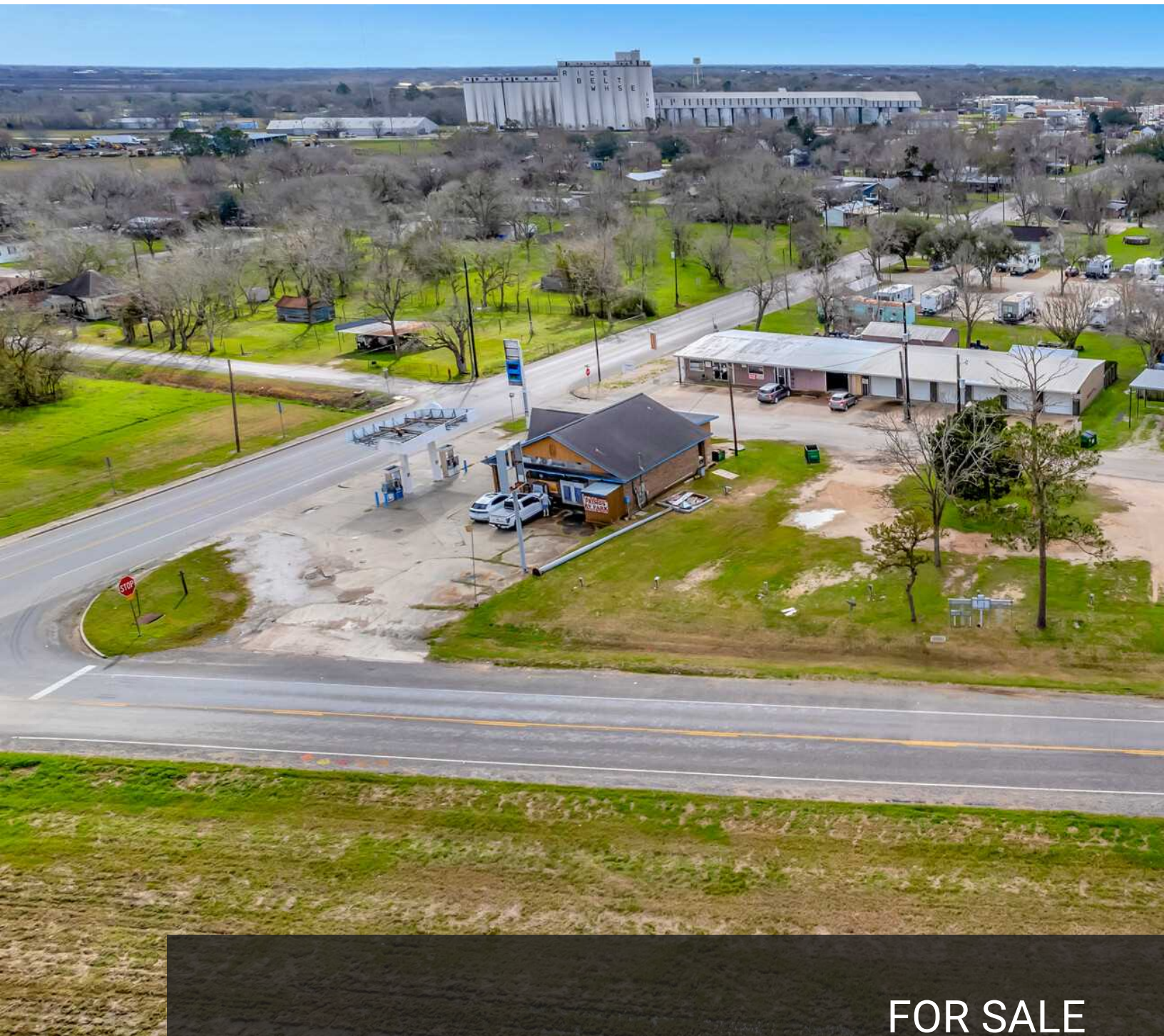


RETAIL FOR SALE

VACANT GAS STATION AND RV PARK IN GANADO

1100 US Hwy 59 W, GANADO, TX 77962



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

O: (832) 455-6486

ash@cbanrealestate.com

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EXECUTIVE SUMMARY

1100 U.S. 59



OFFERING SUMMARY

PRICE:	\$375,000
BUILDING SF:	2,051
OCCUPANCY:	VACANT
LOT SIZE:	0.64 Acres
ZONING:	Commercial
RV PARKING SPACE	10
SELLER FINANCING OPTION:	YES

PROPERTY OVERVIEW

This 0.64-acre mixed-use property presents a strong investment opportunity, anchored by a vacant gas station with no existing fuel contract. The site includes a retail convenience store with a full kitchen and deli, a 10-door walk-in cooler, and a 10-site RV park that offers conversion potential for a Beverage Barn or additional fuel pumps. According to the IMST projections report, the property supports an average of \$61,375 in monthly inside sales and 63,856 gallons of monthly fuel volume, highlighting its income potential. Strategically located off US 59 between Houston and Victoria, the site benefits from high daily traffic counts, including weekends and holidays. A proposal is already in place for a next-generation convenience store with fuel services, featuring a modern forecourt, segregated truck diesel lanes, a large-format store, and an integrated fast-food kitchen/deli with fishing accessories and merchandise. With strong fundamentals, excellent traffic exposure, and significant value-add potential, this property offers a prime opportunity for an owner-operator or investor to unlock its full potential. IMST report available upon request.

