

Phillips 66 Gas Station For Sale - Owner User

PITTSBURG, TX



OFFERING MEMORANDUM

KW COMMERCIAL
469.467.7755
501 W. President Bush Hwy
Richardson, TX 75080

PRESENTED BY:

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PITTSBURG, TX

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
BUILDING SIZE:	3,565 SF
MARKET:	East Texas
PRICE / SF:	\$378.68

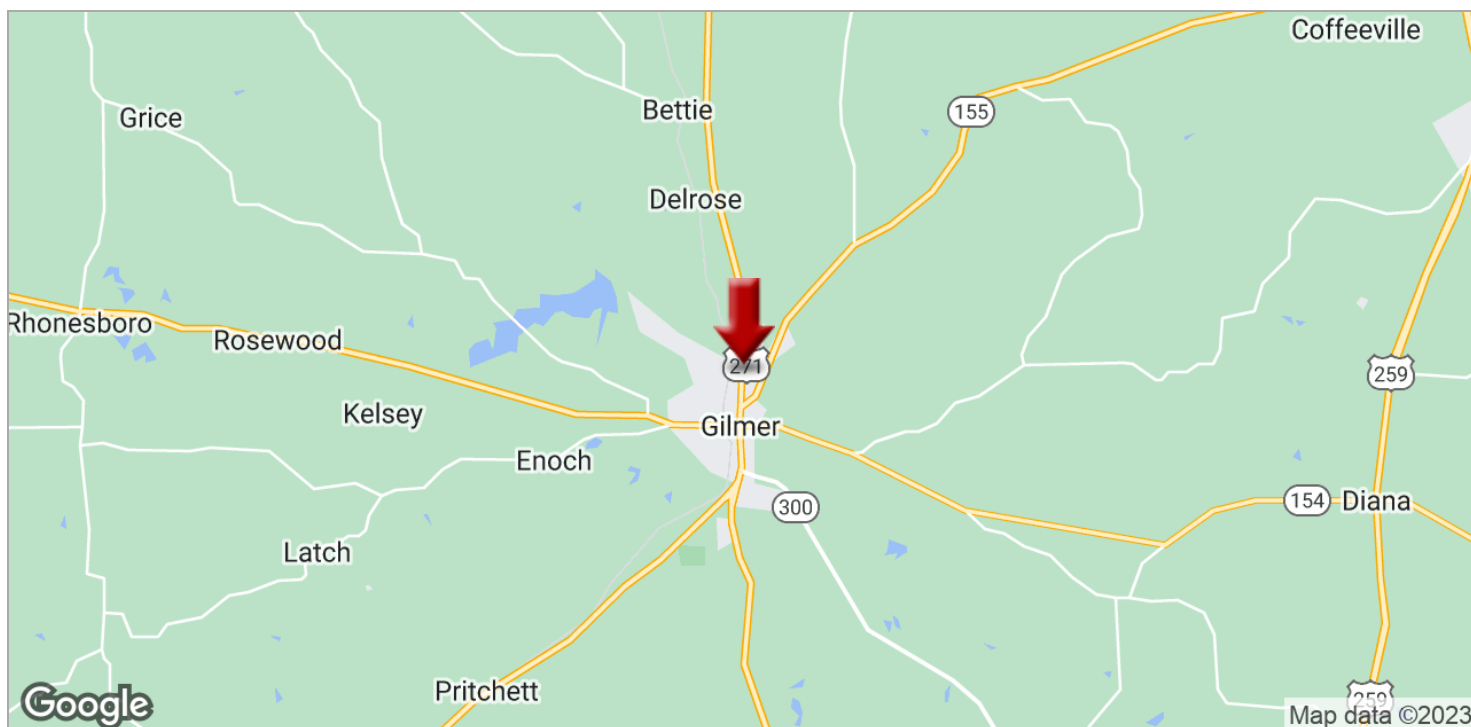
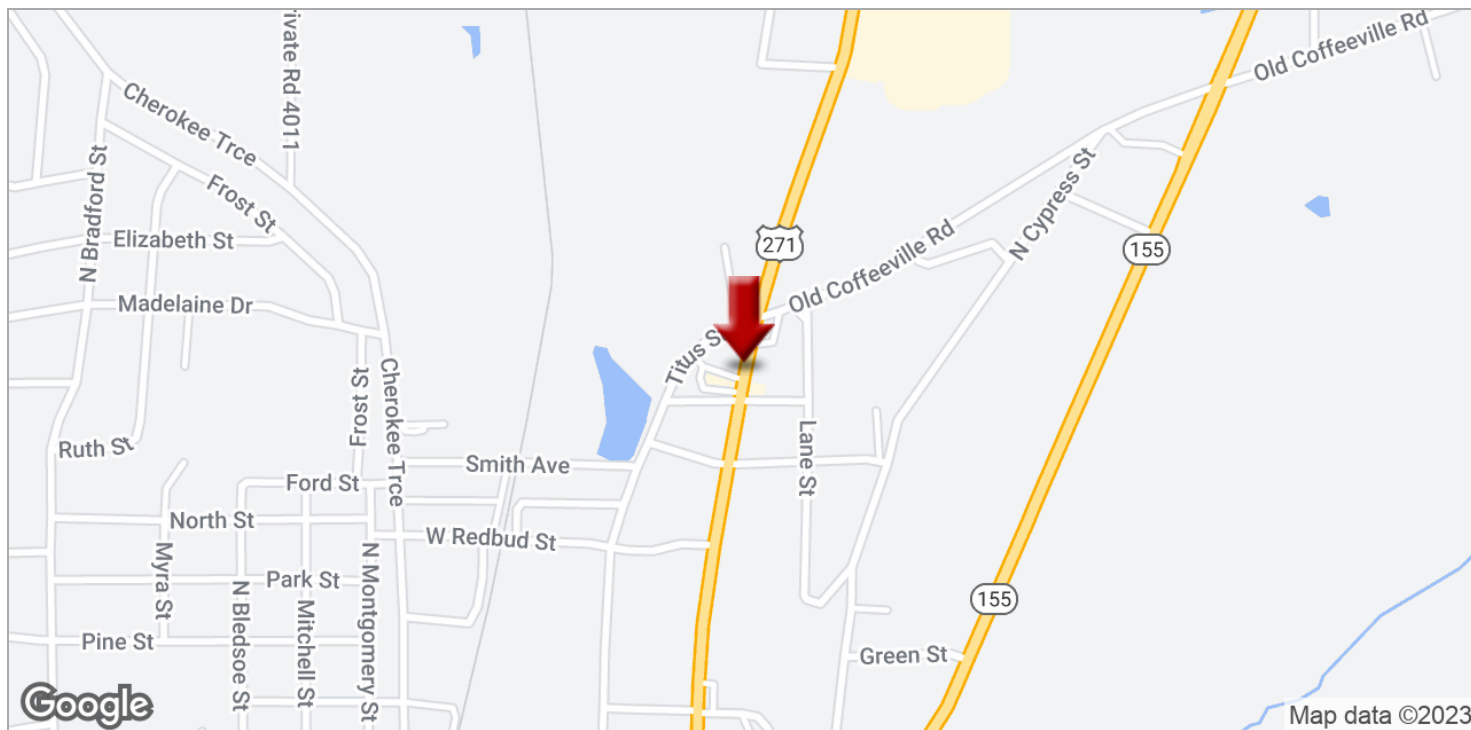
PROPERTY OVERVIEW

