

CONOCO

901 N. Prince Street, Clovis, NM 88101

OFFERING MEMORANDUM

For Business Questions Contact:

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Managing Director

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Senior Managing Director

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Broker of Record:

MICHAEL RENEAU

NMREC

License: 19679

WESTERN STATES
COMMERCIAL REAL ESTATE



NEWMARK
 **MOUNTAIN WEST**

FULL SERVICE
COMMERCIAL REAL ESTATE
312 East South Temple
Salt Lake City, Utah 84111
Office 801.456.8800

OFFERING SUMMARY



INVESTMENT HIGHLIGHTS

- » Business & Real Estate Sale of Conoco Gas Station & C-Store
- » 2025 Annual Inside Sales: **\$278,830**
- » 2025 Gallons Sold: **709,461**
- » Traffic Counts: **15,633 ADT**
- » 6 Miles from Clovis Regional Airport
- » 2 Miles from Downtown Clovis & Historic Depot District
- » 15 Minutes from Cannon Air Force Base
- » Only 8 Minutes from Plains Regional Medical Center

DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

POPULATION

2026 EST. POPULATION	7,644	37,240	39,625
2026 AVERAGE HH INCOME	\$83,659	\$85,971	\$86,436

HOUSEHOLDS

TOTAL BUSINESSES	599	1,611	1,732
TOTAL EMPLOYEES	5,888	15,907	16,794

EXECUTIVE SUMMARY

FINANCIAL SUMMARY



PRICE **\$1,200,000**

LOCATION



CONOCO
901 N. PRINCE STREET, CLOVIS, NM 88101

BUILDING SIZE 1 retail building / 1,375 SF

PUMPS 4

YEAR BUILT 1996

LOT SIZE 0.48 Acres / 21,000 SF

SUPPLIER INFO



H.J. GARRISON OIL COMPANY, INC.

APPROX. 7 YEARS

ROFR WITH 30 DAY EXERCISE PERIOD

TANKS INFORMATION



UNDERGROUND STORAGE TANKS 1

TANK CAPACITY 24,000 Gallons- UNL
(Unleaded Gasoline)

MATERIAL DWSN- Double Wall Steel with
Nonmetallic or Composite
Outer Wall

INSTALL YEAR 1996

2025 OPERATING DATA



INSIDE SALES \$278,830 / Year | \$23,236 / Month

GALLONS 709,461 / Year | 59,122 / Month

GROSS PROFIT \$2,330,012

EBITDA \$198,312

PROPERTY OVERVIEW

LOCATION Located on 901 N. Prince St & E. 9th St.

