

RETAIL FOR SALE

## GAS STATION ON 12 ACRES OF LAND IN MT CALM, TX

1738 STATE HWY 31 W, MT CALM, TX 76673



FOR SALE

### KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

### PRESENTED BY:

**ASH NOORANI**

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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# EXECUTIVE SUMMARY

1738 STATE HIGHWAY 31 WEST



## Offer Summary

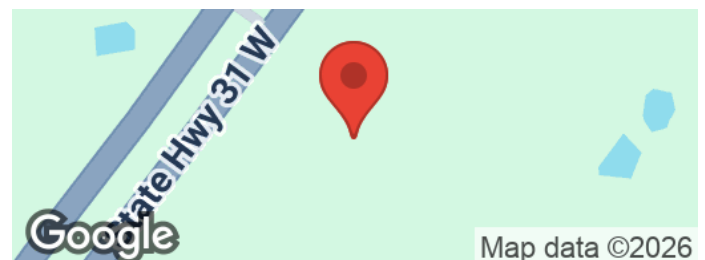
Price:	\$3,500,000 plus inventory
Building SF:	2,424 SF
Lot Size:	12.14 acres
Year Built:	2014
Inside Monthly Sales:	\$ 85,000
Monthly Fuel Sales:	42,000 Gallons Avg.
Deli Monthly Sales:	\$ 6,500
Lotto Monthly Commissions:	\$ 3,300
Misc. Monthly Income:	\$ 7,800
ATM Monthly Commissions:	\$ 1,400
Frontage:	410' on State Highway 31

## Property Overview

Positioned at 1738 State Highway 31 W, Mt Calm, TX 76673, this well-established gas station offers excellent visibility with approximately 410 feet of frontage along State Highway 31, providing strong exposure to local and pass-through traffic. The property includes a 2,424-square-foot building and is easily accessible, serving as a key convenience stop for the surrounding rural community.

The business generates approximately \$85,000 in monthly inside sales, supported by 42,000 gallons of fuel volume per month. Additional income streams include \$6,500 in deli sales, \$3,300 in lotto commissions, \$7,800 from game machines, and \$1,400 in ATM commissions, creating a diversified and stable revenue profile. The site offers 10 parking spaces with a parking ratio of 4.12 per 1,000 SF, supporting efficient customer flow.

The surrounding area is supported by local demographics, with a median household income of \$56,281 within a 3-mile radius, making this an attractive opportunity for fuel operators or investors seeking a cash-flowing asset with strong highway frontage and multiple income streams.



