

# FOR SALE

**TWO C-STORES** | Currently Operating Month-to-Month

**CONFIDENTIAL: For privacy and business continuity, please refrain from speaking with tenants**



**TWO C-STORES  
AVAILABLE**

**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](http://www.gillprop.com)

# 6394 CHURCH STREET | POTTS CAMP, MISSISSIPPI 38659

## PROPERTY OVERVIEW

### PROPERTY INFORMATION

ADDRESS	6594 Church Ave., Potts Camp, MS 38659
BUILDING SIZE	5,258 SF
PARCEL SIZE	5.20 AC
ZONING	CS
YEAR BUILT/REMODELED	1980/2000

### PROPERTY HIGHLIGHTS

TENANT	WILL VACATE UPON PURCHASE	
BRAND	BP (British Petroleum)   9 years contract remaining	
2025 OUTSIDE SALES	\$130K Monthly   \$1.56M Annually	
2025 INSIDE SALES	\$45K Monthly   \$540K Annually	
INSIDE SALES MARGINS	40%	

<b>2025</b> Total Sales	<b>OUTSIDE</b> \$1.56M	<b>INSIDE</b> \$540K
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### OFFERING

 <b>6394 CHURCH STREET PURCHASE PRICE</b> \$2M	 <b>PURCHASE OPTION</b> Buy One or Both Locations
 <b>SALE TYPE</b> Property Investor   Owner/Operator	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <b>1</b> 6594 Church St. Potts Camp, MS 38659         </div> <div style="text-align: center;">  <b>2</b> 6819 Church St. Potts Camp, MS 38659         </div> </div>



**Quarterly BP Fuel Rebates**

**Immediate Occupancy at Closing**

### 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

**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	\$70K Monthly   \$840K Annually
2025 INSIDE SALES	\$20K Monthly   \$240K Annually
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

