

FOR SALE

POSSIBLE OWNER FINANCING

\$1,299,000

1217 HIGHWAY 95 NORTH, FLATONIA, TX 78941

±3,400 SF CONVENIENCE STORE/ TRUCK STOP NEAR I-10



W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
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(713) 824-3799



PROPERTY HIGHLIGHTS



Location

1217 Hwy 95 North
Flatonia, TX 78941



Asking Price

\$1,299,000



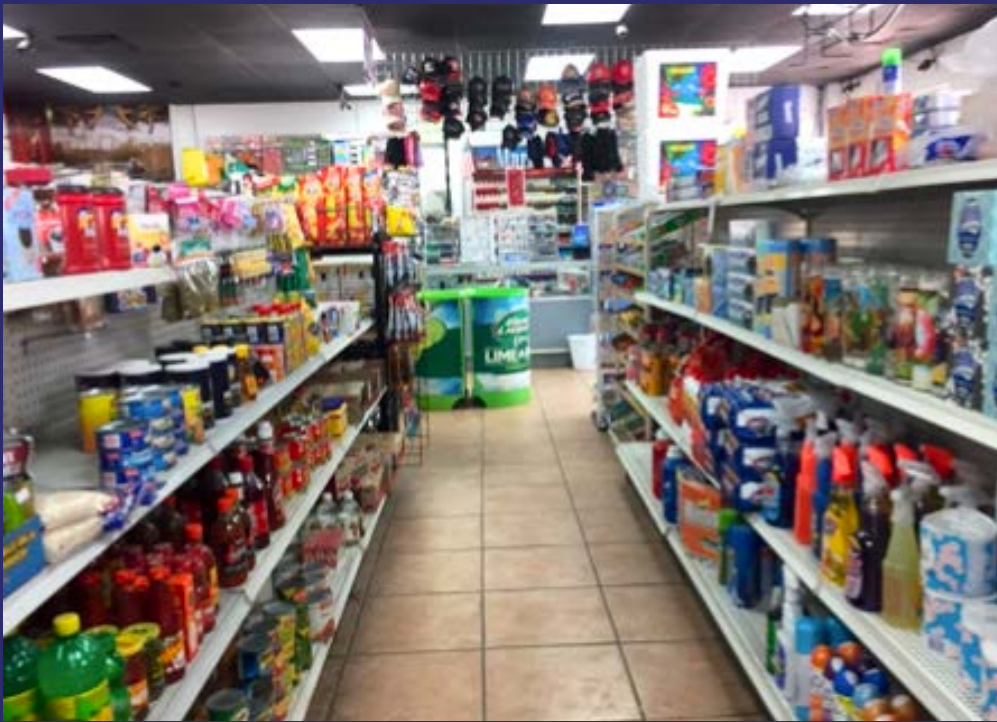
Size

±3,400 SF on ±5 Acres

Owner Finance Details

- **Possible owner financing available** to a qualified buyer
- **Considering offers through November** with intentions to close on a sale before year-end
- **Minimum terms to be considered:** 30% down payment, balance owner financed at **7% interest, 25-year amortization**, with a **two-year balloon**
- Buyer must provide **satisfactory credit and experience** to demonstrate ability to perform
- Buyer will be required to **sign a personal guarantee**

- ±3,400 SF gas station/convenience store on ±5 acres of land on Highway 95 North, just 500 feet north of Interstate 10
- Adjacent ±6.8 acre corner parcel also potentially available
- Great value-add site with plenty of land for truck stop, RV park, retail, hotel and much more
- Current FSA with Sunoco/Citgo expires January 2026. Owner considering extending to 2028, in exchange for Sunoco/Citgo doing an image upgrade (canopies refaced and new signage); call Broker for full details and store revenues
- Over 290 feet of frontage on Highway 95 North with great visibility; two ingress/egress points to the property and cross access to neighboring restaurant property
- Excellent visibility with over 36,000 vehicles per day on nearby I-10
- Property is in the City of Flatonia, Fayette County, Flatonia ISD, and Fayette County Groundwater Conservation District; Total tax rate for 2022: \$1.86 per \$100 of assessed value
- Full Demographic Package Available
- ****Please DO NOT disturb customers or employees*****

