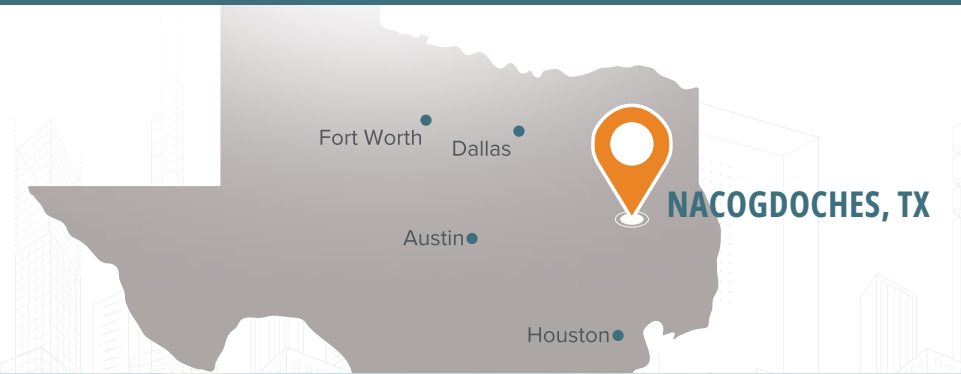


pellego

**VALERO GAS STATION
OWNER/USER INVESTMENT OPPORTUNITY**



OFFERING MEMORANDUM

3505 SOUTH ST, NACOGDOCHES, TX 75964, USA

VALERO GAS STATION

NACOGDOCHES, TX

PELEGO INC.

23121 Verdugo Dr Ste 100 Laguna Hills, CA 92653
CA LIC: 02043232

NITTI KAUR

310-740-2051
nitti@a360capital.com
CA LIC: 020113783

DALJEET RANDHAWA

661-331-5191
daljeet@a360capital.com
CA LIC: 02219395

JOSEPH HOMS | Managing Broker

949-394-0149
joe@pellego.com
CA LIC: 00702131

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BROKER OF RECORD SOLUTIONS, INC.

1201 West Peachtree Street NW, Suite 2300, Atlanta, GA 30309
TX Firm License: 9014506

ALEX EVEREST | Texas Broker of Record

404.713.8008
alex@mybrokerofrecord.com
TX Lic: 818858

Agency Disclosure: Seller's brokers are working with the seller. Seller's brokers do not represent buyers in any agency, fiduciary, or brokerage capacity in this transaction. Seller's brokers will work with buyers as a customer, but not as a client. Buyers seeking representation must retain a broker other than seller's broker.

Co-Brokerage Notice: This is a cooperative brokerage transaction in compliance with applicable law.

EXECUTIVE SUMMARY

LOCATION

3505 South St,
Nacogdoches, TX 75964
APN: 72279

OFFERING SUMMARY

Price:	\$3,275,000
Gross Leasable Area:	±6,420 SF
Lot Size (SF):	±68,033.93 SF
Lot Size (Acre):	±1.56 Acres
Year Built:	1998
Sale Type:	Real Estate and Business
Frontage:	±290.21 ft
Depth:	±234.43
Opportunity Zone:	Yes

THE OFFERING

A rare owner-user opportunity to acquire a high-performing Valero-branded gas station, convenience store and a restaurant.

Business consistently generates over \$3M in annual revenue and features Krispy Krunchy Chicken and Dickey's BBQ, along with wine and beer sales, driving strong in-store traffic.

The site also benefits from diesel sales and has four years remaining on the Valero fuel agreement, with potential upside through a brand conversion and installation of additional pumps.