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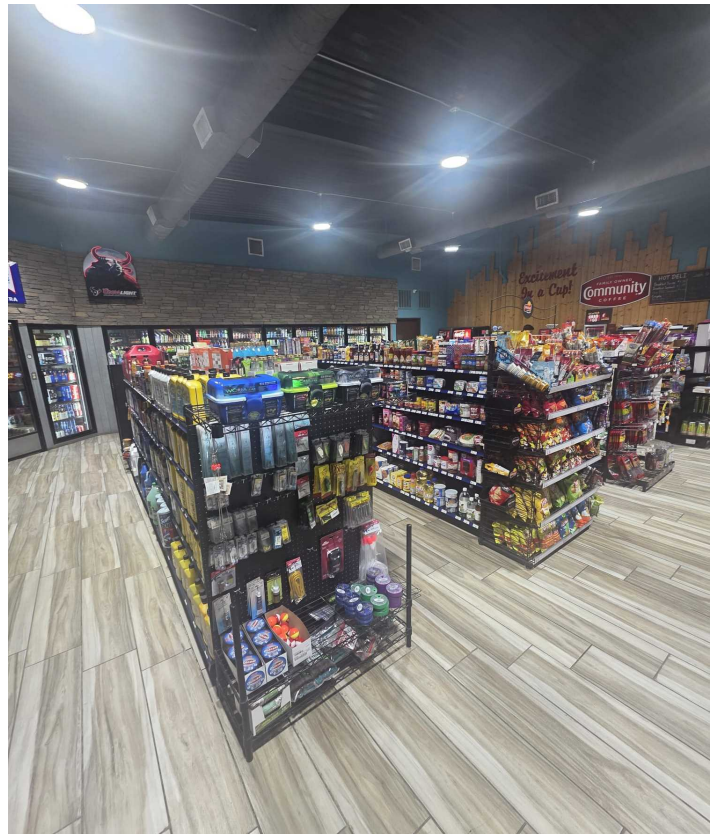
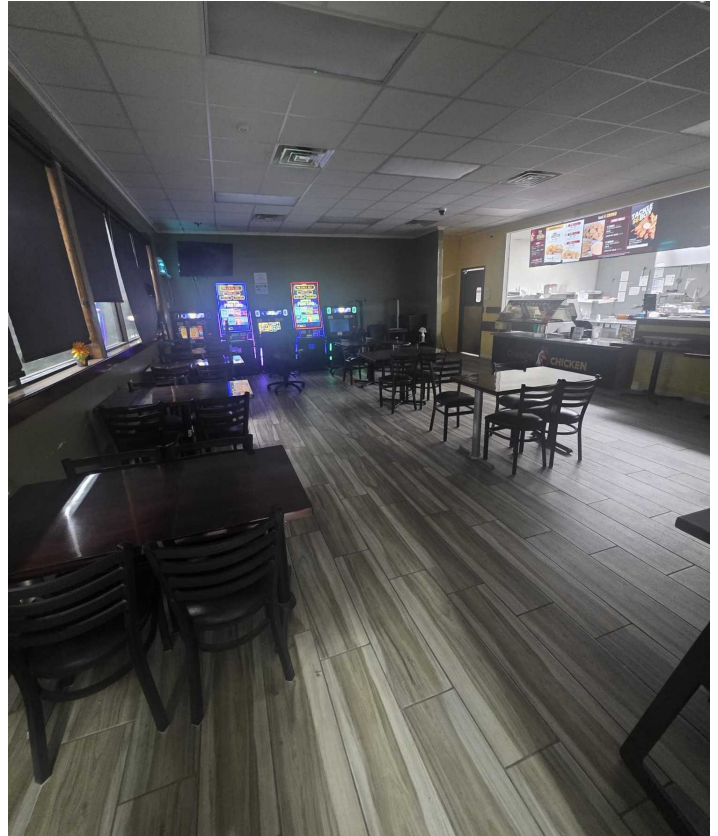
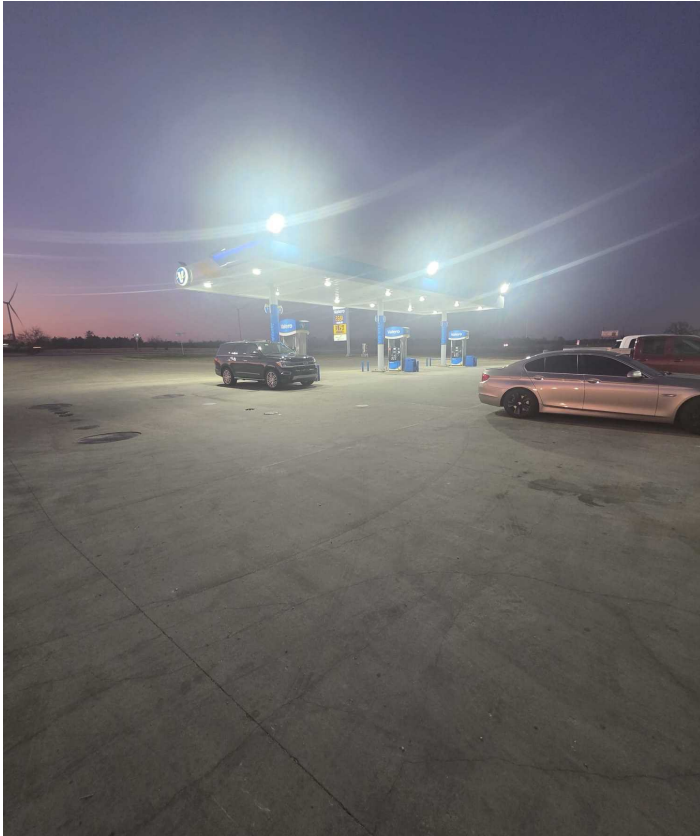
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## PROPERTY PHOTOS

