

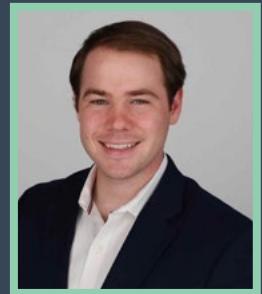


3049 US-83, TUSCOLA, TEXAS 79562



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National Gas Station & Travel Centers Group



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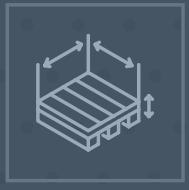
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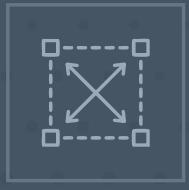
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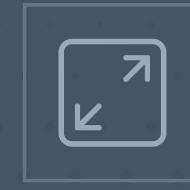
PRICE



7,400 SF
Building
Area



304,920 SF
Landsite
Area



7.00 AC
Lot
Size



20
Fueling
Positions



2023
Year
Built

PROPERTY OVERVIEW

CBRE is excited to offer a premier investment opportunity to acquire the real estate and business operations of the Bowie's Travel Center, located just outside Abilene, Texas, at 3049 US-83, Tuscola, Texas.

Constructed in 2023, this modern facility spans over 7 acres or 304,920 square feet. Strategically positioned with no direct competition, Bowie's Travel Center combines strong performance potential, expansive land, and a prime location with high visibility. This property is an exceptional addition for investors seeking a high-volume asset and the benefit of bonus depreciation.



PROPERTY HIGHLIGHTS

STRATEGIC LOCATION WITH HIGH TRAFFIC COUNTS

Bowie's Travel Center in Tuscola, Texas, is strategically situated without any nearby competition, capitalizing on a high traffic count exceeding 11,500 vehicles a day. This dual advantage ensures optimal visibility, a constant stream of customers, and the opportunity to capture higher margins on fuel. A national retail tenant is currently under contract on the 5 acres to the right of the site.

FINANCIAL PROJECTIONS AND POPULATION GROWTH

This Bowie's location forecasts an impressive ProForma in which it is already exceeding in inside sales. There is also room for additional income opportunities, such as lottery, liquor sales, and EV chargers. Population has increased 4.82% since 2020.

MODERN INFRASTRUCTURE

Developed in 2023, this state-of-the-art travel center incorporates contemporary features, including walk-in freezers, brand-new fueling equipment, and a kitchen equipped with a drive-through lane. The recent construction ensures a modern and attractive environment, exceeding the current market standards and enhancing its appeal for both truckers and travelers.

INVESTMENT POTENTIAL

Standing out as a compelling investment opportunity, combining a strategic location, high traffic flow, robust IMST projections, anticipated population growth, and a modern infrastructure. Positioning is truck stop as a solid choice for investors seeking growth and profitability in the thriving truck stop industry, making it a promising and well-rounded investment in the Texas market.



AERIAL MAP



INVESTMENT OVERVIEW

SALES PER MONTH (MONTHLY AVERAGE)

	CURRENT	YEAR 2	YEAR 3
Fuel Volume (Gallons)	108,210	245,714	248,999
Convenience Sales	\$177,640	\$153,984	\$156,108
Fast Food Sales	\$0	\$51,202	\$51,865

MARGIN PER MONTH

Fuel Volume (Cpg)	\$0.40	43,284	\$46,069	\$46,685
Convenience Sales	36%	\$63,950	\$44,655	\$45,271
Fast Food Sales	56%	\$0	\$28,673	\$29,044
TOTAL CROSS MARGIN		\$107,234	\$119,397	\$121,000

OPERATING EXPENSES PER MONTH

	% OF TOTAL CROSS MARGIN			
Current Expenses	68.5%	\$64,300		
Imst Projected Expenses	54.1%		\$64,594	\$65,461
TOTAL OPERATING EXPENSES		\$64,300	\$64,594	\$65,461