LAND AREA 0.48 Acres / 21,000 SF

BUILDING AREA 1 Retail Building / 1,375 SF

TRAFFIC COUNTS 15,633 ADT along N Prince Street

FRONTAGE & ACCESS Dual Access Corner Site

YEAR BUILT 1996



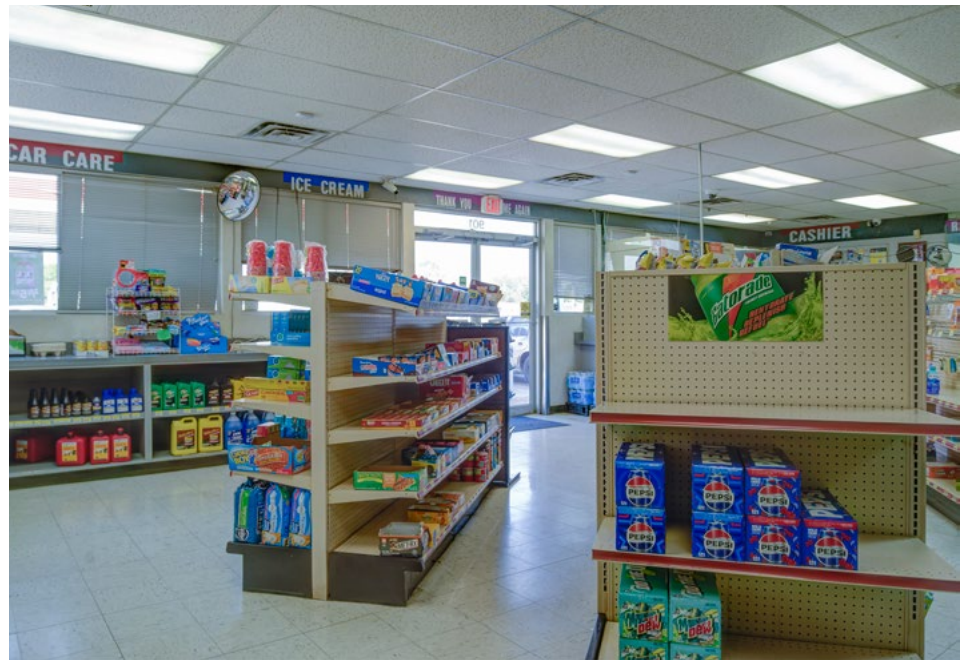
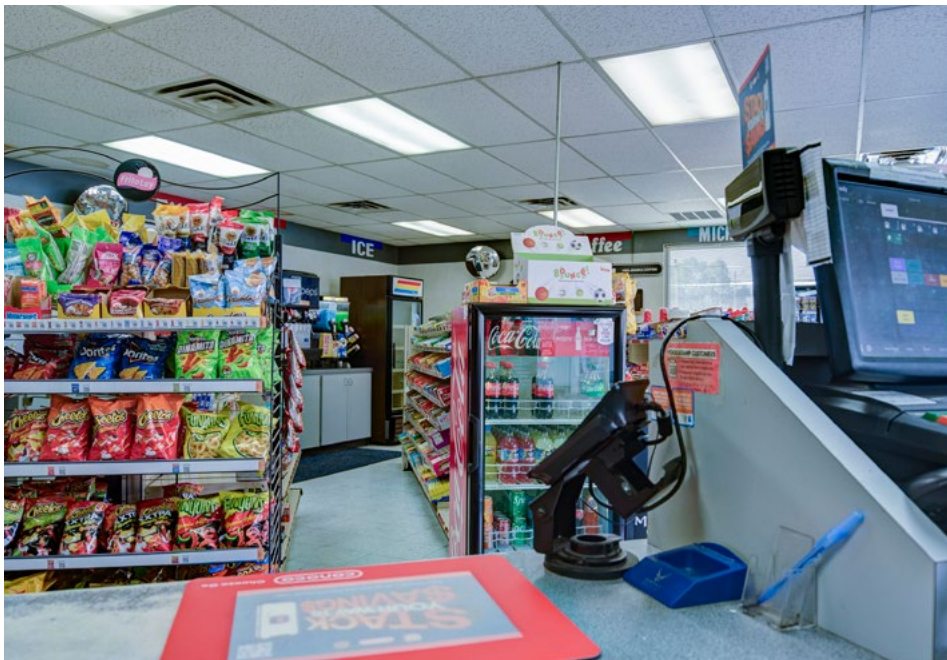
LAND OVERVIEW

