



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

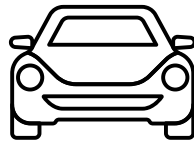
*Phillips 66 Gas Station*

*1708 S. Moberly Ave. | Longview TX 75602*

# INVESTMENT SUMMARY



**BUILDING SIZE**  
**1,755 SF**



**TRAFFIC COUNT**  
**5,382 VPD**



**PRICING**  
**\$1,600,000**

## INVESTMENT DETAILS:

### Property Overview:

This Phillips 66 fuel station and convenience store, strategically located at the corner of Mobberly and Birdsong, is positioned for strong performance following a comprehensive renovation and modernization.

The property offers investors or owner-operators a turnkey opportunity with projected inside sales of approximately \$166,000 and expected fuel volume of 34,660 gallons per month.

The site has undergone an extensive capital improvement program, transforming it into a modern, efficient, and competitive retail fuel asset. Recent upgrades significantly reduce near-term capital expenditure risk and position the property for stable long-term operation.

Recent improvements include:

- New canopy imaging
- New pumps
- New AC unit
- Two new MPDs
- Upgraded interior finishes

The combination of modern equipment, efficient layout, and fresh branding positions the property to compete effectively within its trade area.

### Property Features:

- **Pricing:** \$1,600,000
- **Building size:** 1,755 SF
- **Total acreage:** 0.51
- **Traffic count:** 5,382 vpd (Mobberly), 2,797 (Birdsong)
- **Brand:** Phillips 66
- **Fuel contract:** 10 Years Rack + 1



## INVESTMENT HIGHLIGHTS:

- Feasibility-Backed Location
- Turnkey + Growth Play
  - Recently renovated with immediate operations
  - Still in early ramp-up phase
- Expansion-Driven Value Creation
  - Ability to scale fuel capacity (2 → 6 MPDs)
  - Opportunity to introduce food program for margin expansion
- Strong Traffic & Visibility
  - Hard corner positioning with consistent vehicle flow



## INVESTMENT CONTACT:

**Mo Snoubar**

Associate

(903) 920-2078

[www.scarboroughcre.com](http://www.scarboroughcre.com)





### Physical Assets, Improvements & Operations

- Fuel Infrastructure
  - Tanks installed 2002 (cleaned & reused)
  - 2-compartment fiberglass tanks (87 / 89 / 93)
  - (2) New MPDs installed in 2026
- Building & Systems
  - New 5-ton AC (2026) + additional 5-ton unit (2022)
  - Roof: ~50% new / 50% patched (repaired in 2026)
  - 13-door walk-in cooler
  - (2) cooling units (1 new compressor)
- Multiple Projected Revenue Streams with Growth Potential
  - Fuel
    - Gasoline: Avg ~31,720 gallons/month
    - Diesel: Avg ~2,931 gallons/month
  - Inside sales: ~\$118,712/month
  - Potential food service: ~\$47,625/month
- Additional Revenue Drivers
  - ATM on site
  - Ice machine
  - 5 skill game machines
  - Storage + restroom





### Operational & Development Upside

- Onsite Amenities
  - Smoke shop station
  - Daiquiri-to-go station
- Expansion Potential
  - Ability to expand from 2 MPDs up to 6 MPDs
  - Direct path to significantly increasing fuel volume
- Food & Retail Upside
  - Potential future kitchen / deli
  - Franchise QSR (Krispy Krunchy, Hunt Brothers, etc.)
  - Strong opportunity to drive high-margin inside sales
- Untapped Market Demand
  - Increasing traffic + population growth supports long-term demand
  - Opportunity to capture local residential traffic and pass-through commuter traffic



# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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
<b>INCOME</b>			
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
<b>EDUCATION</b>			
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
<b>BUSINESS</b>			
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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Mo Snoubar</u>	<u>800336</u>	<u>mo@scarboroughcre.com</u>	<u>(903)920-2078</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

IABS 1-2