Gas Station for Sale for new Owner User. Great location in Pittsburg, TX. Property is primary access route at the beginning of Hwy. 271 and is first store in town before Lake Bob Sandlin. There is currently an auto inspection garage on property which is yielding rental income to tenant. Car wash facility on site requires new equipment.

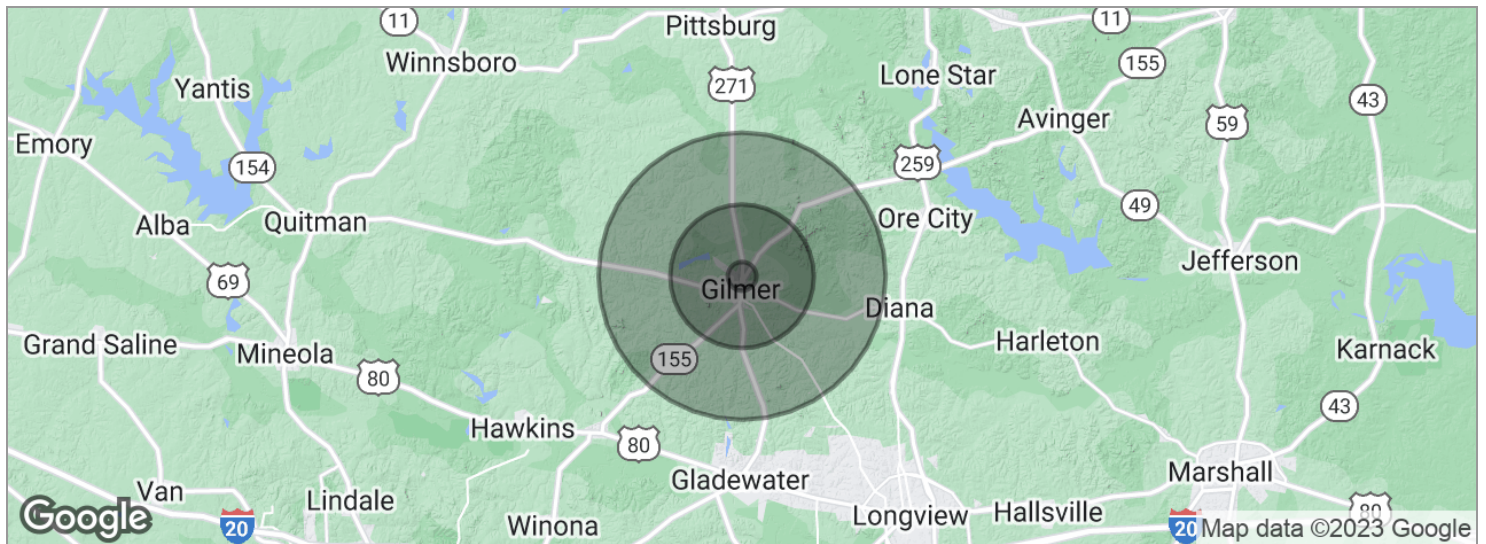
PROPERTY HIGHLIGHTS

- 6.5 years remaining on the current fuel contract
- Inside Sales: \$80k per/month
- Fuel: 60k gal/mo. (including diesel)
- Rental Income: \$1,000 per/mo. (Car Inspection)
- ATM: +/- \$1,700 per/mo.
- Lotto: +/- \$2,000 per/mo.
- Check Cashing: +/- \$1,000 per/mo.

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,041	8,555	20,008
Median age	34.2	36.8	37.1
Median age (male)	31.7	34.4	35.3
Median age (Female)	35.2	37.7	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	736	3,140	7,359
# of persons per HH	2.8	2.7	2.7
Average HH income	\$41,121	\$44,533	\$49,361
Average house value		\$138,552	\$127,590

* Demographic data derived from 2020 ACS - US Census