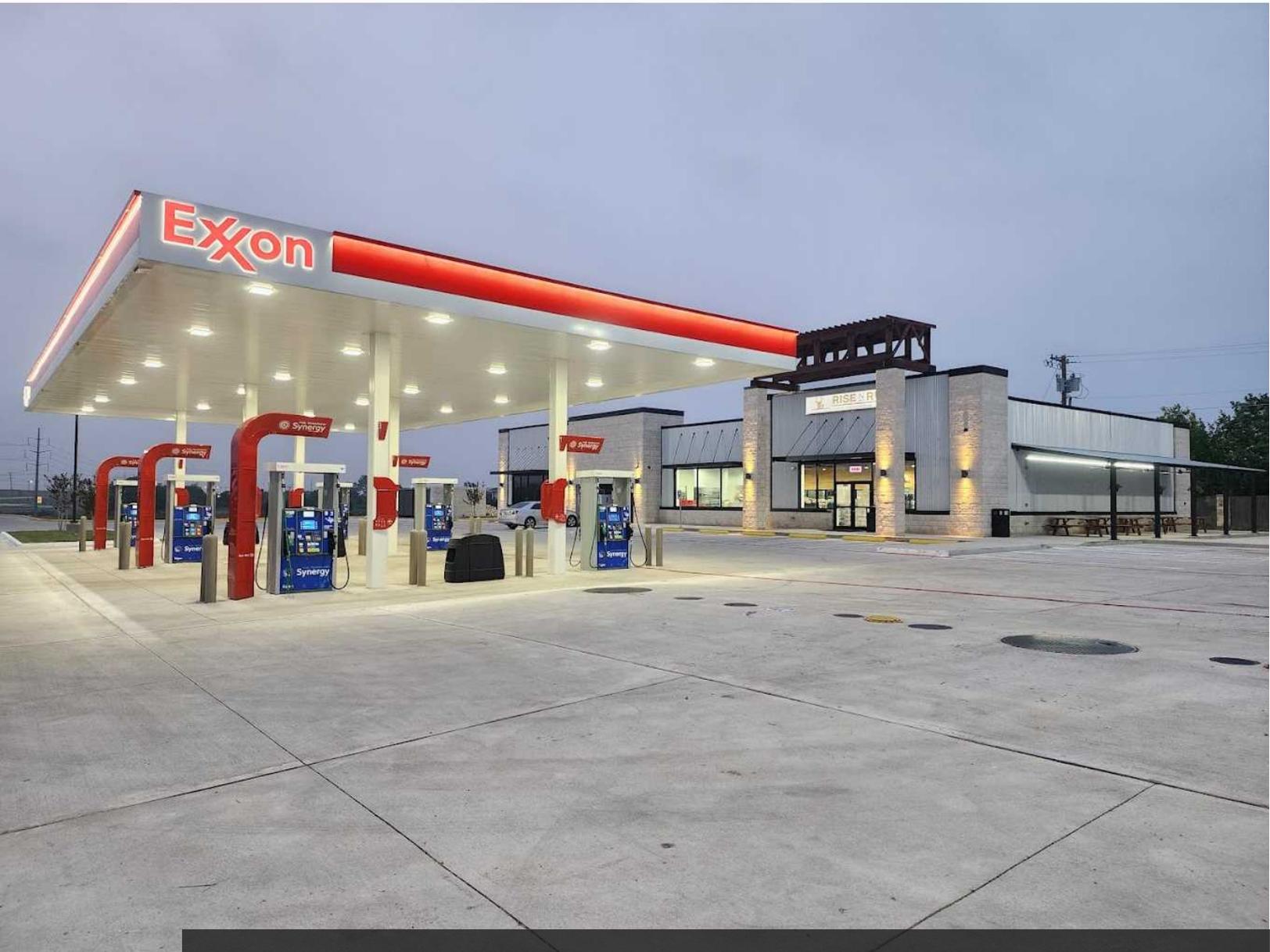


OFF MARKET GAS STATION FOR SALE

EXXON GAS STATION FOR SALE

6435 BAGBY AVENUE, WOODWAY, TX 76712



FOR SALE

KW COMMERCIAL | ENERGY CORRIDOR

1220 Augusta Drive
Houston, TX 77057



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PRESENTED BY:

