



2995 Fort Union Blvd  
Cottonwood Heights, UT 84121

# EXON GAS STATION

The information presented in this Offering Memorandum is confidential and proprietary. It is intended solely for the review of the recipient who has obtained it through EXP Realty and should not be disclosed to any other individual or entity without written authorization from EXP Realty. By reviewing this document, the recipient agrees to maintain the confidentiality of all information contained within. Additionally, the recipient agrees not to reproduce or duplicate any part of this Offering Memorandum. If there is no interest in the property at this time, please return this Offering Memorandum to EXP Realty.

This Offering Memorandum is provided to give a summary of unverified financial and physical details for the purpose of gauging initial interest in the property. It does not replace a comprehensive due diligence investigation. EXP Realty has not conducted any investigation or made any representations regarding the property's income, expenses, future financial performance, property size, and square footage, the presence of hazardous substances, compliance with regulations, the condition of improvements, or the financial status or intentions of any tenants. The information is sourced from what we believe to be reliable sources, but EXP Realty has not verified this information and makes no representations about its accuracy or completeness. Prospective buyers must independently verify all details and bear their own costs for investigating the property.

Prospective buyers are strongly encouraged to undertake thorough due diligence and seek expert advice as needed, particularly in light of the ongoing impacts of the COVID-19 pandemic. EXP Realty is not responsible for conducting due diligence on behalf of any buyer. EXP Realty's role is to market investment properties and facilitate transactions between buyers and sellers. We are not equipped to offer legal, accounting, contracting, or engineering services. Buyers should engage other professionals for legal, tax, regulatory, financial, and property condition matters. Projections and financial statements are not guarantees, and buyers should rely on their own assessments and decisions.

Any rental or income information provided, other than historical rent collections, are projections of potential future rent and do not guarantee that such amounts will be achieved. Changes in local, state, and federal regulations regarding rent increases may affect these projections. Buyers and their advisors should investigate to determine if such rent increases are legally permissible and realistically achievable.



## 01 Introduction

---

## 03 Overview

---

## 04 Location

---

## 06 Demographics

---

## 07 Investments

---

## 09 Financials

# PROPERTY OVERVIEW

## Highlights

**Year Built:** 1988

**Zoning:** Neighborhood Commercial (NC)

**Lot Size:** 0.38 Acres

**Building Sq Ft:** 1,377 Sq Ft

**Gas Stalls:** 8 Stalls

**Fuel Provider:** Exxon

**Tanks:** 3-Double Walled Tanks

**Tank Capacity:** 10,000 Gallons





# Strategic Location

The Lawson Team is pleased to present the opportunity to acquire an Exxon gas and convenience store located at the intersection of 3000 East and Fort Union Boulevard in Cottonwood Heights, UT.

- Close to Old Mill Business Park
- Short drive to Big Cottonwood Canyon, popular for business, hiking, and skiing
- UDOT reports over 12,000 cars passing daily
- Freeway Signage to Station





# Demographics

## 1 Mile Radius

**Average Household Income:** \$124,000  
**Population:** Over 27,400 People

## 3 Mile Radius

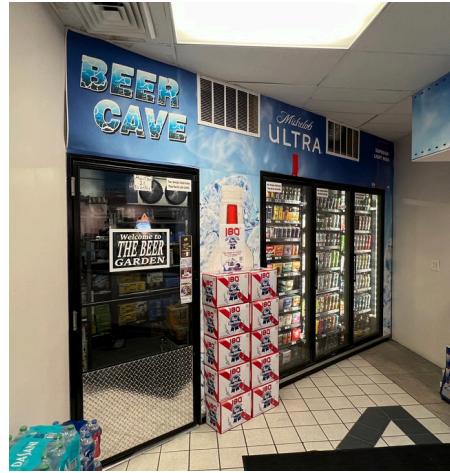
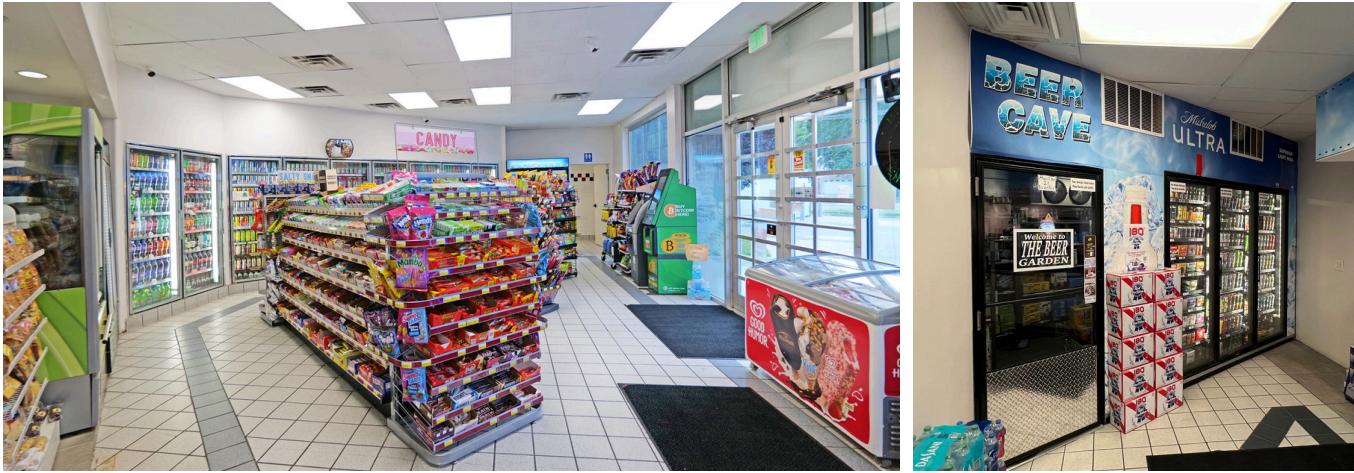
**Average Household Income:** \$110,948  
**Population:** Over 123,000 People



## Investment Benefits

This gas station in a prime suburban market offers exceptional investment potential with secure, long-term cash flow. Backed by the trusted ExxonMobil brand, it guarantees reliable income and enhances the property's value, making it a strong addition to any investment portfolio.

- 2023 Annual Gallons Sold -- 608,390
- 2023 Annual Inside Sales -- \$898,538
- Strong Contract with Exxon





## Financial Highlights

This opportunity allows investors to acquire a high-performing, strategically located property with strong brand recognition and excellent long-term prospects. Here are the financial highlights of owning this property:

- Owner-occupied with great financial returns
- 8 years remaining on the current contract
- Plans to add two charging stations, enhancing future value





## Adam Griffee

Real Estate Advisor

Direct: 801-856-0991

adam@lawsonteam.com

lawsonrealestateteam.com



## Jett Arminen

Real Estate Advisor

Direct: 801-851-0499

jett@lawsonteam.com

Jett.lawsonrealestateteam.com



LAWSON  
TEAM

exp<sup>®</sup>  
LUXURY

LAWSON  
TEAM | exp<sup>®</sup>  
LUXURY