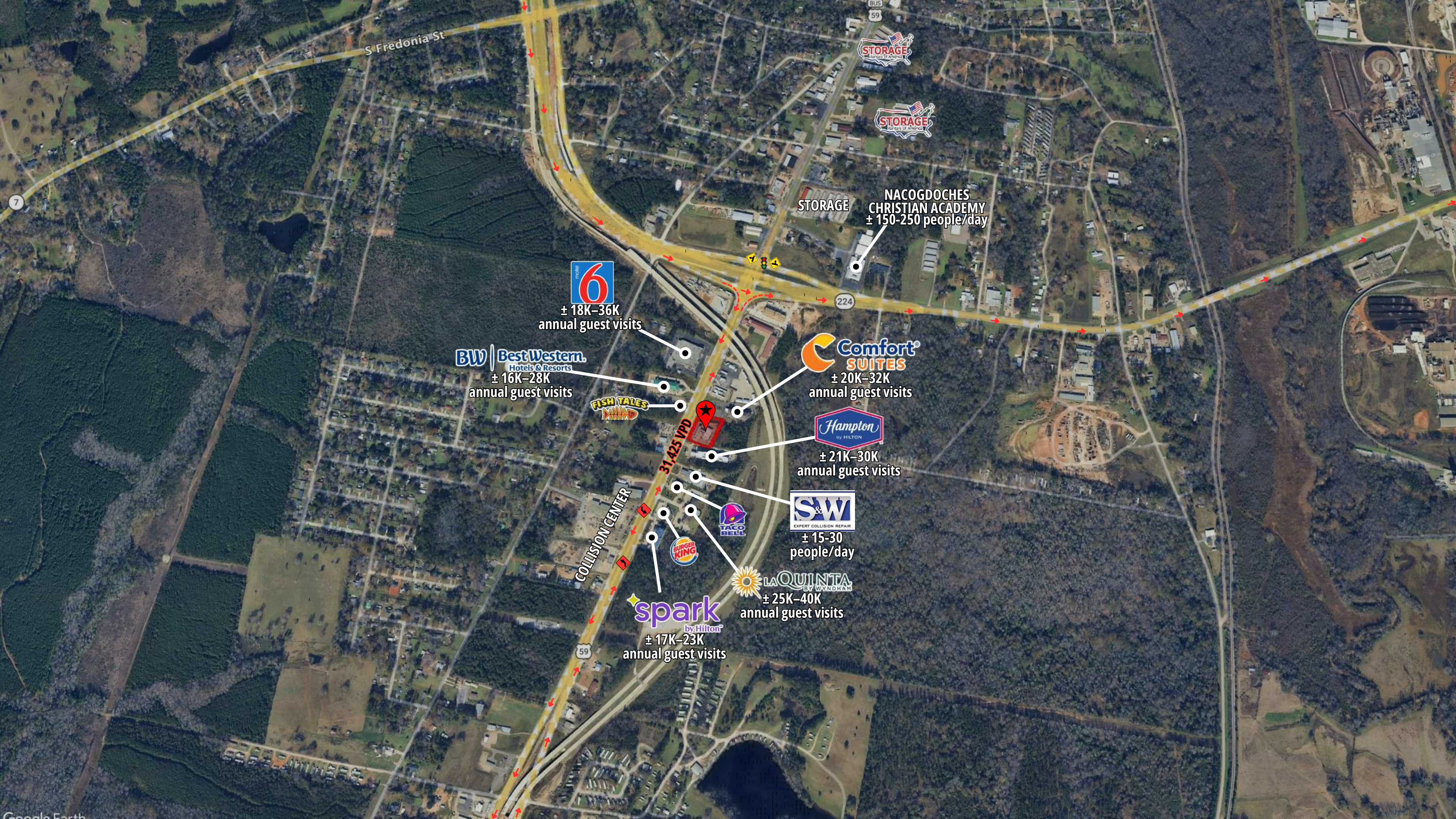


INVESTMENT HIGHLIGHTS

- High Volume Fuel & Retail Operation generates over \$3M+ in annual revenue
- Prime Location Between Two Major Highways
 - Located near the intersection of U.S. Route 59 and TX Highway 7
 - Direct access to these key transportation corridors
- Positioned on South Street, primary commercial corridors in Nacogdoches, capturing strong commuter traffic, regional travel flow, and convenient access for both local residents and through-traffic.
- Valero Fuel Supply Agreement (Expires 2030)
- Five (5) MPDs Onsite
- Includes 2,200 SF* Dickey's BBQ Pit Dine-In & Drive Thru Restaurant
- Includes 4,200 SF* Convenience Store
- Includes Wine & Beer Sale License
- One (1) 12,000-gallon single-wall underground gasoline storage tank, installed in 1998.
- One (1) 12,000-gallon single-wall underground storage tank installed in 1998, configured with two compartments (6,000 gallons gasoline and 6,000 gallons diesel).