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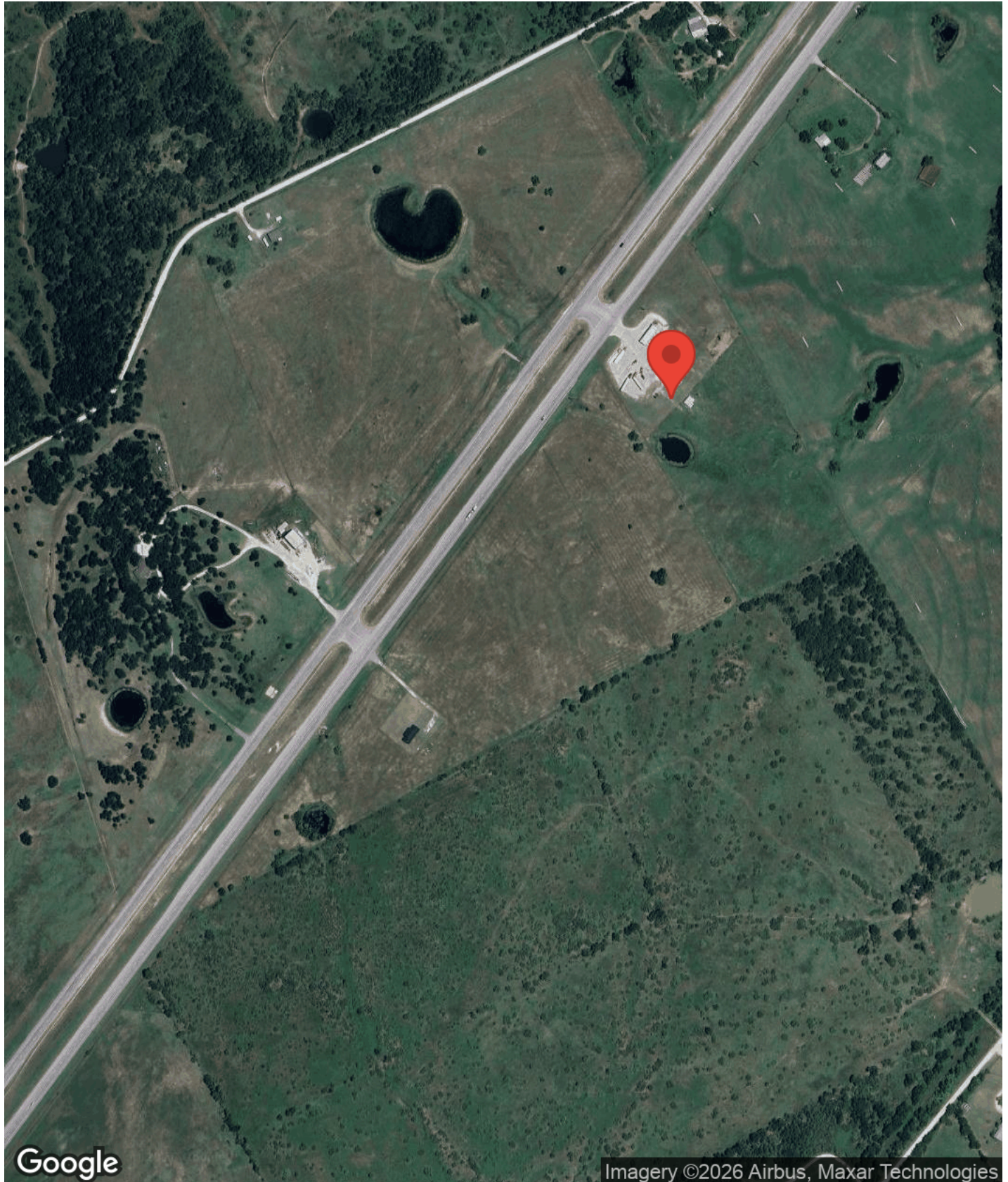
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## AERIAL MAP

