

2 GAS STATIONS FOR SALE | SOLD AS A PACKAGED DEAL

REDEVELOPMENT OPPORTUNITIES | TRUCK STOPS



1391 FM 246 W. STREETMAN TX | 75859

2 GAS STATIONS FOR SALE | SOLD AS A PACKAGED DEAL



Brandi Dees / SENIOR VICE PRESIDENT / BDEES@LEE-ASSOCIATES.COM / D 713.744.7442

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LOCAL TRAFFIC GENERATORS

- I-45 | Dallas Houston
- Castaway RV Park
- Baby's Watering Hole
- The Venue at G Bar Ranch (Wedding Venue)

Ellis County

Ellis County is home to Google's Midlothian and Red Oak campuses, with significant expansions planned. As these major developments continue, surrounding communities like Streetman are well positioned to benefit from increased economic activity, infrastructure investment, and long-term growth driven by new data center development.

What to Expect in the future growth of Streetman:

- Markets like Streetman are emerging as attractive growth opportunities as major technology companies secure large land positions, signaling strong long-term development potential for the area.

OVERVIEW

Land Size Acres: ±4 AC

Land Size SF: ±2,333 SF

Flood Plain: None

Zoning: Retail

Utilities: Available

Access: FM 246

Visibility: I-45

Frontage: Highway 246

Year Built: 1968

C-store size: ±2,725 SF

TRAFFIC COUNTS

I-45: ±36,034 VPD

VISIT TRENDS BY YEAR

2023: 108.8K Visits

2024: 110.8K Visits

2025: 118.8K Visits

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1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
Total Population	53	432	970
Total Households	19	166	367
Average Household Income	\$78,333	\$77,029	\$79,970
Average House Value	\$200,143	\$227,051	\$224,813