NET PROFIT

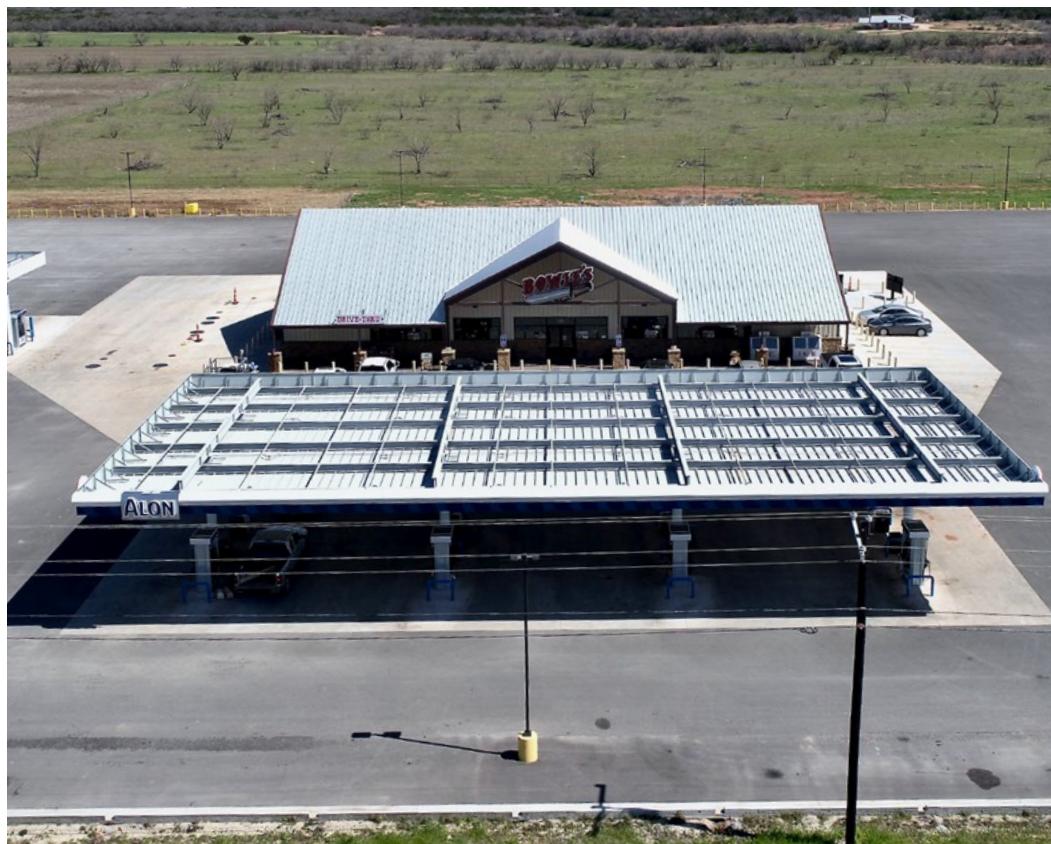
MONTHLY NET PROFIT BEFORE TAX & OTHER EXPENSES		\$42,934	\$54,803
ANNUAL NET PROFIT BEFORE TAX & OTHER EXPENSES		\$515,208	\$657,636



GALLERY



GALLERY



60% BONUS DEPRECIATION



ACCELERATE
DEPRECIATION



INCREASE DEPRECIATION
EXPENSE DEDUCTION



PAY LESS TAX



INCREASE CASHFLOW

BONUS DEPRECIATION BENEFITS

2024 is the final year to obtain 60 percent Bonus Depreciation! The expansion of the Bonus Depreciation rules was one of the most significant taxpayer-friendly benefits in the Tax Cuts and Jobs Act of 2017 (TCJA) under section 168(k) of the Internal Revenue Code. The Bonus Depreciation provision allows a taxpayer to immediately deduct a certain percentage of the cost of qualifying property in the year the property is acquired, rather than capitalizing that cost and depreciating it over a period of years. The TCJA allowed 80 percent of first-year bonus depreciation in Year 1 for qualifying assets including car washes placed in service between September 28, 2017 and December 31, 2023. The Bonus Depreciation percentage will continue to phase out in 2024, dropping 20 percent each year for three (3) years until it expires at the end of 2026, absent Congressional action to extend the break.