SELLER FINANCING OPTION

- 20% DOWN
- 6% INTEREST
- 7 YEAR TERM
- NO PREPAYMENT PENALTY

SIGN NDA TO RECEIVE IMST REPORT

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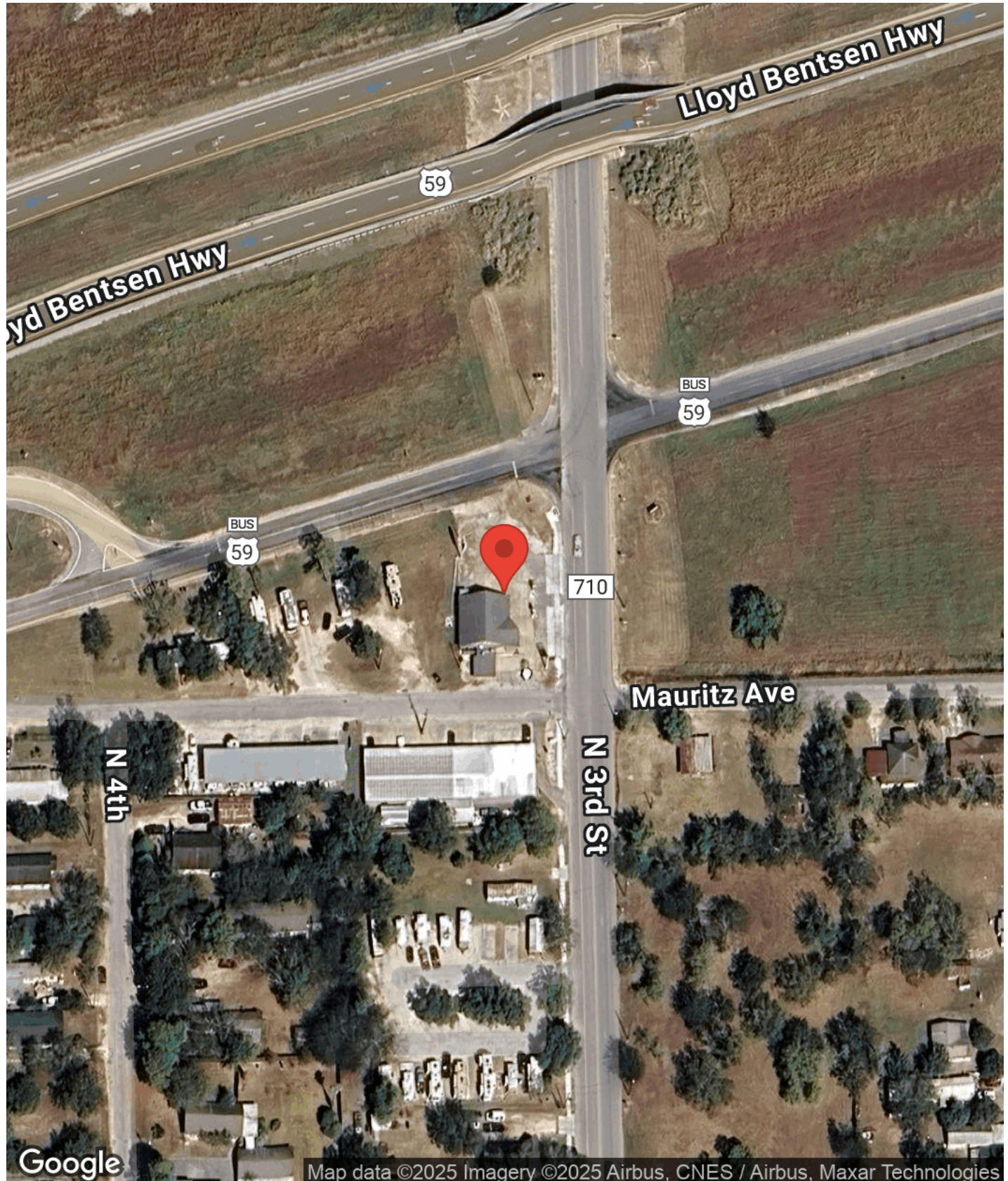