ASH NOORANI

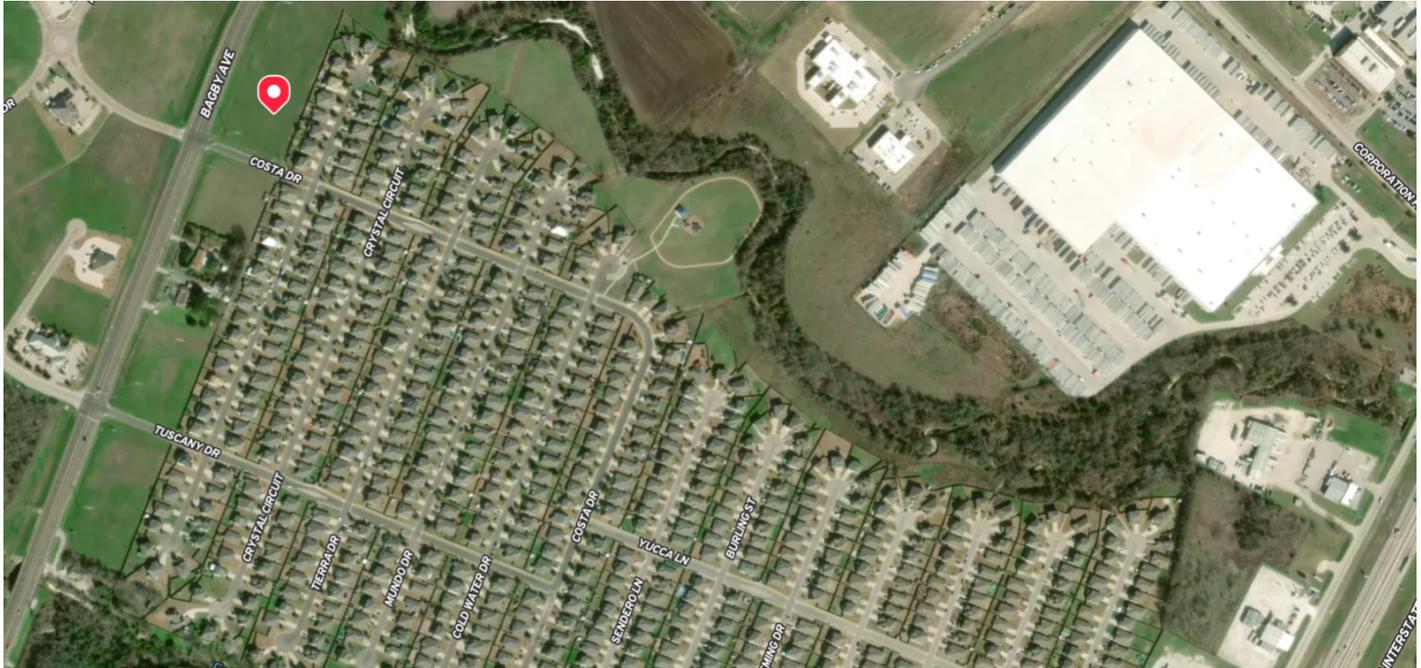
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EXECUTIVE SUMMARY

6435 BAGBY AVENUE



OFFERING SUMMARY

PRICE:	CALL FOR PRICING
BUILDING SF:	8,118
CURRENT INSIDE SALES:	AVG. \$100,000
OUTSIDE FUEL SALES:	AVG. 40,000 GALLONS
LOT SIZE:	7.57 Acres
YEAR BUILT:	2024
ZONING:	Commercial

PROPERTY OVERVIEW

The newly constructed Exxon gas station, complete with a convenience store offering in-store shopping and outdoor seating, is situated in a prime, high-traffic location. The IMST report projects impressive inside sales of \$120,000 and 80,000 gallons of fuel sales, highlighting the station's strong potential.