*Based on Nacogdoches County Appraisal District. Property Tax Records





S Fredonia St

STORAGE
Rentals of America

STORAGE
Rentals of America

STORAGE
NACOGDOCHES
CHRISTIAN ACADEMY
± 150-250 people/day

6
mobile

± 18K-36K
annual guest visits

BW | Best Western
Hotels & Resorts
± 16K-28K
annual guest visits

FISH TALES
MIND

Comfort
SUITES
± 20K-32K
annual guest visits

Hampton
by HILTON
± 21K-30K
annual guest visits

31,425 VPD

S&W
EXPERT COLLISION REPAIR
± 15-30
people/day

COLLISION CENTER

TAGO BELL

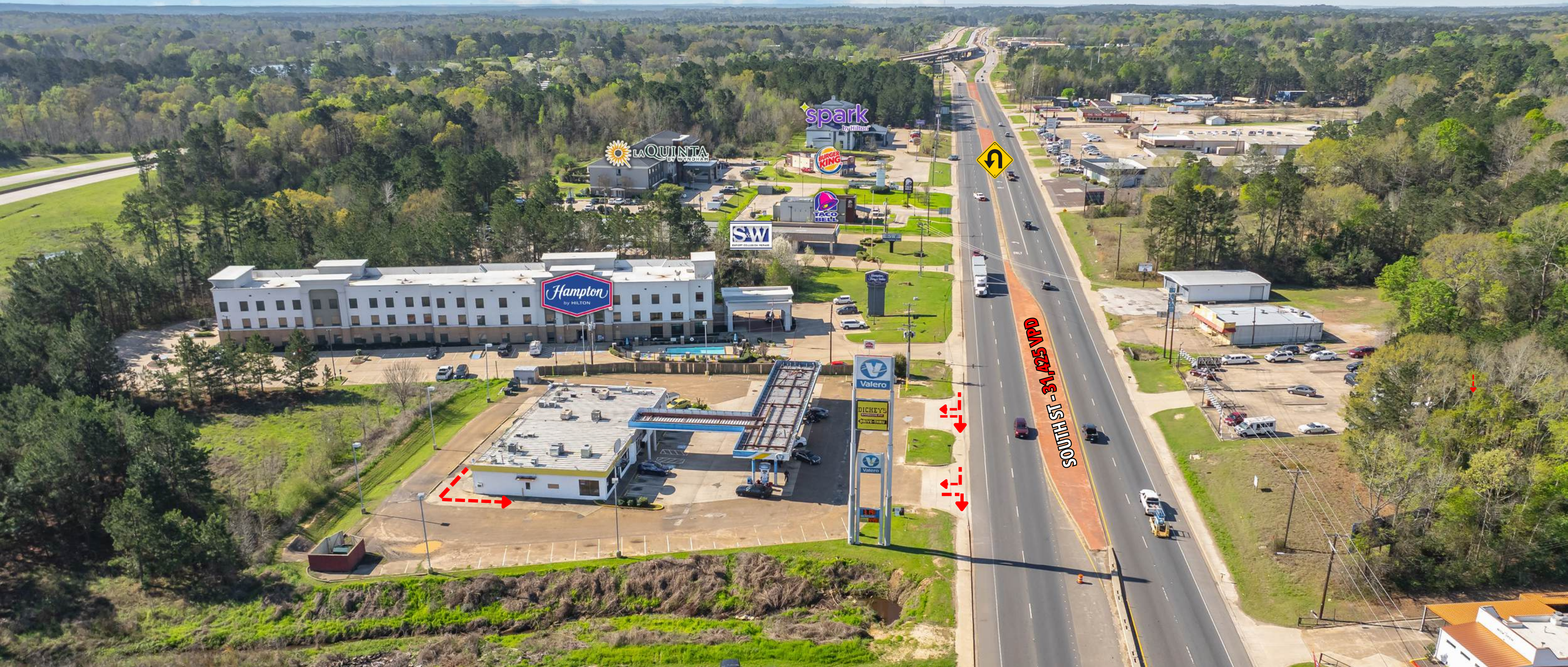
BURGER KING

LA QUINTA
BY WYNDHAM
± 25K-40K
annual guest visits

spark
by Hilton
± 17K-23K
annual guest visits

PROPERTY FEATURES - INPLACE BUILD DRIVE-THRU

TURNKEY DRIVE-THRU CONFIGURATION ALLOWS FOR A COMPLEMENTARY COFFEE OR FAST-FOOD CONCEPT, ENHANCING REVENUE POTENTIAL & INCREASING SITE TRAFFIC