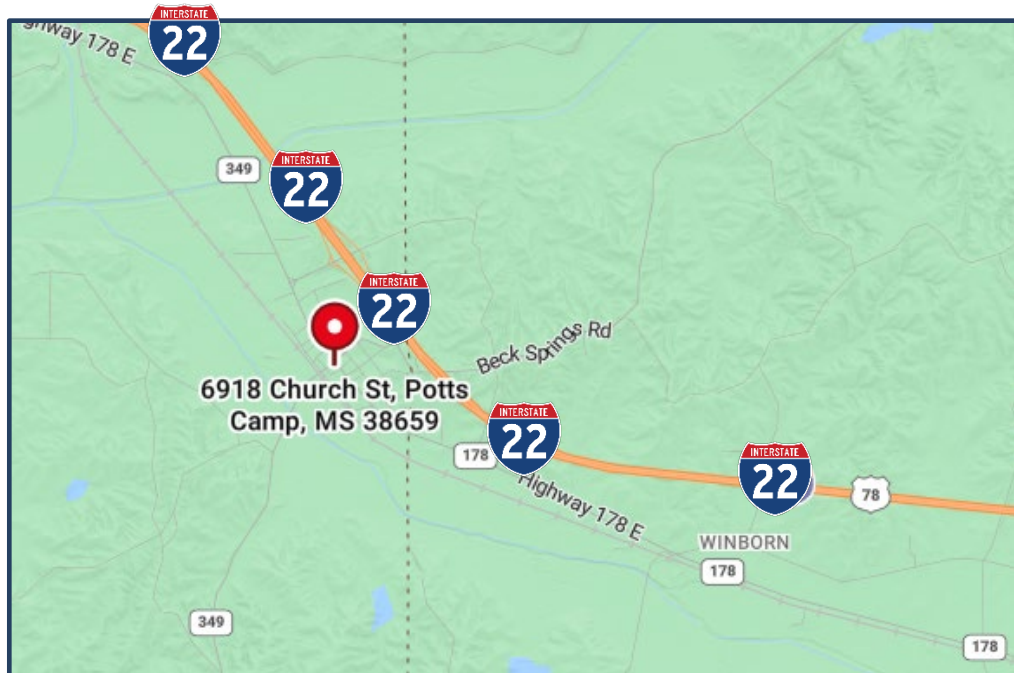
1

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**

**S CENTER STREET**

**N CENTER**

**CHURCH STREET**



**98'**

**120'**

**6918 Church St**

**Potts Camp  
City Hall**

**Shop & Save  
Thrift Store**

**GILL**  
PROPERTIES

# LOCATION OVERVIEW

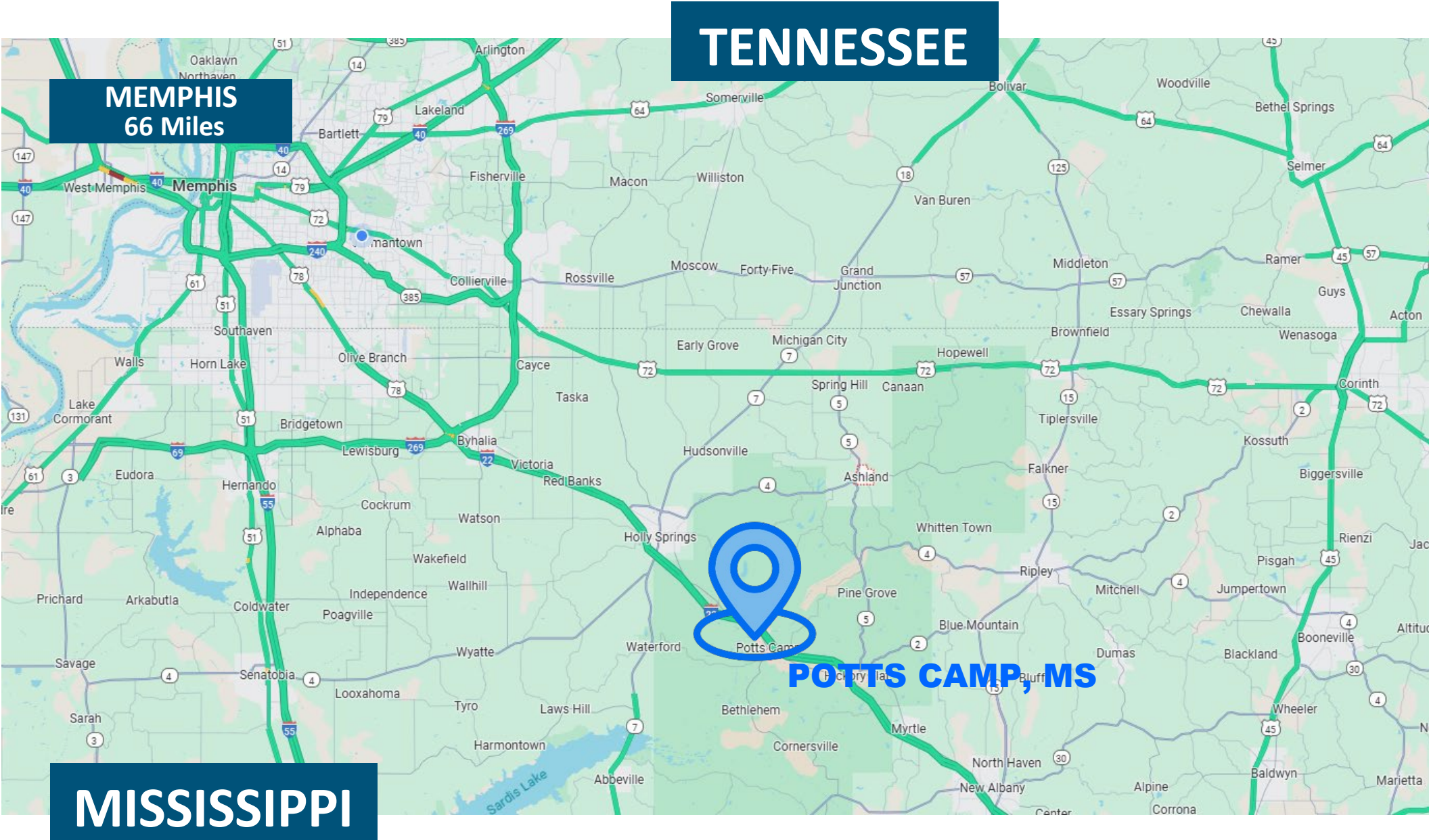
Map

## CORNER QUICK STORE

6918 Church Street  
Potts Camp, MS 38659

## FLICK'S TRUCK STOP & CAFE

6594 Church Street  
Potts Camp, MS 38659



# 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:

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

## MARSHALL COUNTY (Byhalia, Holly Springs and Potts Camp)

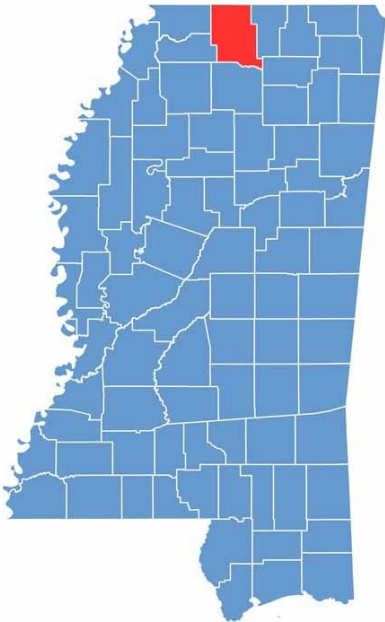
**Part of the Memphis, TN-MS-AR metro** (strong regional tie to Memphis jobs/commerce).

**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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