Just 3 minutes from the Holiday Inn Express, it provides easy access for hotel guests and travelers seeking a convenient stop for fuel and refreshments. Its proximity to Beverly Hills Park and Pioneer Park, both only 8 minutes away, makes it a perfect pit stop for families and park visitors. Additionally, the station is only 5 minutes from Central Texas Marketplace, a major retail hub, and 6 minutes from popular dining options such as Wendy's, IHOP, Chick-fil-A, and McDonald's, catering to both shoppers and diners on the go.

For those traveling to or from the area, it's just 6 minutes from Waco's airport, making it a strategic location for airport commuters. Furthermore, the station is minutes away from several high schools and elementary schools, ensuring a consistent stream of local traffic from parents, students, and school staff.

Additional space is available for lease next to the convenience store, presenting a great opportunity for businesses to establish themselves in this prime location and for the property owner to collect rental income. With a deli inside the convenience store providing fresh meal options for customers on the move, this gas station's ideal location and amenities position it as a key destination for both locals and visitors alike.

[Click here to E-sign NDA and access the IMST report.](#)

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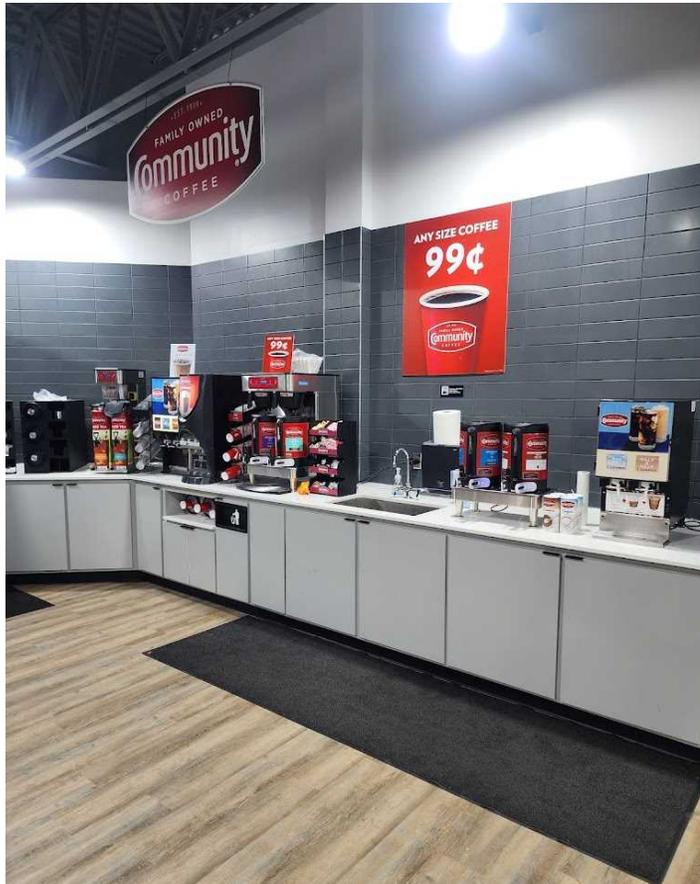