PROPERTY PHOTOS



PROPERTY PHOTOS



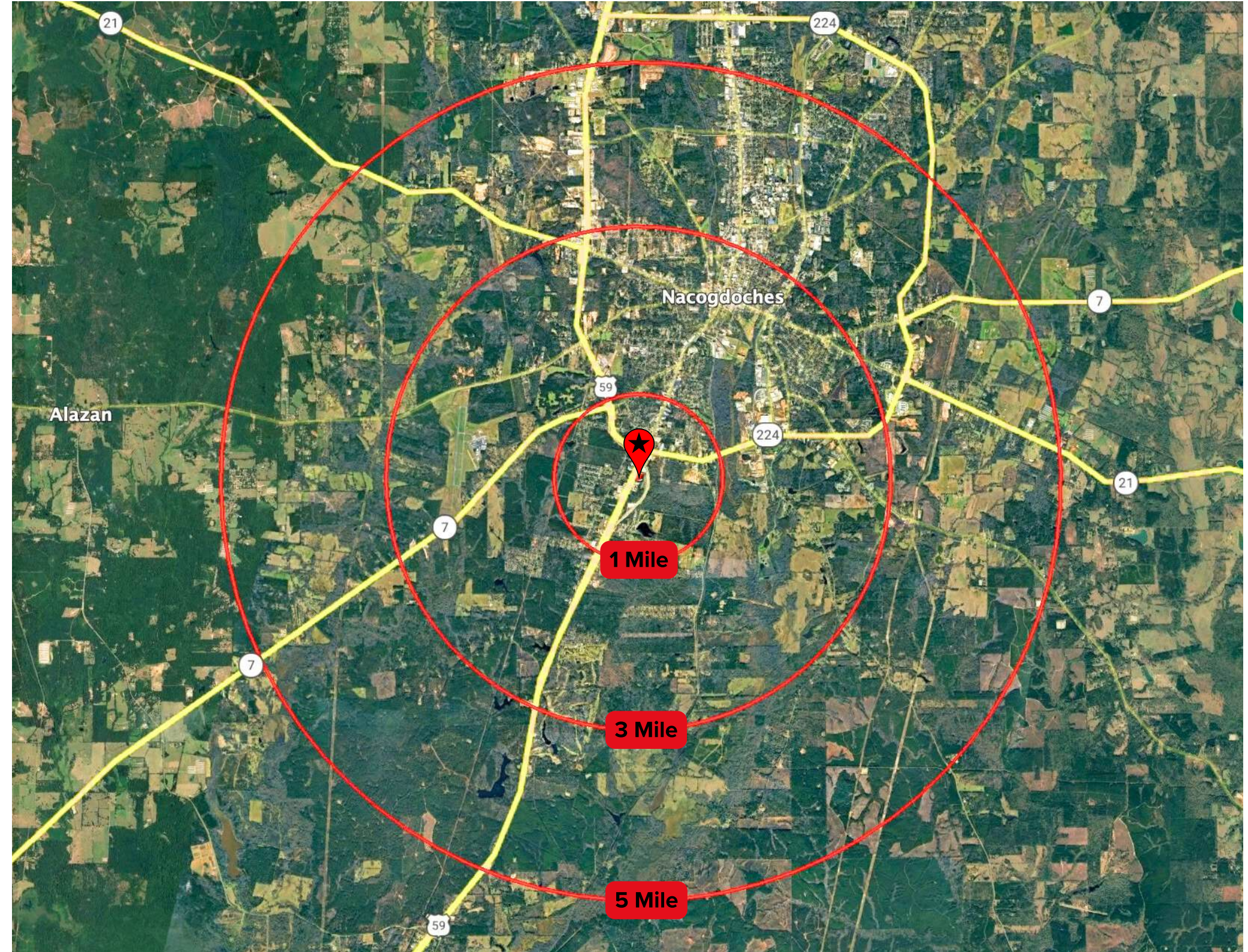
SITE DETAILS AND DEMOGRAPHICS

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,961	16,030	33,257
Consumer Spending	\$29M	\$145M	\$286M
Median Household Income	\$59,042	\$45,521	\$42,368
2024 Households	991	5,866	12,005
Avg Household Size	2.9	2.6	2.4



[CLICK HERE FOR THE DRONE FOOTAGE](#)

[3505 SOUTH ST,
NACOGDOCHES, TX 75964](#)



WHY INVEST

PRIME REAL ESTATE & BUSINESS INVESTMENT OPPORTUNITY

Nacogdoches is a historic city in East Texas and the county seat of Nacogdoches County, covering approximately 25.3 square miles. Located in the heart of Deep East Texas, the city sits nearly equidistant between Dallas/Fort Worth, Houston, and Shreveport, Louisiana, providing strong regional accessibility. Surrounded by three national forests and located within a short drive of two of the largest lakes in Texas, Nacogdoches benefits from both regional connectivity and recreational tourism that supports local economic activity.

