	65% of sales
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3. Market & Site

Trade Area — 1.0 mi

Population	20,500
Households	8,200
Median HH Income	\$82,000
Pop Density / sq mi	2,450

Competition

Car washes < 1.5 mi	3
Nearest	0.7 mi
Est. capture share	29%

Capture is this site's modeled share of trade-area demand vs the competitors above.

4. Revenue & Profit Projections (3-Year, Monthly Average)

Low (conservative) scenario

Metric	Year 1	Year 2	Year 3
Wash revenue (\$/mo)	\$82,576	\$89,756	\$91,103
Gross profit (\$/mo)	\$53,674	\$58,342	\$59,217

Mid (expected) scenario

Metric	Year 1	Year 2	Year 3
Wash revenue (\$/mo)	\$97,148	\$105,596	\$107,180
Gross profit (\$/mo)	\$63,146	\$68,637	\$69,667

High (upside) scenario

Metric	Year 1	Year 2	Year 3
Wash revenue (\$/mo)	\$111,720	\$121,435	\$123,256
Gross profit (\$/mo)	\$72,618	\$78,933	\$80,117

WASH REVENUE RAMP — MONTHLY AVERAGE (MID)



Low and High bracket the Mid for volume + membership-ramp uncertainty.

Membership base. ~60% of revenue is recurring unlimited-wash membership (\$63,357/mo) — the biggest lever on a modern express tunnel's value.

5. Unit Economics

347 CARS / DAY	\$10.0 AVG TICKET	60% MEMBERSHIP %	29% CAPTURE SHARE
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Cars/day × ticket sets base wash revenue; the unlimited-membership base is the recurring layer.

6. Competition Detail (3)

Name	Brand	Dist (mi)	Type	Impact
Quick Quack Car Wash	Quick Quack	0.70	car wash	88
Mister Car Wash	Mister Car Wash	1.30	car wash	92
Sudsy Self-Serve	—	0.90	car wash	64

Nearby car washes profiled by brand tier and measured distance.

7. Certification, Assumptions & Limiting Conditions

Certification of independence

Site Scouts certifies that, to the best of its knowledge:

1. Site Scouts has no present or prospective financial interest in the subject property or the proposed transaction.
2. The fee for this study is fixed and was not contingent on the findings, the projections, or any financing decision.
3. No party to the transaction reviewed, directed, or altered the findings before issuance. The requester supplied only the facility specifications and operating margins, identified as such in this report; any re-issue on revised inputs carries a new verification code.
4. This study was prepared from the data sources and methodology described in this report, as of October 9, 2026.

Certified by Site Scouts October 9, 2026

Sources & method. Produced by Site Scouts from public and third-party data (U.S. Census ACS, BLS Consumer Expenditure spend, Google Places) and from requester-furnished store specifications + operating margin, analyzed with our proprietary site-selection and sales-forecasting model. As of October 9, 2026.

Benchmark-grade — not a validated projection. Per-format revenue is anchored to industry averages (a strong express tunnel $\approx$ \$1.0–1.5M/yr), not a validated comp set. Membership capture and local weather/water costs materially affect results; not a guarantee.

No warranty; limitation of liability. Data is from sources deemed reliable but provided “as is,” without warranty of any kind. The recipient is solely responsible for independently verifying every figure and assumption — and consulting qualified legal, financial, and real-estate professionals — before any decision.

Presented by Site Scouts

hello@sitescouts.app · sitescouts.app

This feasibility analysis was prepared for the exclusive use of the requesting party and is a modeled estimate — not a guarantee of actual business performance. It is provided without representation or warranty of any kind.

Report reference SAMPLECA · October 9, 2026