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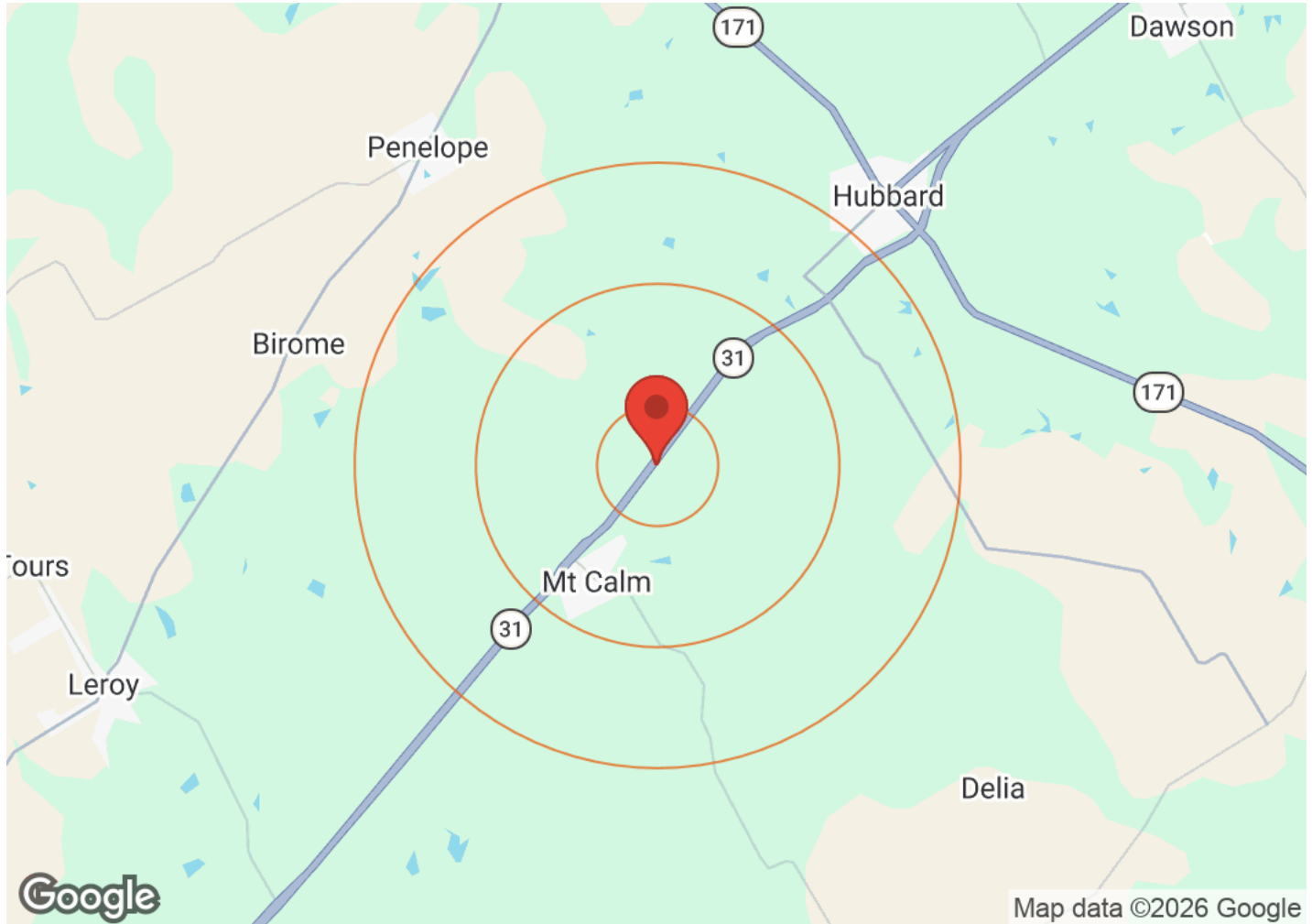
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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	47	329	620
Female	46	323	607
Total Population	94	653	1,228

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	17	121	227
Ages 15-24	11	71	133
Ages 25-54	30	210	403
Ages 55-64	15	102	189
Ages 65+	21	147	277

Race	1 Mile	3 Miles	5 Miles
White	70	487	899
Black	5	37	81
Am In/AK Nat	N/A	3	5
Hawaiian	N/A	N/A	N/A
Hispanic	15	107	207
Asian	N/A	1	3
Multi-Racial	3	18	31
Other	N/A	N/A	N/A

Income	1 Mile	3 Miles	5 Miles
Median	\$56,281	\$56,281	\$58,918
< \$15,000	4	32	54
\$15,000-\$24,999	2	14	28
\$25,000-\$34,999	5	31	53
\$35,000-\$49,999	6	42	80
\$50,000-\$74,999	6	44	85
\$75,000-\$99,999	4	27	55
\$100,000-\$149,999	5	32	62
\$150,000-\$199,999	3	23	39
> \$200,000	1	9	22

Housing	1 Mile	3 Miles	5 Miles
Total Units	41	284	539
Occupied	37	255	479
Owner Occupied	30	209	391
Renter Occupied	7	46	88
Vacant	4	29	61

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## PROFESSIONAL BIO

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### Ash Noorani

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 ash@cbanrealestate.com

Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

## DISCLAIMER

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