HOTEL & TRAVEL DEMAND GENERATOR

The property is surrounded by national hotel brands including Comfort Suites, Best Western, Baymont Inn, and Holiday Inn Express, creating consistent demand from business travelers, tourists, and highway traffic.

PROXIMITY TO STEPHEN F. AUSTIN STATE UNIVERSITY

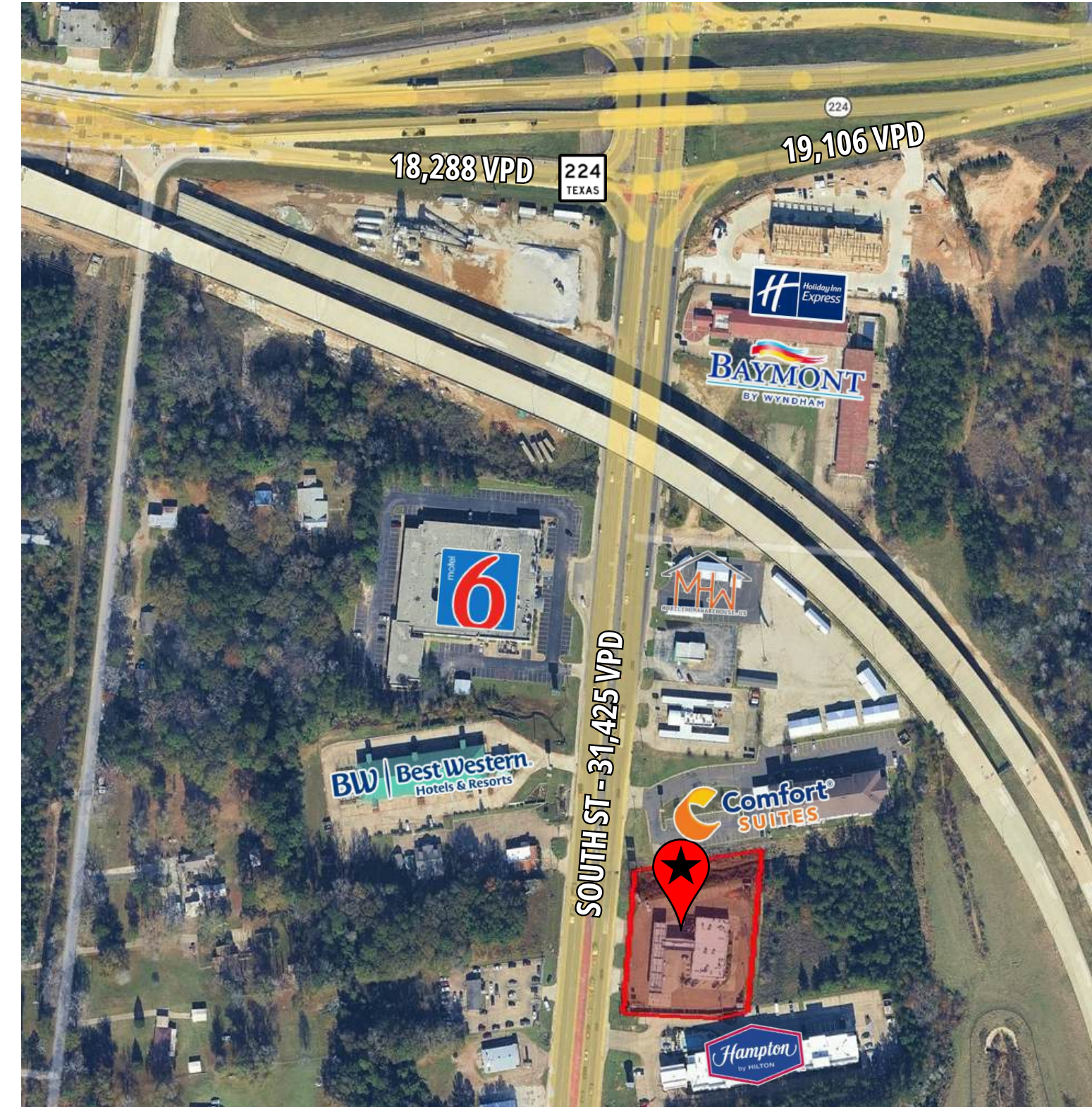
Located minutes from Stephen F. Austin State University, a major regional economic driver bringing students, faculty, and visitors to the area year-round.