- **Subject Site Qualifies For 60 Percent Bonus Depreciation And/Or Accelerated Depreciation. Take Advantage Of The 60 Percent Bonus Depreciation Rules While You Still Can!**
- **Modified Accelerated Cost Recover System Option Allows For Greater Accelerated Depreciation Over Shorter Time Periods.**
- **Deduct Greater Amounts During The First Few Years Of An Asset's Life.**
- **Any Property That Is Being Depreciated Can Elect The Macrs Accounting And Do A Cost Segregation.**

*Information secured from sources we believe to be reliable. All investors understand broker is not qualified to provide tax advice and that such advice must be confirmed from an accountant or tax professional. Subject property qualifies for tax savings via 60 percent bonus depreciation and/or accelerated depreciation via cost segregation.



TENANT OVERVIEW

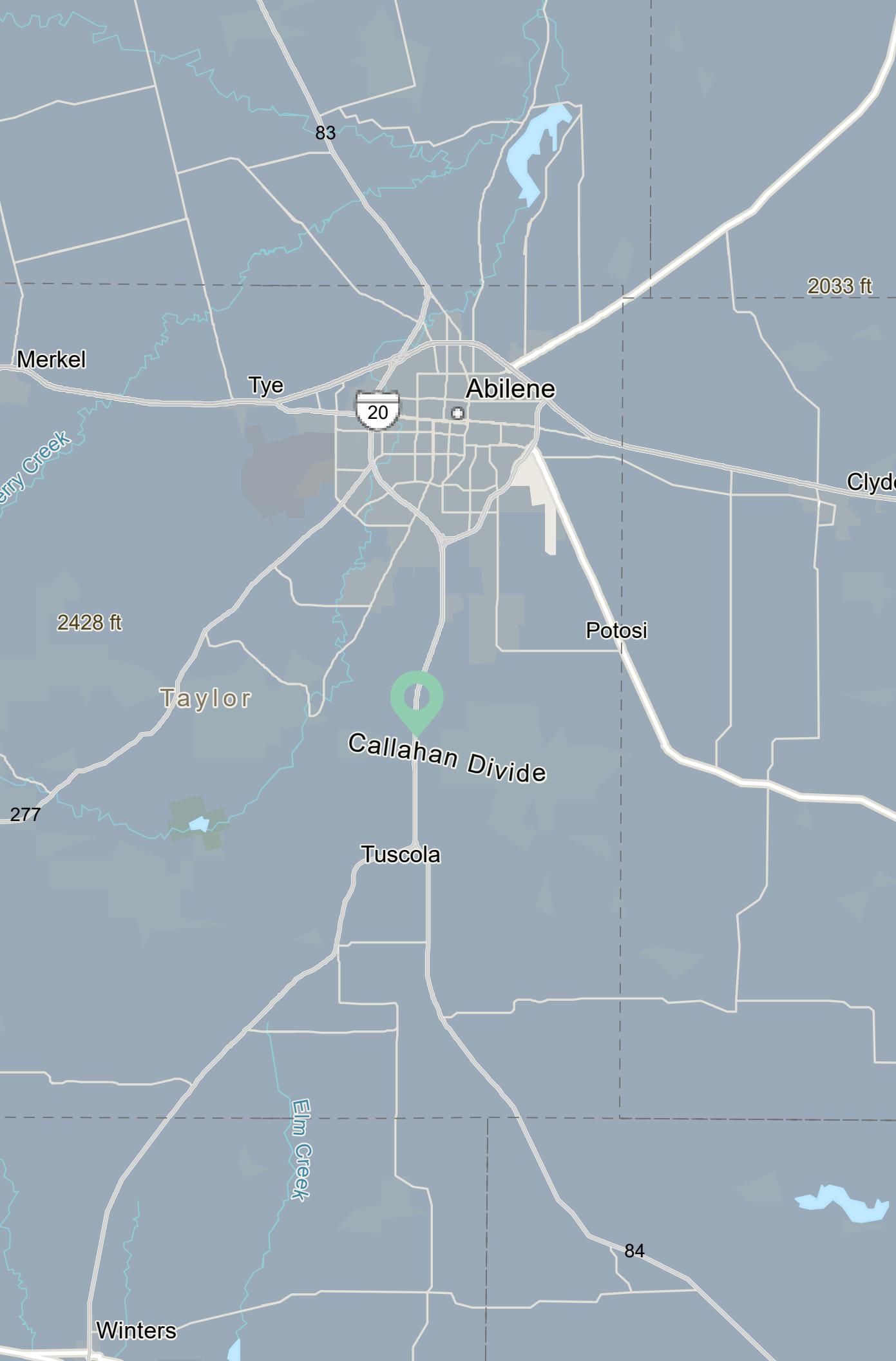
Bowie's is a convenience store devoted to quality products and consistency for their community. At Bowie's, you'll find more than snacks for the road and gas for your tank. They provide top quality facilities and theme specific novelties that are sure to impress. At their stores, you'll find clean restrooms, a friendly staff, and all of the roadside products you need on a consistent basis. They value each and every customer and strive to provide a pleasant experience that keeps people coming back for years to come.



