

CLOSED GAS STATION/
C- STORE

FOR SALE
\$850K



LISTING #141 - CLOSED C-STORE WITH ADDITIONAL \$80K ANNUAL RENTAL INCOME

301 SOUTH WHEELER, COLMESNEIL, TX 75938



SALE PRICE

\$850,000

PROPERTY HIGHLIGHTS

- Closed Convenience store for sale with operating mini-storage, laundromat, 2 apartments and additional building
- Full kitchen in the store for deli operations
- Store had 35,000 gallons per month in sales when operating. No information on inside sales, as it was a leased store
- Underground tanks lined with fiberglass; in compliance with TCEQ and insurance is in place for transfer
- Property generates \$80,000/year in income from current on-going operations. Mini storage has 20+ units available to rent still and room for expansion
- Only one other gas station located in Colmesneil
- Located in a dry county
- Great location with over 4,680 vehicles per day on Highway 69
- Current 2017 Tyler County appraised value of \$337,008, real estate only; does not include business or fixture valuation
- Full demographic package

OFFERING SUMMARY

Lot Size: 1.5 Acres

Main Building Size: 3,150 SF

Additional Buildings: 15,390 SF

Market: Tyler County

FOR MORE INFORMATION, PLEASE CONTACT:

JOEL C. ENGLISH
PRESIDENT/PRINCIPAL
713.473.7200
JOEL@TEXASCRES.COM

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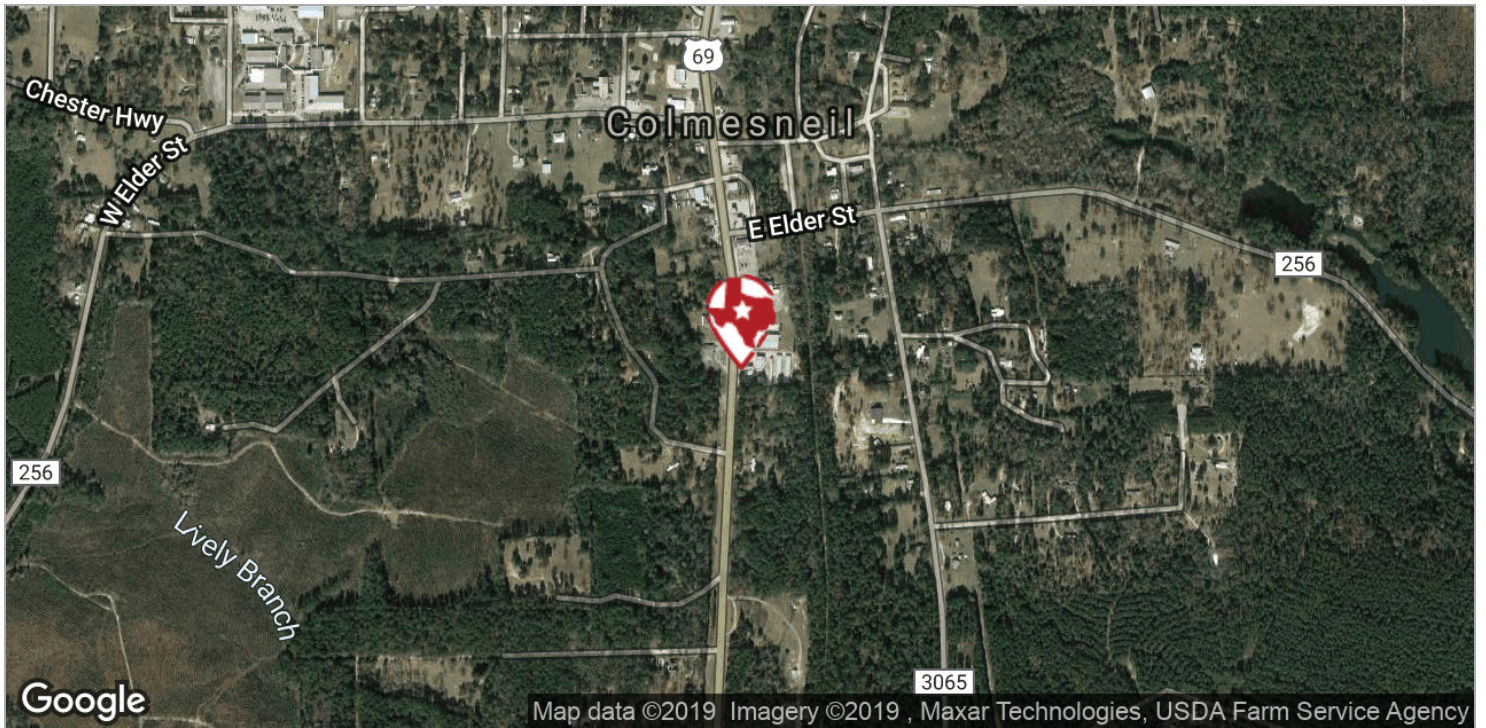