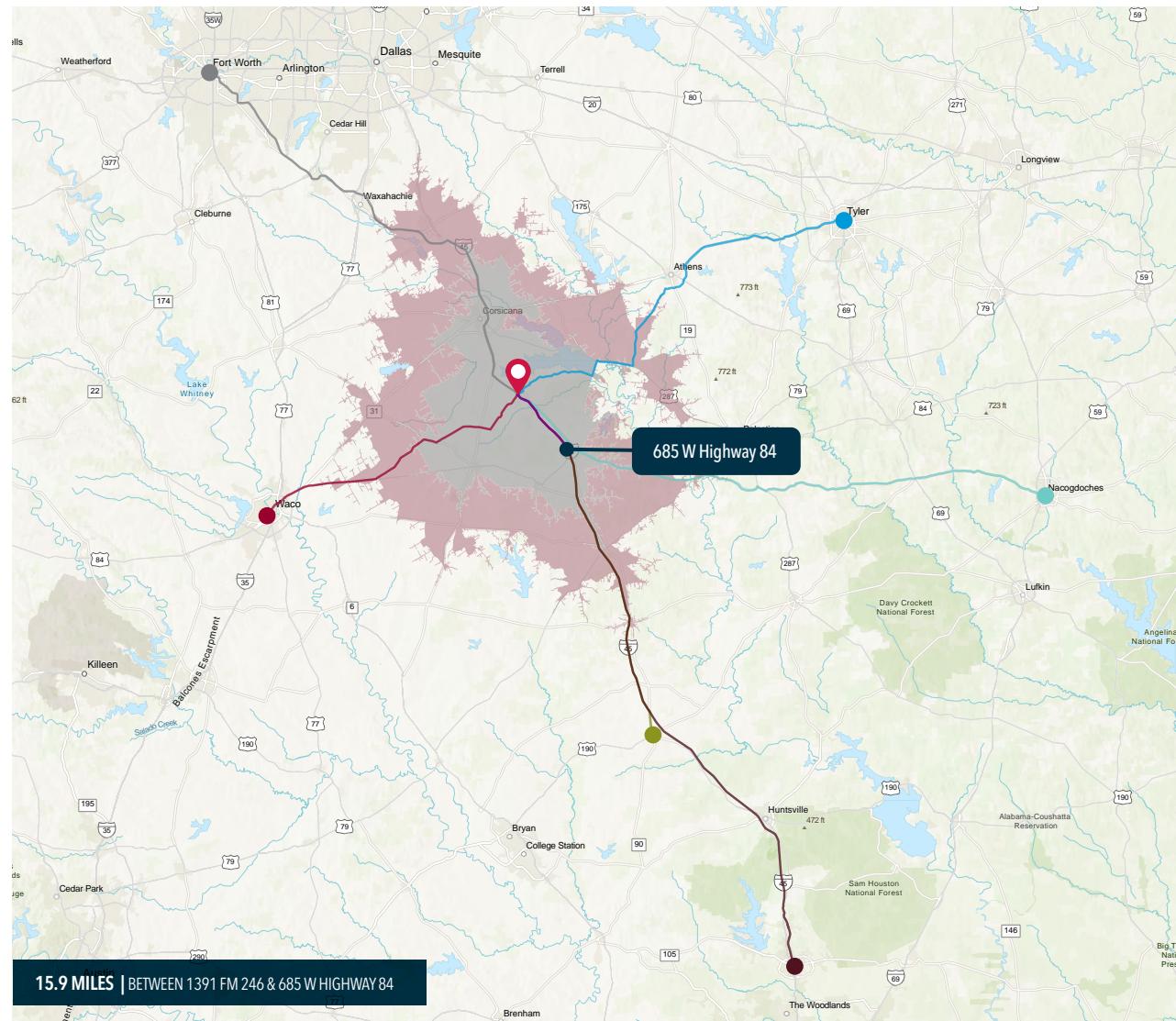


Distance

— Fort Worth	103 Miles
— Madisonville	71.7 Miles
— Tyler	87.5 Miles
— Nacogdoches	117.1 Miles
— Conroe	127.3 Miles
— Waco	58.1 Miles



— Drive Time	30 Minutes
— Drive Time	45 Minutes



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685 W. HIGHWAY 84 | FAIRFIELD TX | 75840

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LOCAL TRAFFIC GENERATORS

- Retail around I-45
- Cooper Farms Country Store
- Freestone Lake Golf Course

I-45 Expansion Driving Future Traffic

A new left-side exit ramp along I-45, scheduled for completion in Q2, will significantly improve access and increase traffic flow into the area, supporting long-term growth and visibility for nearby fuel and retail uses

