



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

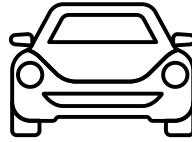
*Texaco Gas Station / Qwik Shop
with Prime Corner Location*

514 S. Eastman Rd. | Longview, TX 75602

INVESTMENT SUMMARY



PROPERTY SIZE
2,350 SF



TRAFFIC COUNT
21,412 VPD



PRICING
\$1,895,000

INVESTMENT DETAILS:

Property Overview:

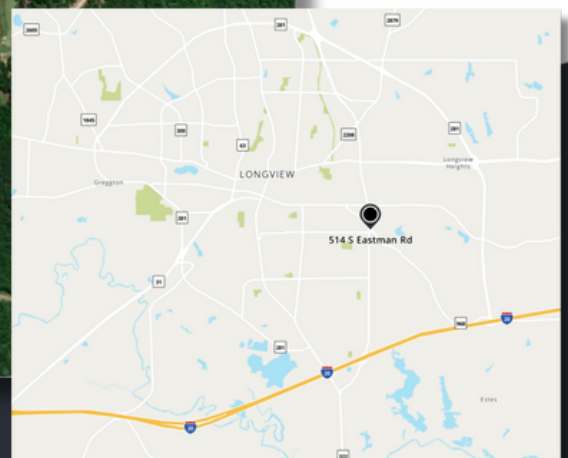
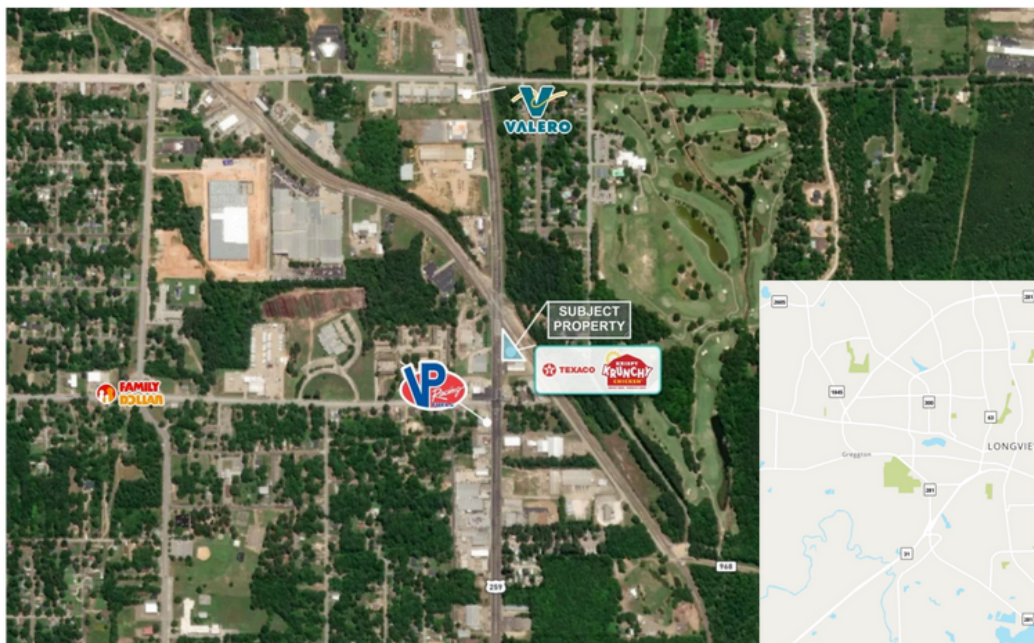
This branded gas station on a hard corner lot features three double-sided fuel pumps, canopy, fully operational convenience store and a full-service kitchen.

Property is strategically located on a high-visibility corridor with more than 20,000 average daily traffic and 33,000+ residents within a three-mile radius.

Recent upgrades and improvements include canopy renovation in June 2025; all interior lighting upgraded to LED in February 2025; walk-in cooler refrigeration system replaced in June 2024; and renovated kitchen equipped with gas-powered appliances and water heater.

Property Features:

- **List Price:** \$1,895,000
- **Building size:** 2,350 SF
- **Lot size:** 0.26 acres
- **Traffic count:** 21,412 vpd
- **Fueling options:** Three double-sided pumps
- **Frontage:** 521 feet on Eastman Road
- **Zoning:** Commercial I-1
- **Proven performance:** Average \$160,000 per month in inside sales



INVESTMENT HIGHLIGHTS:

- Ideal for fuel operators or investors seeking a compact, income-producing asset in a well-established commercial corridor
- Currently branded Texaco; contract expires in approximately two years
- Proximity to national retailers and densely populated residential areas enhances the site's long-term value and consumer draw



INVESTMENT CONTACT:

Mo Snoubar

Associate

(903) 920-2078

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KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	2,518	33,130	58,744
2030 Projected Population	2,536	32,553	57,847
2020 Census Population	2,434	32,966	57,953
2010 Census Population	2,893	33,726	56,390
Projected Annual Growth Percentage 2025 to 2030	0.15	-0.35	-0.31
Historical Annual Growth Percentage 2010 to 2025	-0.87	-0.12	0.28
Median Age	32.81	32.24	34.7
Population Density (/Square Mile)	801.49	1171.74	747.95
HOUSEHOLDS			
2025 Estimated Households	960	11,925	22,953
2030 Estimated Households	965	11,717	22,626
2020 Census Households	928	11,776	22,706
2010 Census Households	984	11,597	21,406
Projected Annual Growth 2025 to 2030	0.11	-0.35	-0.29
Historical Annual Growth 2010 to 2025	-0.16	0.19	0.48
INCOME			
Average household income	\$54,295	\$72,308	\$87,381
Median household income	\$38,349	\$54,003	\$62,686
Per capita income	\$20,940	\$26,338	\$34,407
EDUCATION (percentage)			
High School Graduate	33.91	32.39	28.74
Some College	27.56	25.36	26.28
Associate Degree	6.86	7.25	8.21
Bachelor's Degree	6.95	11.49	15.32
Graduate or Professional Degree	3.28	5.37	7.93
BUSINESS			
Total Establishments	166	2,095	4,296
Total Employees	2,047	19,691	41,117
Average Employees Per Business	12.34	9.4	9.57
Residential Population Per Business	15.18	15.81	13.68



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.

11-2-2015



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date