ESTABLISHED SOUTH STREET RETAIL CORRIDOR

South Street is the primary retail corridor in Nacogdoches, home to numerous national retailers, restaurants, and service businesses that drive consistent daily consumer traffic.

STRONG REGIONAL TRADE AREA

Nacogdoches serves as a commercial hub for surrounding East Texas communities, supporting steady retail demand from residents, students, and regional visitors.

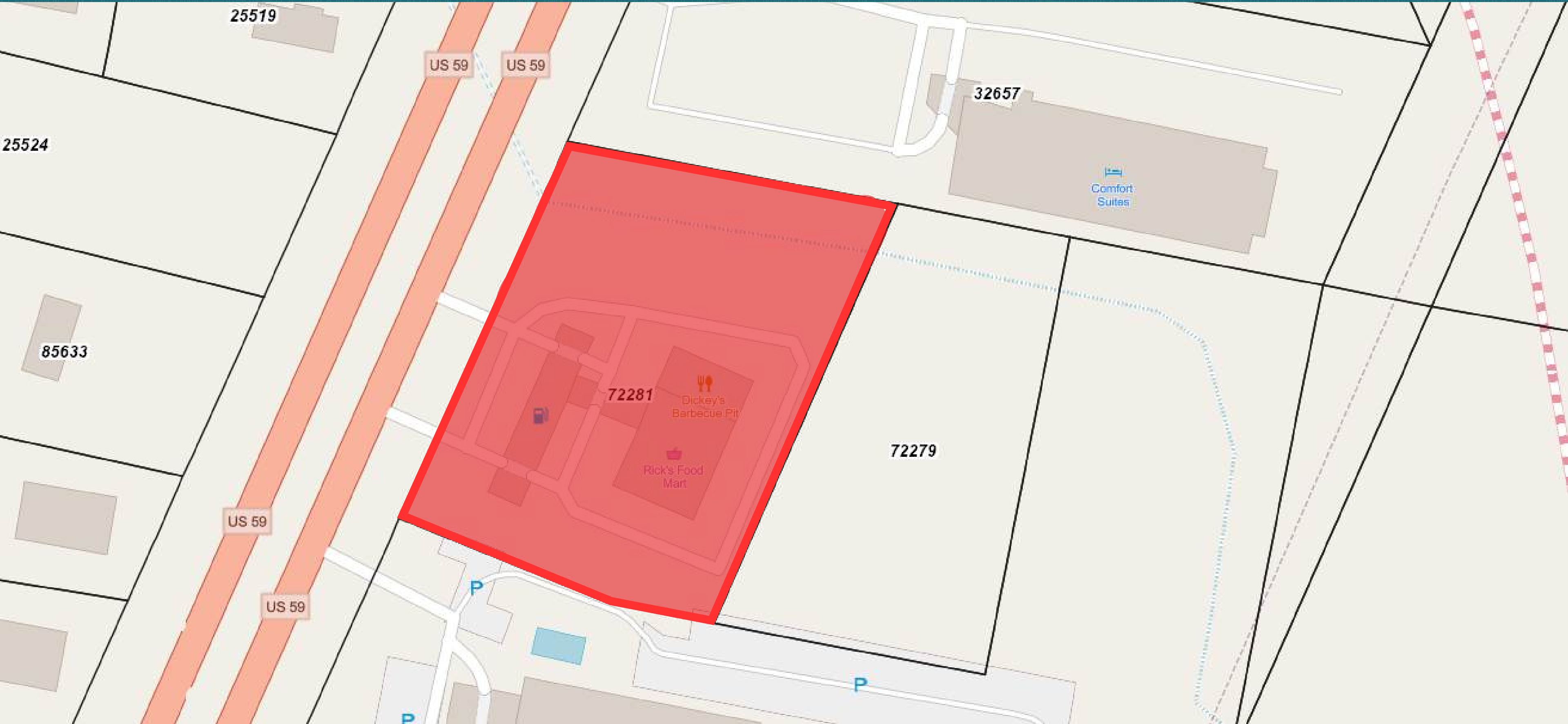


SITE AERIAL



SOUTH ST - 31,425 VPD

SITE MAP



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