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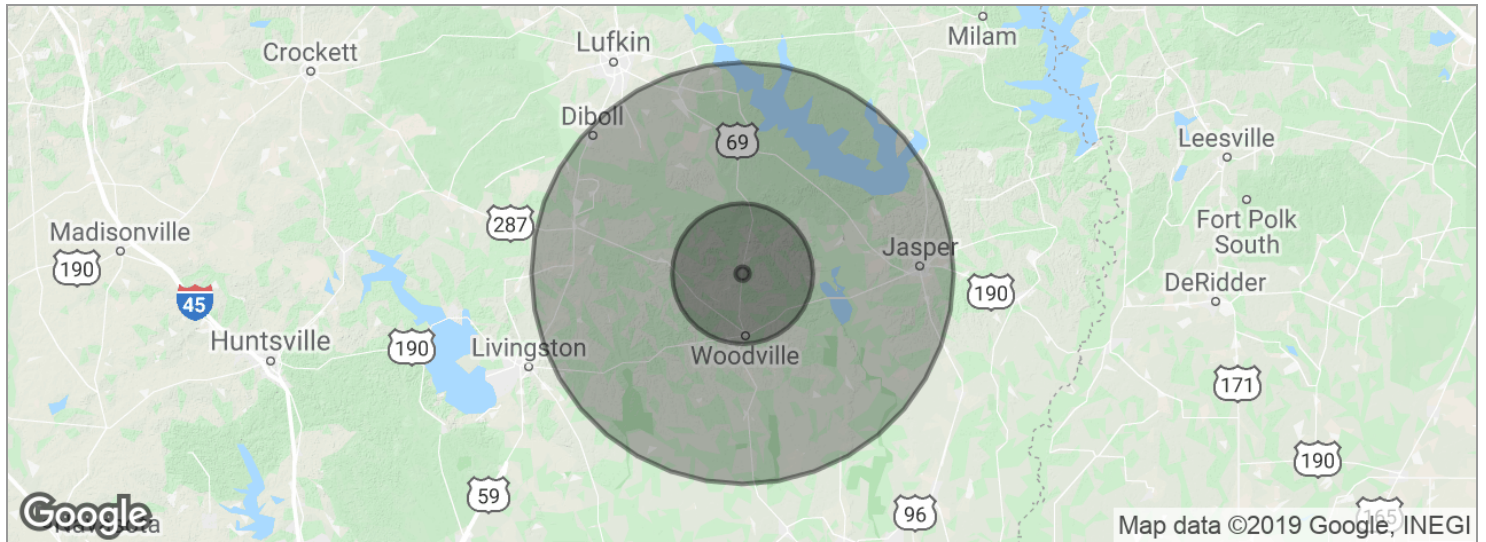
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POPULATION

	1 MILE	10 MILES	30 MILES
Total population	30	5,822	67,314
Median age	42.1	40.1	40.5
Median age (Male)	38.3	35.5	38.8
Median age (Female)	47.1	46.5	43.2

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	12	2,051	25,853
# of persons per HH	2.5	2.8	2.6
Average HH income	\$46,832	\$51,285	\$47,614
Average house value		\$113,334	\$98,937

ETHNICITY (%)

	1 MILE	10 MILES	30 MILES
Hispanic	0.0%	5.3%	7.0%

RACE (%)

	1 MILE	10 MILES	30 MILES
White	93.3%	83.1%	83.8%
Black	3.3%	14.1%	11.4%
Asian	0.0%	0.0%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.4%	1.0%
Other	0.0%	0.8%	1.4%

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

11-2-2015

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.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u></u> Email	<u>(713)473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texasces.com</u> Email	<u></u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u></u> License No.	<u></u> Email	<u></u> Phone
<u>Dan Alexander</u> Sales Agent/Associate's Name	<u>422008</u> License No.	<u>dan@texasces.com</u> Email	<u>(281) 974-6008</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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New IABS

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