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AERIAL MAP

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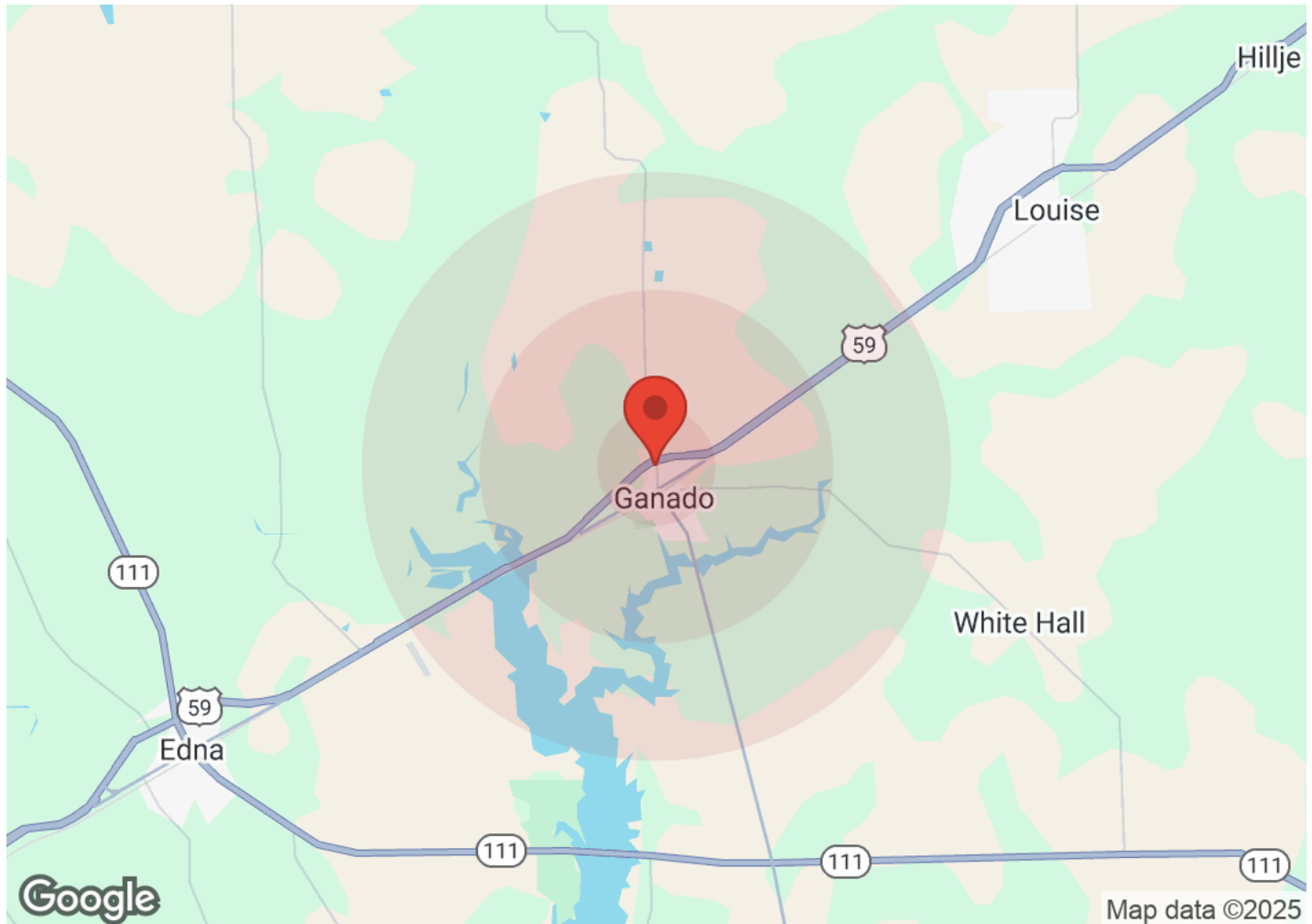


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DEMOGRAPHICS

1100 U.S. 59



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	661	1,248	1,415	Median	\$54,248	\$55,467	\$55,155
Female	637	1,204	1,364	< \$15,000	48	85	99
Total Population	1,298	2,453	2,779	\$15,000-\$24,999	44	72	85
				\$25,000-\$34,999	43	93	103
				\$35,000-\$49,999	85	163	184
				\$50,000-\$74,999	65	117	134
				\$75,000-\$99,999	51	112	123
				\$100,000-\$149,999	63	103	120
				\$150,000-\$199,999	45	94	104
				> \$200,000	15	36	39
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	286	538	610	Total Units	542	1,030	1,165
Ages 15-24	180	333	380	Occupied	461	874	989
Ages 25-54	472	882	1,003	Owner Occupied	351	655	743
Ages 55-64	141	268	303	Renter Occupied	110	219	246
Ages 65+	220	429	481	Vacant	81	156	176
Race	1 Mile	3 Miles	5 Miles				
White	690	1,327	1,497				
Black	28	50	58				
Am In/AK Nat	5	9	10				
Hawaiian	N/A	N/A	N/A				
Hispanic	547	1,015	1,155				
Asian	4	7	8				
Multi-Racial	23	42	48				
Other	1	3	4				

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PROFESSIONAL BIO

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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

1100 U.S. 59



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