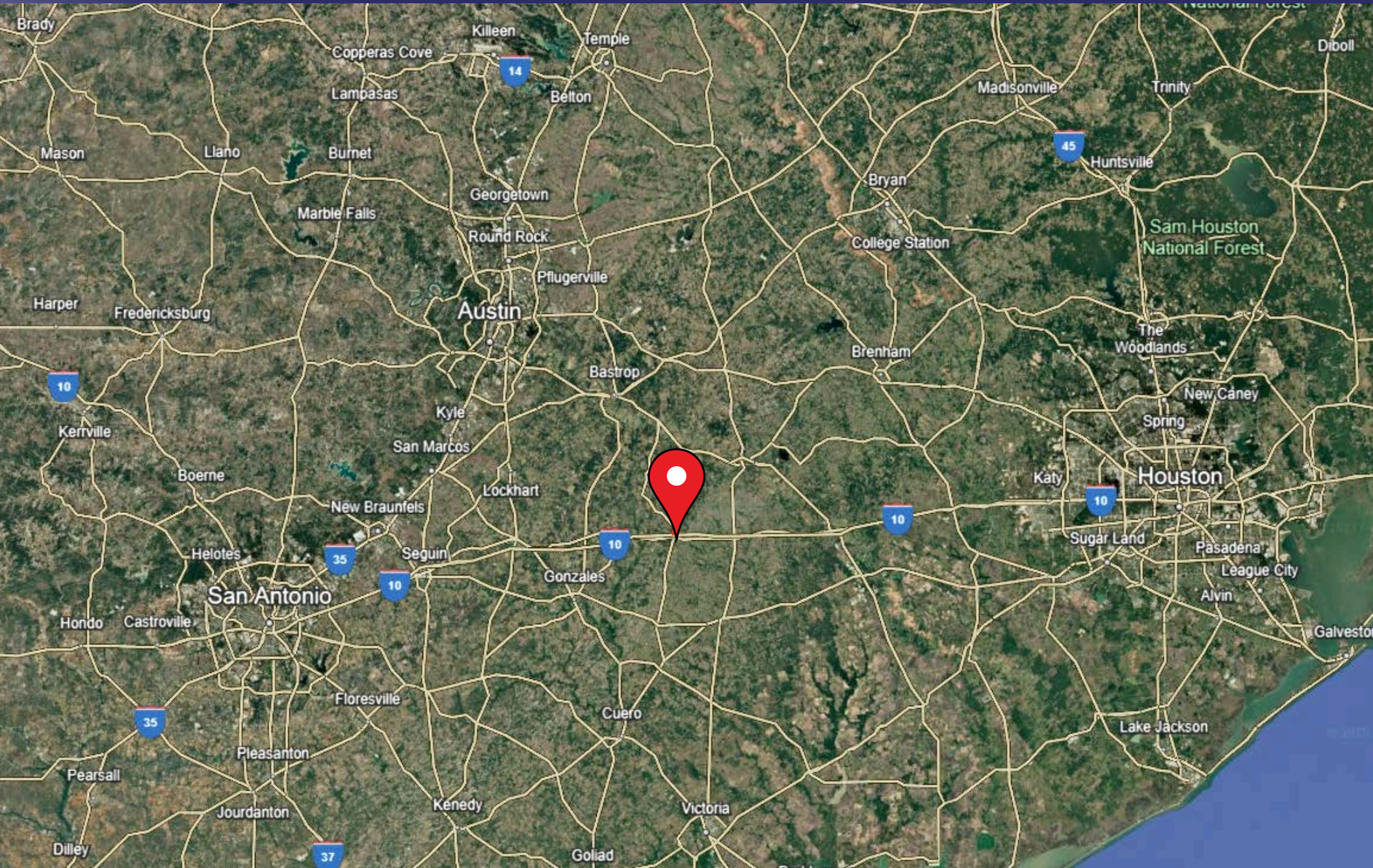




Property Lines Are Estimated



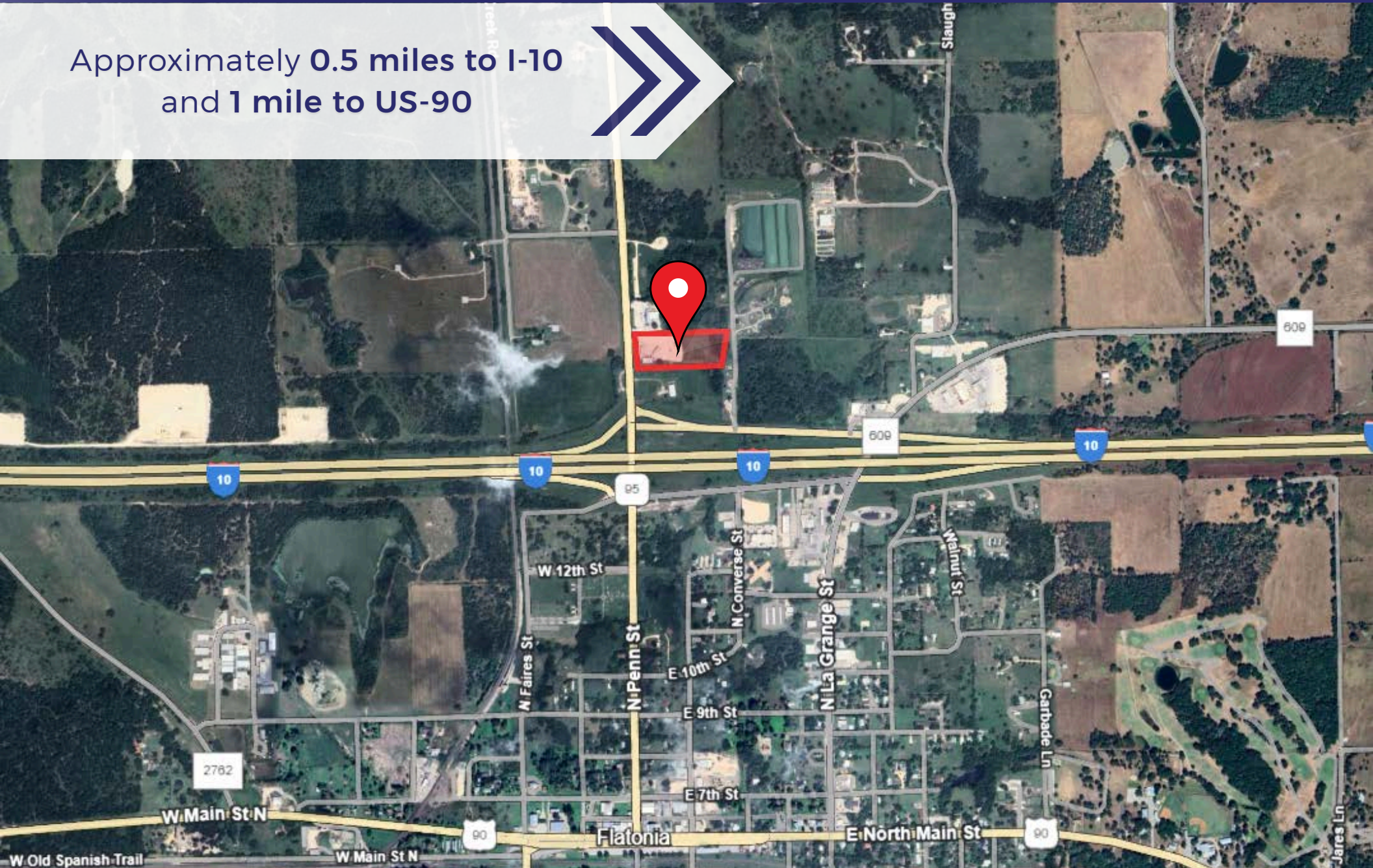
LOCATION MAP



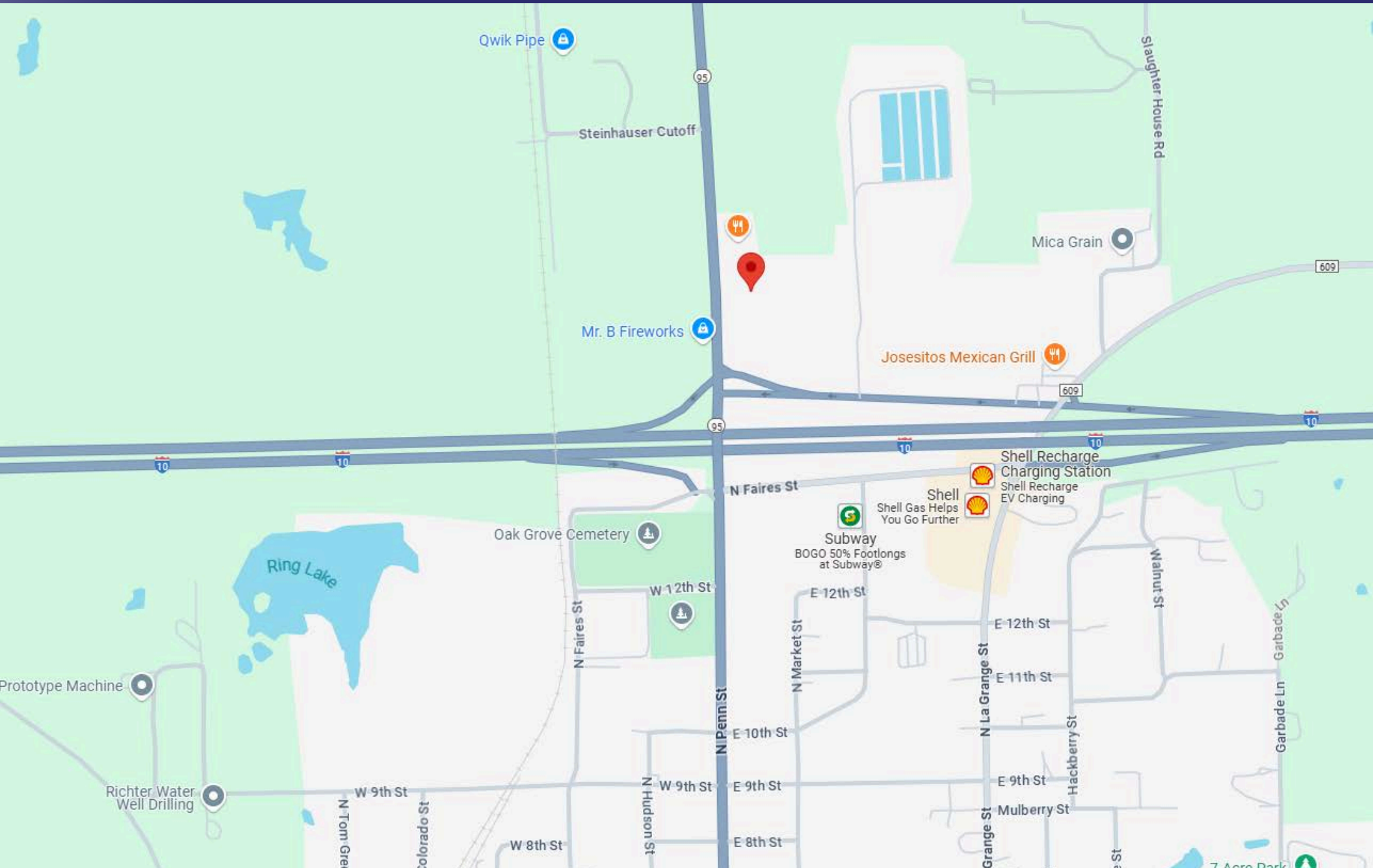
PROPERTY AERIAL



Approximately 0.5 miles to I-10
and 1 mile to US-90



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

1217 Highway 95 S, Flatonia, Texas, 78941

