



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Diamond Shamrock
Gas Station Opportunity*

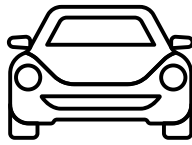
1515 S. Mobberly Ave. | Longview TX 75602

INVESTMENT SUMMARY



BUILDING SIZE

3,505 SF



TRAFFIC COUNT

5,395 VPD



PRICING

\$1,800,000

INVESTMENT DETAILS:

Property Overview:

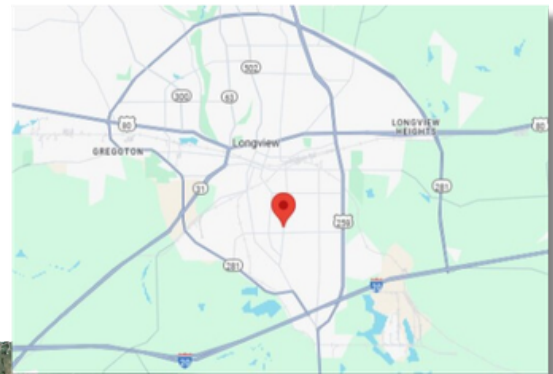
Offered for sale is a fully remodeled, income-producing, branded convenience store and fuel operation situated on approximately 1 acre. This turnkey investment combines strong in-place cash flow, a long-term branded fuel agreement, on-site residential housing, and multiple value-add opportunities for future revenue growth.

The retail store has been completely renovated with all new systems, finishes, and equipment, providing a modern shopping experience and efficient operations. The property is branded Diamond Shamrock under a 7-year rack + 1 agreement, offering stability and brand recognition. Fuel operations include four double-sided gas pumps supported by a modern Passport POS system.

In addition to the retail and fuel components, the property includes a 4-bedroom, single-family residence in good condition, featuring a newly installed roof. The residence is currently used as employee housing, generating supplemental rental income.

Property Features:

- **Pricing:** \$1,800,000
- **Building size:**
 - Gas station: 2,099 SF
 - Residence: 1,406 SF
- **Total acreage:** 1.02
- **Traffic count:** 5,395 vpd
- **Frontage:** 184 ft
- **Zoning:** I-1



INVESTMENT HIGHLIGHTS:

- Recently renovated (2022) minimizes near-term capex
- Established sales history with consistent performance
- Multiple revenue streams (fuel, merchandise, rebates, potential food service)
- Large lot with operational flexibility
- Included residential asset adds value + optional income
- Opportunity to increase margins through food program optimization



INVESTMENT CONTACT:

Mo Snoubar

Associate

(903) 920-2078

www.scarboroughcre.com





Operations & Performance

- Fuel Sales
 - Gas volume: ~12,000 gallons/month
- Strong In-Store Sales
 - 2025 Merchandise Sales
 - ~\$1.12M
 - \$93,300 avg/month
 - 2024 Merchandise Sales
 - ~\$1.18M
 - \$85,000 avg/month
- Consistent Revenue Base with stable year-over-year performance
- Additional Income Streams
 - Lottery Commission: ~\$46,000/month
 - NTBA Rebates: ~\$3,200 annually
 - Cigarette Rebates: ~\$2,000–\$4,000/month
 - Misc Income: ~12,000/month

Fuel & Equipment

- Fuel Pumps: 4 double-sided MPDs
- Tank Type: Fiberglass
- Tank Configuration
 - (2) Compartments – 8,000 gallons each
 - Grades: 87 / 89 / 93
 - Diesel Opportunity: will requires lines to be connected from tank to pump (value-add)
 - Tank Install Year: 1992







Store Features & Amenities

- Full Kitchen Setup (Turnkey Food Operation Opportunity)
- Walk-in Cooler: ~20 years old (compressor replaced in 2020)
- Cooler Doors: 7 doors
- Food Service Infrastructure in Place (high upside for QSR or branded food concept)

Additional Improvements / Assets

- On-Site Rental House
 - ~1,406 SF
 - 4 Bed / 2 Bath
 - Roof replaced in 2025
 - Adds potential rental income or on-site management use

Recent Renovations (2022 Major Upgrade)

- New Metal Roof
- (2) New 5-Ton AC Units
- New AC Duct Work
- New Vent Hood – 10 ft
- New Grease Trap
- New Walk-in Freezer



KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	10,284	28,599	58,251
2030 Projected Population	10,016	27,899	56,887
2020 Census Population	11,189	28,858	57,643
2010 Census Population	11,693	30,483	57,079
Median Age	27.08	31.19	34.47
Population Density (/Square Mile)	3273.5	1011.47	741.68
HOUSEHOLDS			
2025 Estimated Households	3,205	10,115	22,659
2030 Estimated Households	3,092	9,870	22,169
2020 Census Households	3,333	10,073	22,540
2010 Census Households	3,399	10,206	21,623
INCOME			
Average household income	\$73,840	\$67,705	\$85,659
Median household income	\$52,831	\$49,361	\$60,920
Per capita income	\$23,635	\$24,270	\$33,606
EDUCATION			
High School Graduate	34.35	33.97	29.05
Some College	22.85	24.04	26.54
Associate Degree	6.74	7.23	8.03
Bachelor's Degree	8.86	9.69	14.53
Graduate or Professional Degree	2.75	4.0	7.61
BUSINESS			
Total Establishments	243	2,119	4,446
Total Employees	2,660	19,591	41,297
Average Employees Per Business	10.94	9.25	9.29
Residential Population Per Business	42.3	13.5	13.1



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Scarborough Commercial Real Estate LLC

Name of Sponsoring Broker (Licensed Individual or Business Entity)

9010976

License No.

sam@scarboroughcre.com

Email

(903)707-8560

Phone

Samuel Scarborough

Name of Designated Broker of Licensed Business Entity, if applicable

687976

License No.

sam@scarboroughcre.com

Email

(903)707-8560

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Mo Snoubar

Name of Sales Agent/Associate

800336

License No.

mo@scarboroughcre.com

Email

(903)920-2078

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