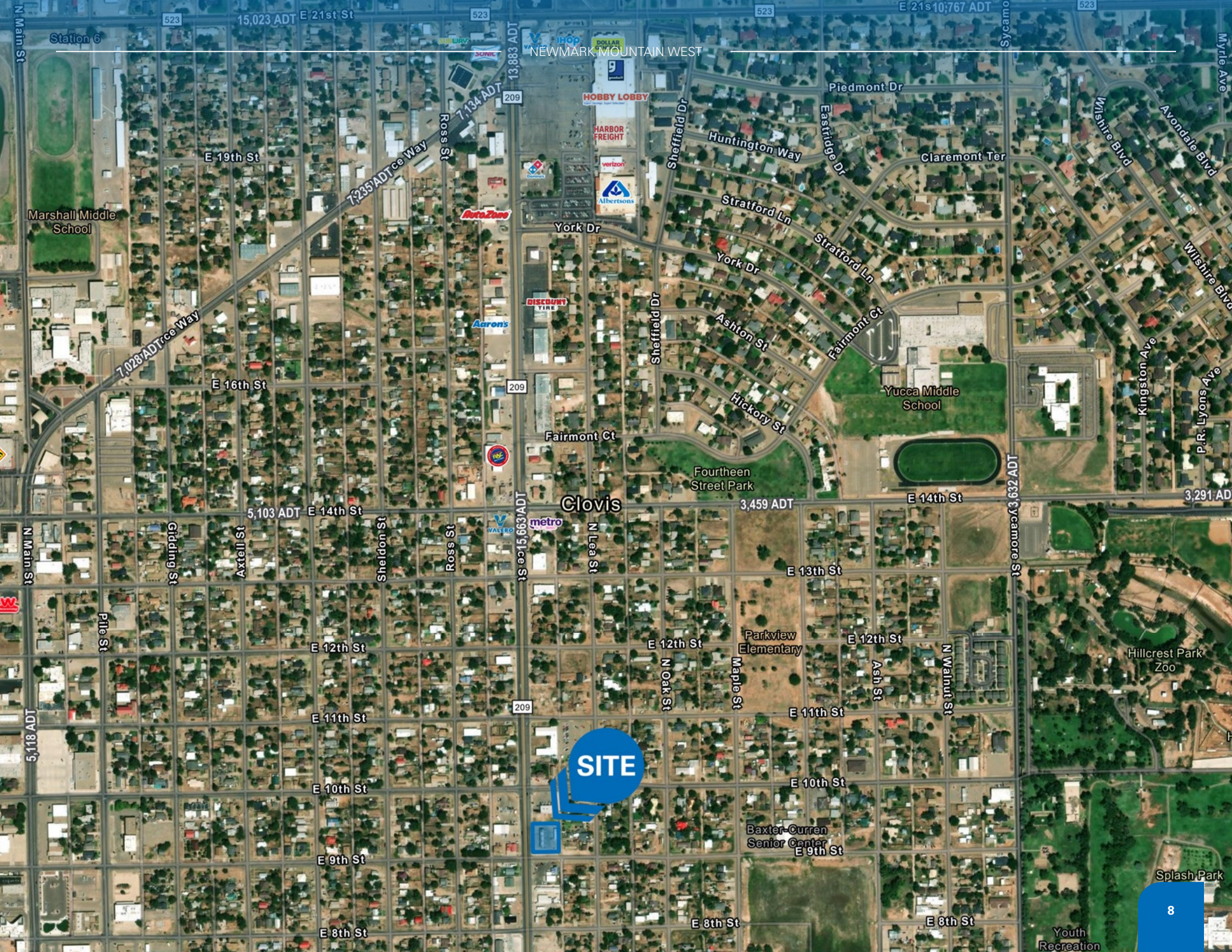
APN #	ACRES
121201101008600	0.48
TOTAL	0.48

SITE PLAN









SITE



NEWMARK MOUNTAIN WEST

Albuquerque

Amarillo

Lubbock

SITE

CLOVIS, NM

Clovis was founded in 1906 when the Santa Fe Railway was being constructed and railway engineers were instructed to locate and purchase the first level section of land west of Texico, NM. U.S. Routes 60, 70, and 84 pass through Clovis, connecting the city to surrounding cities to the west like Fort Sumner, Portales, and Roswell. The three highways lead east together to the state line at Texico and into Farwell, Texas.

New Mexico calls Clovis the "Capital of the High Plains." This city has a rich history rooted in music, agriculture and community. With the Cannon Air Force Base less than ten miles away, this community is full of friendly faces and a one-stop shop for the southwestern adventure.



36,410

Population



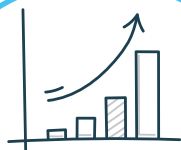
\$61,253

Median Household
Income



\$86,191

Average Household
Income



-0.7%

Projected Annual
Growth Rate



2,554

Total Businesses



24,763

Total Employees



\$3,468

Monthly HH Consumer
Retail Expenditures



National Petroleum

REAL ESTATE ADVISORS

Combined they have over 25 years of experience selling commercial real estate. Collectively they have closed over 200 transactions totaling over \$630,000,000. They are passionate about serving the needs of their clients, building strong relationships, and navigating the ever-changing commercial real estate industry.