Ring of 3 miles

KEY FACTS

1,728

Population



639

Households

43.1

Median Age

\$61,936

Median Disposable Income

EDUCATION

17.2%

No High School Diploma



13.8%

Bachelor's/Grad
/ Prof Degree

49.2%

High School Graduate

19.8%

Some College/
Associate's Degree



1,728

2023 Total
Population (Esri)

INCOME



\$76,751

Median Household
Income



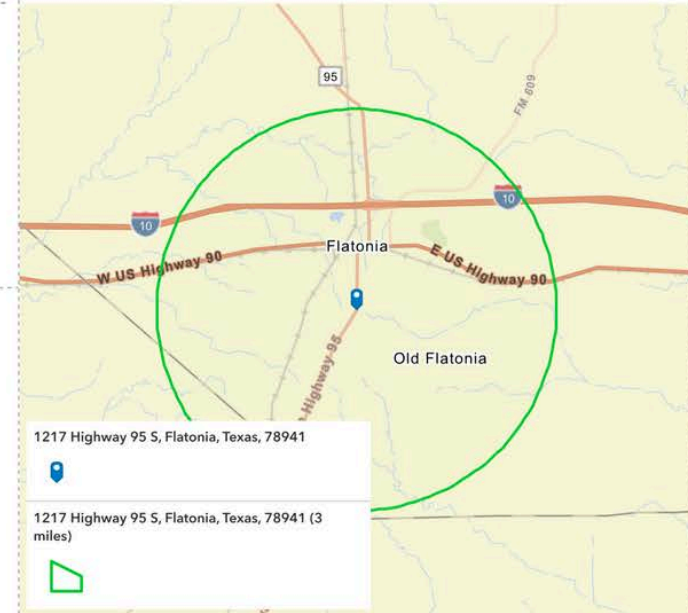
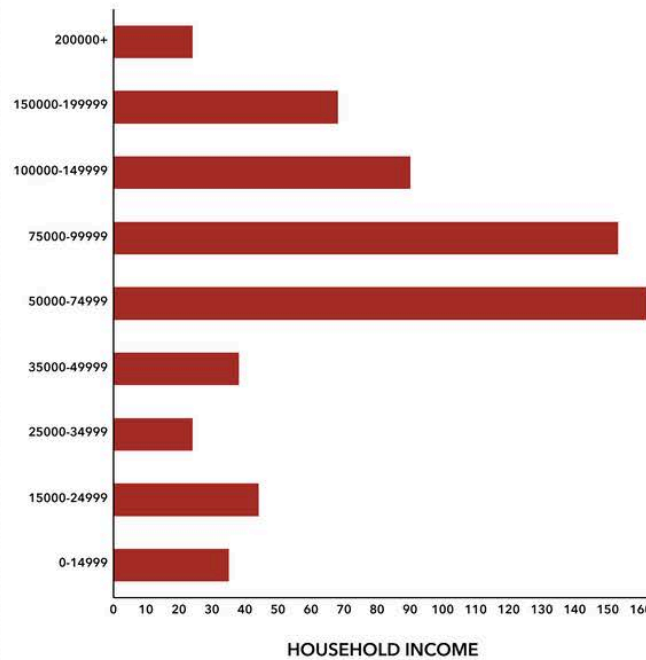
\$33,953

Per Capita Income



\$293,754

Median Net Worth



EMPLOYMENT



37.1%

White Collar



53.0%

Blue Collar



11.3%

Services

0.4%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

Full demographic package available upon request.



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Douglass Larson</u>	<u>227872</u>	<u>doug@texascred.com</u>	<u>(713) 824-3799</u>
Sales Agent/Associate's Name	License No.	Email	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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