

AVAILABLE!

TWO C-STORES

**Currently Operating Month-to-Month
Immediate Occupancy at Closing**

FOR SALE



TWO LOCATIONS:

FLICK'S TRUCK STOP & CAFE

6594 Church Street
Potts Camp, MS 38659

CORNER QUICK STOP

6918 Church Street
Potts Camp, MS 38659

Presented By:

Frank Dyer III and Barry Maynard

GILL
PROPERTIES

6815 Poplar Ave, Suite 110
Germantown, TN 38138
901.758.1100 | www.gillprop.com

6394 CHURCH STREET | POTTS CAMP, MISSISSIPPI 38659

PROPERTY OVERVIEW

PROPERTY INFORMATION		PROPERTY HIGHLIGHTS	
ADDRESS	6594 Church Ave., Potts Camp, MS 38659	TENANT	WILL VACATE UPON PURCHASE
BUILDING SIZE	5,258 SF	BRAND	BP (British Petroleum) 9 years contract remaining
PARCEL SIZE	5.20 AC	2025 OUTSIDE SALES	\$130,000.00/MO.
ZONING	CS	2025 INSIDE SALES	\$45,000.00/MO.
YEAR BUILT/REMODELED	1980/2000	INSIDE SALES MARGINS	40%

2025
Total Sales

OUTSIDE
\$1.56M

INSIDE
\$540K



Quarterly BP Fuel Rebates

OFFERING

6394 CHURCH STREET
PURCHASE PRICE
\$2M

PURCHASE OPTION
Buy One or Both Locations

SALE TYPE
Property Investor |
Owner/Operator

1

6594 Church St.
Potts Camp, MS
38659

2

6819 Church St.
Potts Camp, MS
38659

FLICK’S FUEL AND TRAVEL CENTER



6594 CHURCH STREET | Available for immediate occupancy upon closing

Property Highlights

- Offers Truck Parking | 55 Spaces
- Convenience Store and Restaurant
- Renovated in 2000
- 4 Pumps | 8 Dispensers
- Inside Sales per month: \$45K
- Outside Sales per month: \$130K
- Quarterly BP Fuel Rebate Checks



Investment Highlights

Small town property, with limited competition, great condition brick building very well established and thriving business. Less than 60 minutes from Memphis, Oxford and Tupelo Right off I-22. A must see! Great income.

FLICK'S FUEL AND TRAVEL CENTER

AERIAL OVERVIEW

- Food & Retail Sales
- Big Rig Parking
- Fuel Sales
- Quarterly Rebates

CHURCH STREET

6439 Church Ave

Church Ave

BYPASS STREET

GILL
PROPERTIES

6918 CHURCH STREET | POTTS CAMP, MISSISSIPPI 38659

PROPERTY OVERVIEW

PROPERTY INFORMATION

ADDRESS	6918 Church St., Potts Camp, MS 38659
BUILDING SIZE	2,884 SF
PARCEL SIZE	.25 AC
ZONING	CS
YEAR BUILT/REMODELED	1989/YES

PROPERTY HIGHLIGHTS

TENANT	Owner/Operator Will vacate upon purchase
BRAND	Unbranded Fully Operating Fuel Station
2025 OUTSIDE SALES	\$70,000.00 MO.
2025 INSIDE SALES	\$20,000.00 MO.
INSIDE SALES MARGINS	20%

2025
Total Sales

INSIDE
\$240K

OUTSIDE
\$840K

OFFERING



**6918 CHURCH ST.
PURCHASE PRICE**
\$1.3M



OPTION
Buy One or Both Locations



SALE TYPE
Property Investor |
Owner/Operator

1

6594 Church St.
Potts Camp, MS
38659

2

6819 Church St.
Potts Camp, MS
38659

CORNER QUICK STOP



6918 CHURCH STREET | Available for immediate occupancy upon closing

Property Highlights

- Gas/Convenience Store
- Food & Beverage Service
- 2 Pumps | 4 Dispensers
- Outside Sales per month: \$70K
- Inside Sales per month: \$20K



Investment Highlights

Great property, very well established and thriving business. Pumps are unbranded. Owner/Tenant Operated. Great income with convenience store, fuel, and food sales.



<https://www.facebook.com/cornerquickstop/>



CORNER QUICK STOP

AERIAL OVERVIEW



**First Baptist
Church**



Potts Camp UMC

98' 120'

CHURCH STREET

6918 Church St

S CENTER STREET

**Potts Camp
City Hall**

**Shop & Save
Thrift Store**

GILL
PROPERTIES

LOCATION OVERVIEW

Map

CORNER QUICK STORE

6918 Church Street
Potts Camp, MS 38659

FLICK'S TRUCK STOP & CAFE

6594 Church Street
Potts Camp, MS 38659

TENNESSEE

MEMPHIS
66 Miles

POTTS CAMP, MS

MISSISSIPPI

MARSHALL COUNTY, MISSISSIPPI

LOCAL INCENTIVES

Marshall County offers every local-option tax incentive available in Mississippi, loan programs for new and expanding businesses, and other forms of assistance. Among the offerings are:

- ✓ General obligation bonds
- ✓ Industrial revenue bonds
- ✓ Basic engineering assistance
- ✓ Soil borings and phase-one environmental studies
- ✓ Assistance in obtaining [Community Development Block Grant](#) (CDBG) and [Tennessee Valley Authority](#) (TVA) loans
- ✓ Assistance with zoning issues and utility connections

MARSHALL COUNTY (Byhalia, Holly Springs and Potts Camp)

Part of the Memphis, TN–MS–AR metro (strong regional tie to Memphis jobs/commerce).

2024 Population: 34,374

North Mississippi / border-adjacent to the Memphis Region:
Supports commuting and distribution/logistics connectivity.

County/Local Economic Development: Highlights highway, rail, airport and broader freight access as a selling point

Known for the Popular Marshall Steakhouse



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