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PROPERTY PHOTOS

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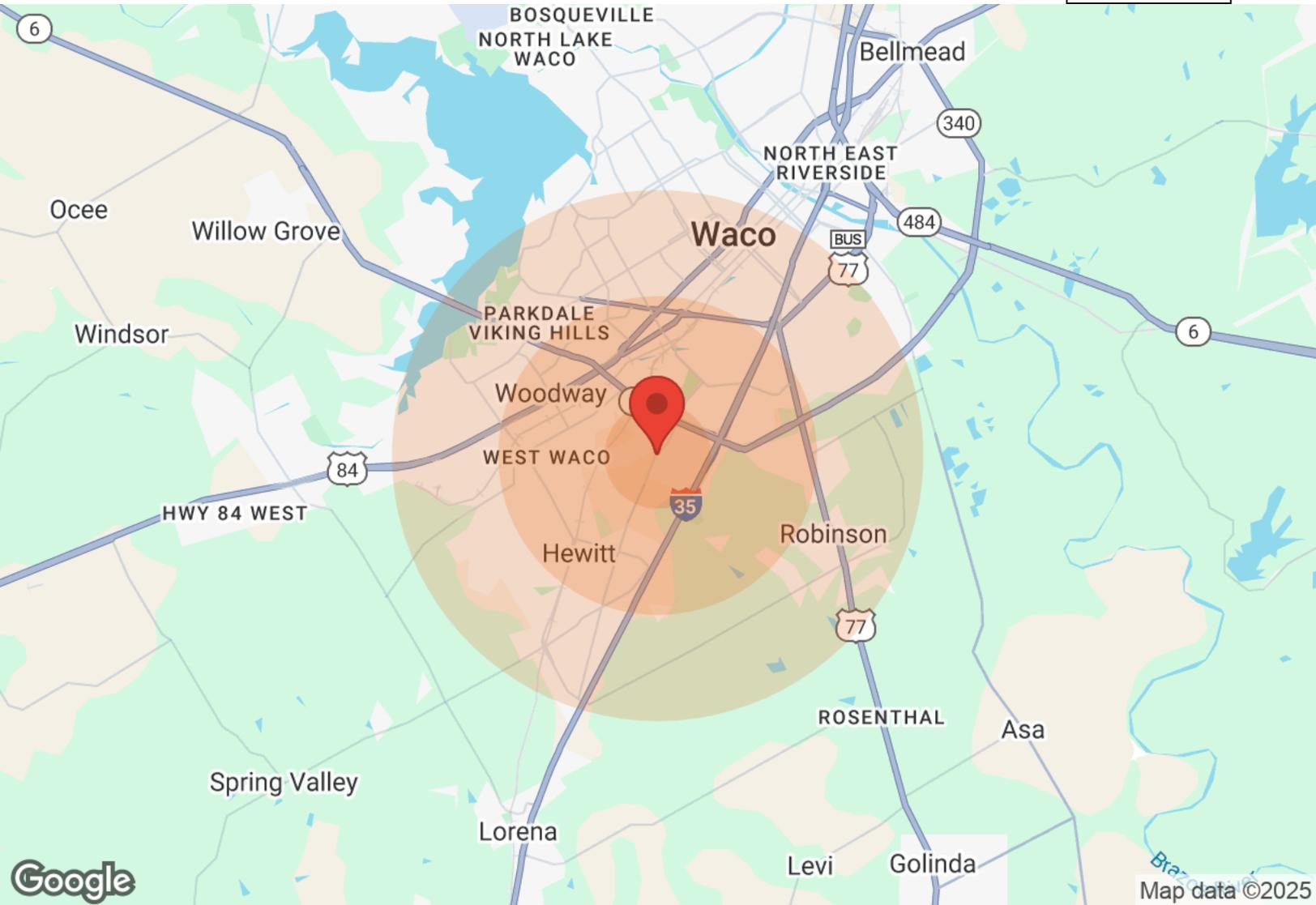
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DEMOGRAPHICS

6435 BAGBY AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	1,607	18,246	51,659
Female	1,612	19,211	54,144
Total Population	3,219	37,457	105,803

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	658	7,692	22,198
Ages 15-24	484	5,135	14,889
Ages 25-54	1,156	15,329	43,872
Ages 55-64	335	3,990	10,930
Ages 65+	586	5,311	13,914

Race	1 Mile	3 Miles	5 Miles
White	2,508	26,874	75,614
Black	398	4,417	11,132
Am In/AK Nat	N/A	36	128
Hawaiian	8	15	15
Hispanic	491	10,492	32,110
Multi-Racial	388	11,360	35,242

Income	1 Mile	3 Miles	5 Miles
Median	\$73,893	\$38,268	\$36,709
< \$15,000	32	1,911	7,313
\$15,000-\$24,999	150	1,770	5,274
\$25,000-\$34,999	49	1,948	4,496
\$35,000-\$49,999	113	2,753	6,696
\$50,000-\$74,999	253	2,794	7,069
\$75,000-\$99,999	291	1,844	4,563
\$100,000-\$149,999	291	1,435	3,587
\$150,000-\$199,999	16	208	1,048
> \$200,000	N/A	86	704

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,382	16,212	45,947
Occupied	1,152	14,906	42,334
Owner Occupied	909	7,830	23,929
Renter Occupied	243	7,076	18,405
Vacant	230	1,306	3,613

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

Disclaimer

6435 BAGBY AVENUE



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