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POWELL GROUP

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1164 FM 211, Wilson, TX 79381

Murphy
BUSINESS SALES
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Investment Opportunity – C-Store, Multi-Tenant Center



PRESENTED BY:

Sales Price: \$999,950

DAVID POWELL, CCIM

Commercial Broker

Business Broker

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KW Commercial | Lubbock
The Powell Group

10210 Quaker Avenue

Lubbock, TX 79424

Property Site View



Property Summary

Address: 1164 FM 211
Wilson, TX 79381

Zoning: Outside City Limits

Bldg SF: 12,900

Lot AC: 1.416

Sales Price: \$999,950

Price/SF: \$48.84

Built: 2020-2024

C-Store Built: 2020

Property Highlights

- In New Home - a growing community with 'A' TEA rating
- Multiple Venue Sources
- C-Store
- Storage Units
- Office Rentals
- Near Wilson and South of Lubbock, TX

Property Overview

This commercial property in New Home (Wilson address) consists of 1.4 AC with 10,500 SF of improved multi-buildings and 2,400 covered area, offering a versatile mix of owner-occupied, income-producing, and storage uses. It includes 5,000 SF of Storage Units, an owner-operated convenience store, comprising approximately 1,500 SF, supported by an above-ground fuel tank dispensing 87-octane gasoline, with an annual income of about \$80,000. Serviced by Kendrick Oil, but not branded. POS for fuel is Ruby System and Retail/Food is Hungry Rush.

The property features a 2,400 SF leased space occupied by Lynn County Hospital and 900 SF occupied by Four County Special Ed. 5,000 SF of storage units and 700 SF of office to be leased for three years by current owner at closing.

This property provides stable institutional tenancy, along with approximately 1,600 SF of office space. Additional improvements include 5,000 SF of storage, plus 2,400 SF of heated and cooled storage space located at the rear of the C-Store. This property offers flexibility for continued operation, expansion, or repositioning.

Owner will finance with \$400,000 down.

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Photos



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

View more listings at www.lubbockcommercialrealestate.com

Financials

	2024 Profit and Loss			2023 Profit and Loss			2022 Profit and Loss		
	Unadjusted	Add Backs	Adjusted	Unadjusted	Add Backs	Adjusted	Unadjusted	Add Backs	Adjusted
Income									
Gross receipts/sales	\$768,711.00	\$0.00	\$768,711.00	\$767,180.00	\$0.00	\$767,180.00	\$606,857.00	\$0.00	\$606,857.00
Returns and allowances	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Cost of goods sold	\$556,733.00	\$0.00	\$556,733.00	\$548,468.00	\$0.00	\$548,468.00	\$463,991.00	\$0.00	\$463,991.00
Gross profit	\$211,978.00	\$0.00	\$211,978.00	\$218,712.00	\$0.00	\$218,712.00	\$142,866.00	\$0.00	\$142,866.00
Total income	\$211,978.00	\$0.00	\$211,978.00	\$218,712.00	\$0.00	\$218,712.00	\$142,866.00	\$0.00	\$142,866.00
Expenses									
Advertising	\$65.00	\$0.00	\$65.00	\$1,380.00	\$0.00	\$1,380.00	\$290.00	\$0.00	\$290.00
Contract labor	\$5,502.00	\$0.00	\$5,502.00	\$7,200.00	\$0.00	\$7,200.00	\$0.00	\$0.00	\$0.00
Depreciation	\$14,338.00	\$14,338.00	\$0.00	\$16,149.00	\$16,149.00	\$0.00	\$47,572.00	\$47,572.00	\$0.00
Insurance (other than health)	\$2,350.00	\$0.00	\$2,350.00	\$977.00	\$0.00	\$977.00	\$749.00	\$0.00	\$749.00
Office expense	\$8,936.00	\$0.00	\$8,936.00	\$2,628.00	\$0.00	\$2,628.00	\$2,441.00	\$0.00	\$2,441.00
Repairs and maintenance	\$1,141.00	\$0.00	\$1,141.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Taxes and licenses	\$27,174.00		\$27,174.00	\$25,268.00	\$0.00	\$25,268.00	\$19,619.00	\$0.00	\$19,619.00
Utilities	\$55.00	\$0.00	\$55.00	\$5,145.00	\$0.00	\$5,145.00	\$1,278.00	\$0.00	\$1,278.00
Wages	\$63,478.00	\$0.00	\$63,478.00	\$44,199.00	\$0.00	\$44,199.00	\$47,559.00	\$0.00	\$47,559.00
Total other expenses	\$26,720.00	\$0.00	\$26,720.00	\$36,346.00	\$0.00	\$36,346.00	\$23,194.00	\$0.00	\$23,194.00
Total Expenses	\$149,759.00	\$14,338.00	\$135,421.00	\$139,292.00	\$16,149.00	\$123,143.00	\$142,702.00	\$47,572.00	\$95,130.00
Net Income	\$62,219.00	\$14,338.00	\$76,557.00	\$79,420.00	\$16,149.00	\$95,569.00	\$164.00	\$47,572.00	\$47,736.00

Rental Income

1164 FM 211

RENT ROLE	SF	LEASE DATE		RENT \$/Mo	INCOME \$/Yr	
		Start	End			
Tenant						
C-Store	1,500	2020			\$ 80,000.00	
Lynn County Hospital	2,400	8/1/2023	7/31/2028	\$ 2,500.00	\$ 30,000.00	* ASK AGENT
Plumbing Office (Owner)	700	closing date	3 years	\$ 975.00	\$ 11,700.00	Leaseback
4 County Special Ed	900			\$ 1,100.00	\$ 13,200.00	
Storage Units	5,000	closing date	3 years	\$ 1,200.00	\$ 14,400.00	Leaseback
C-Store Heated/Cooled	2,400			vac		
Covered Area	1,800			vac		
					\$ 149,300.00	



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Powell</u>	<u>257988</u>	<u>lubbockcommercial@gmail.com</u>	<u>(806) 239-0804</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date