MCSEAN THOMPSON



MATTHEW PORTER



KAIT MAYS
TEAM ASSISTANT

STAFF SUPPORT



ALLEN GREENWELL
Director of Marketing & Graphics



JORDYN KANEKO
Marketing Specialist



KAYCEE BARLOW
Senior Graphic Designer



CAROLYN LOUIE
Graphic Designer



AI MITTON
Motion Graphics Designer



EM TEBAY
Graphic Designer



RICH LACHOWSKY
Chief Technology Officer



SAUNDRA FIFE
Director of Research



AMELIA WOLFE
Director of Research Analysis



NICOLE VANAUKER
Research Specialist

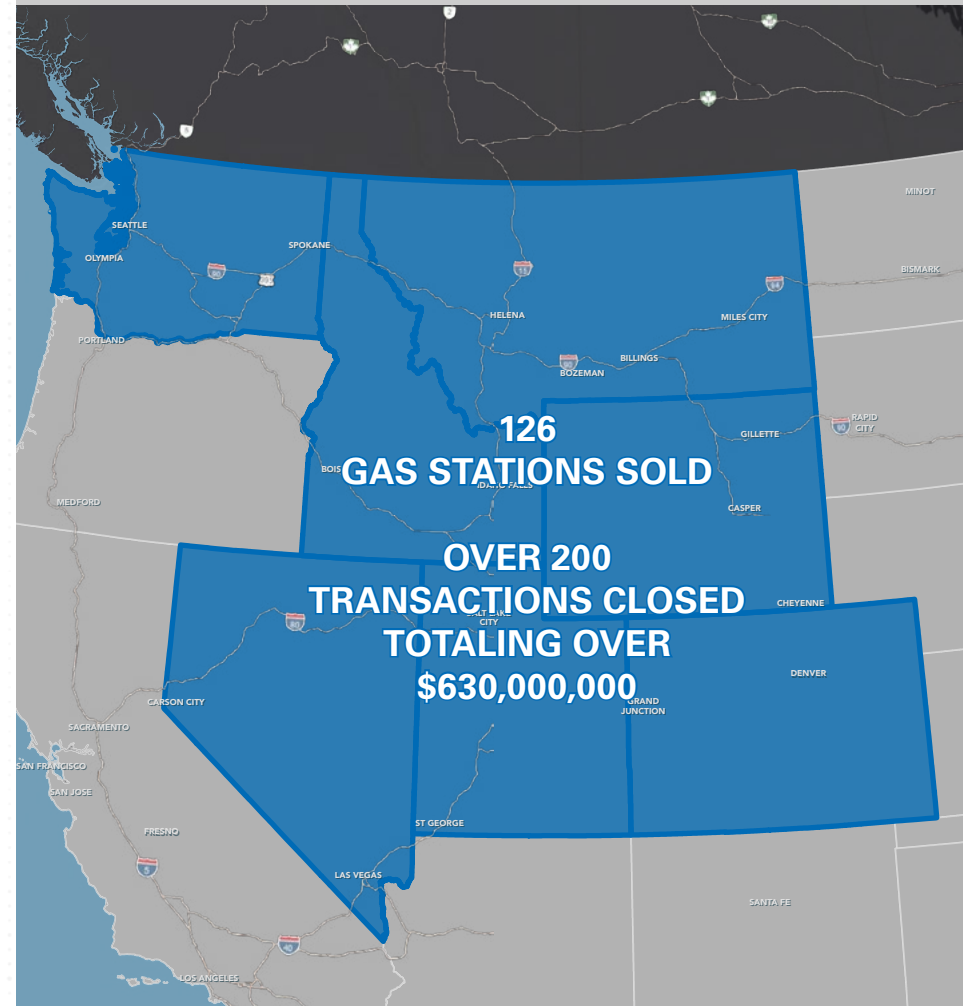


MATT LIAPIS
Head of GIS



SAMANTHA SPRATT
GIS Analyst

SELECT CLIENT LIST

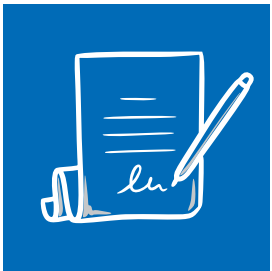


NEWMARK



MOUNTAIN WEST

Newmark Mountain West embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



31,184+
TRANSACTIONS COMPLETED



326.8
MILLION
SF TRANSACTED



\$38.3
BILLION
TRANSACTIONS COMPLETED



97K+
ACRES TRANSACTED



\$13.6
BILLION
INVESTMENT TRANSACTIONS



49
STATES WITH
COMPLETED TRANSACTIONS

CONOCO

901 N. Prince Street, Clovis, NM 88101

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

Exclusively Listed By:

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