DEMOGRAPHICS

SALES PER MONTH (MONTHLY AVERAGE)

	1 MILE	3 MILES	5 MILES
2027 Population Projection	95	1,422	5,251
2022 Est. Population	90	1,331	4,886
Growth 2022 - 2027	5.96%	6.85%	7.47%
2022 Median Age	41.3	41.1	41.2
2022 Daytime Population	66	923	3,253
2022 Est Households	32	457	1,861
2022 Housing Income			
\$200,000 Or More	3.34%	5.47%	7.42%
\$150,000 - \$199,999	7.45%	8.36%	8.96%
\$100,000 - \$149,999	23.59%	24.35%	24.70%
\$75,000 - \$99,999	17.77%	17.36%	16.94%
\$50,000 - \$74,999	20.34%	19.06%	17.83%
\$35,000 - \$49,999	11.46%	10.50%	9.76%
\$25,000 - \$34,999	4.30%	4.17%	4.42%
\$15,000 - \$24,999	5.25%	4.87%	4.36%
\$10,000 - \$14,999	3.63%	3.34%	3.06%
2022 Est. Avg. Household Income	\$89,586	\$101,053	\$110,713
2022 Est. Median Household Income	\$77,688	\$82,479	\$86,416
2022 Est. Per Capita Income	\$32,089	\$34,703	\$42,229
2022 Population By Race			
White	94.87%	94.10%	93.45%
Black	0.54%	0.68%	0.77%
Asian	0.07%	0.31%	0.49%
American Indian, Eskimo, Aleut	0.68%	0.71%	0.71%
Hawaiian Or Pacific Islander	0.00%	0.00%	0.00%
Multi-Race	0.86%	1.32%	1.73%
Other	2.98%	2.88%	2.85%
Hispanic Origin	7.28%	8.05%	8.75%



MARKET OVERVIEW

The Abilene metropolitan area is located in west central Texas, roughly 180 miles west of Dallas. Interstate 20 traverses the metro, which consists of three counties: Taylor, Jones, and Callahan. The metro is growing at a slower pace than the U.S. but is expected to gain roughly 3,200 residents through 2025. The majority of the metro's population lives in the city of Abilene, which is the seat of Taylor County and had a population of 121,000 in 2020. Abilene is the only city of the metro with more than 5,000 people.

The metro is an energy center. With wind farms and Cline Shale, the Abilene area has become a major energy producer in Texas.

Dyess Air Force Base employs more than 5,000 people making it Abilene's largest employer. The base is strategically important as well. It is home to the 7th Bomb Wing and many associate units including the 317th Airlift Wing and Air Force Office of Special Investigations Detachment 222.

Food processing and manufacturing fuel the Abilene economy as well. AbiMar Foods, Coca-Cola, Broadwind Towers, Eagle Aviation Services and Tige Boats are sizable employers in West Central Texas.



18

MILES FROM
TUSCOLA
TO ABILENE

90

MILES TO
SAN ANGELO

150

MILES TO
FORT WORTH

3049 US-83, TUSCOLA
TEXAS 79562

OFFERING
MEMORANDUM

BOWIE'S TRUCK STOP



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