OVERVIEW

Land Size Acres: ±.77 AC

Land Size SF: ±2,333 SF

Flood Plain: None

Zoning: Retail

Utilities: Available

Access: Highway 84

Visibility: I-45 & Highway 84

Frontage: Highway 84

Year Built: 1985

C-store size: ±1,840 SF

TRAFFIC COUNTS

I-45: ±39,111 VPD

HWY 84: ±11,914 VPD

VISIT TRENDS BY YEAR

2023: 119K Visits

2024: 116K Visits

685 W. HIGHWAY 84 | FAIRFIELD TX | 75840

2 GAS STATIONS FOR SALE | SOLD AS A PACKAGED DEAL



1 MILE 3 MILE 5 MILE

Total Population	742	4,694	7,264
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Total Households	310	1,813	2,559
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Average Household Income	\$101,418	\$117,725	\$114,308
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Average House Value	\$184,844	\$224,962	\$229,665
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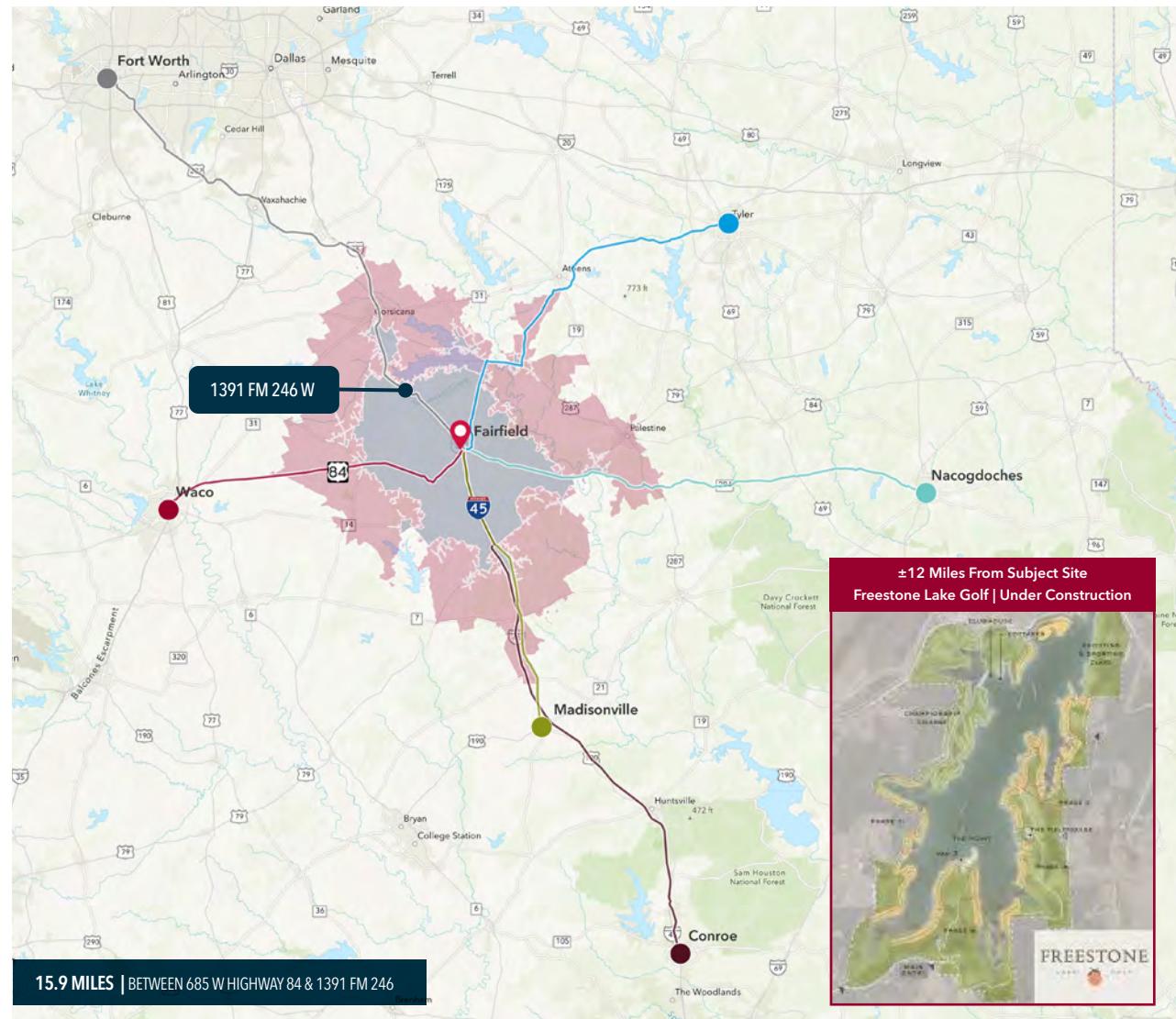


Distance

Fort Worth	111.4 Miles
Madisonville	56.2 Miles
Tyler	83.4 Miles
Nacogdoches	95.6 Miles
Conroe	111.8 Miles
Waco	62.8 Miles



Drive Time	30 Minutes
Drive Time	45 Minutes





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.



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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<u>Mike Spears, SIOR, CCIM</u>	<u>493926</u>	<u>contacthouston@lee-associates.com</u>	<u>(713)744-7400</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Mike Spears, SIOR, CCIM</u>	<u>493926</u>	<u>contacthouston@lee-associates.com</u>	<u>(713)744-7400</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Brandi Dees Inten</u>	<u>530827</u>	<u>bdees@lee-associates.com</u>	<u>(713)744-7442</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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