

EXXON TRUCK STOP

FOR SALE

2025 S Main St, Nephi, UT 84648



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY:

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**FULL SERVICE
COMMERCIAL REAL ESTATE**

312 East South Temple
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INVESTMENT SUMMARY

- Business & Real Estate Sale of an Exxon Branded Truck Stop
- Site was Previously Approved for TA Express & 7-Eleven
- High Traffic Of 37,012 ADT
- Rare I-15 Freeway Location
- 2023 Annual Inside Sales – \$525,919
- 2023 Gallons Sold – 915,140
- Tire Shop Currently Pays \$4K a Month and is on a Month-To-Month Lease
- Site Includes 4 Showers, Kitchen With Hood, and Laundromat
- Fuel Supplier: Brad Hall, 6 Years Remaining on Contract



PURCHASE PRICE

Call for Offers



BUILDING SIZE

10,650 SF



LAND SIZE

5.89 AC



OF PUMPS

10



YEAR BUILT

1984



UNDERGROUND STORAGE TANK INFO

7 Tanks Made of Cathodically Protected Steel, Installed in 1985.
Tank Capacity - 10K, 10K, 10K, 10K, 10K, 8K, 12K

PROPERTY OVERVIEW



LOCATION:

2025 S Main St
Nephi, UT 84648
(Off Exit 222 on I-15 on S Main St)

LAND AREA:

Consists of 5.89 Acres or 256,568 SF of land area.

BUILDING AREA:

The subject property consists of 1 C-Store approximately 8,804 SF & 1 Tire Repair shop approximately 1,846 SF. A total of 10,650 SF gross leasable area.

FRONTAGE & ACCESS:

The subject property has two direct access points of 84 FT and 58 FT feet along S Main St.

TRAFFIC COUNTS:

S Main St – 6,010 ADT
I-15 – 37,012 ADT



LAND OVERVIEW

| APN # | ACRES | SF |
|--------------|-------|---------|
| XA00-2506-A2 | 5.89 | 256,568 |

LOCATION MAP

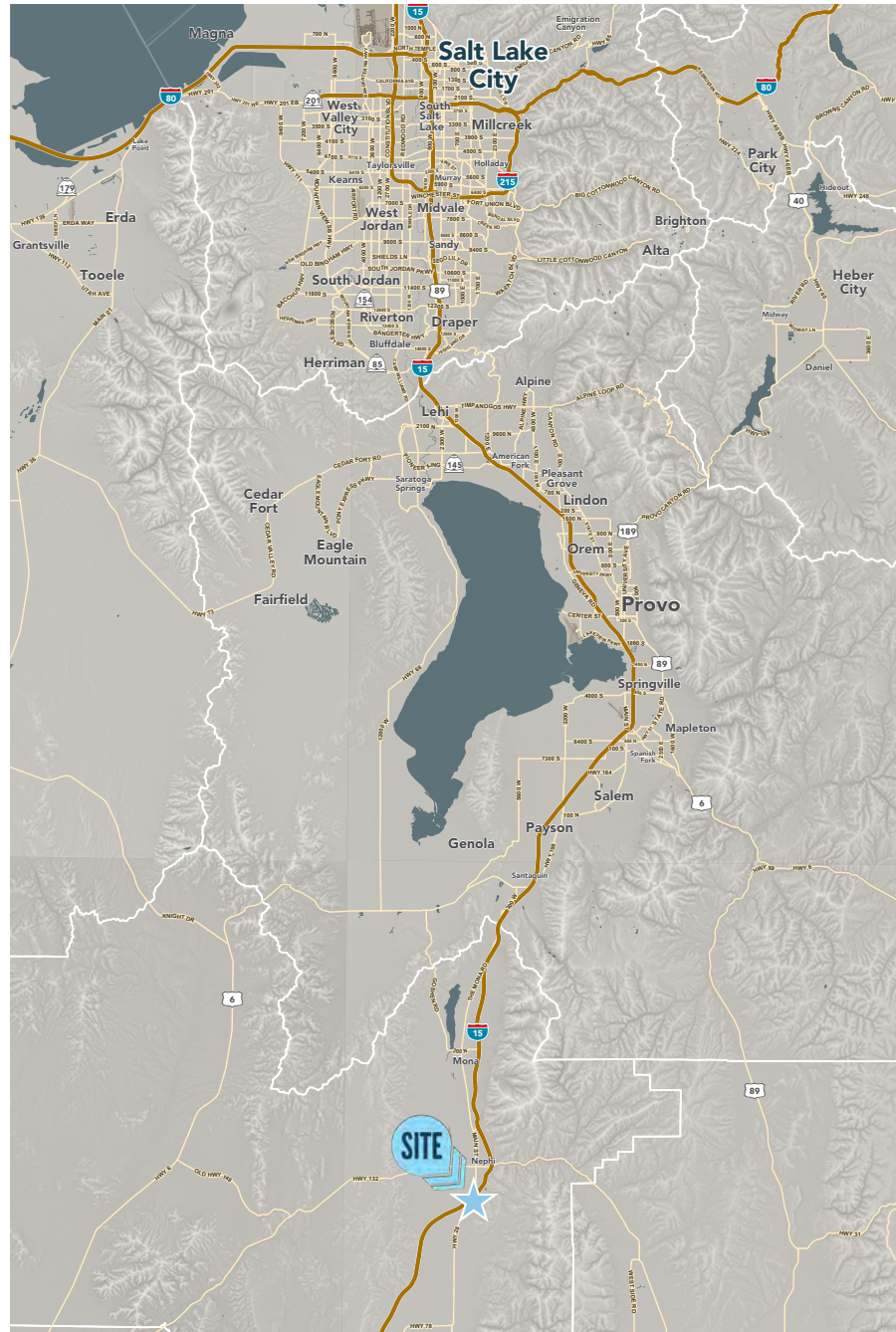


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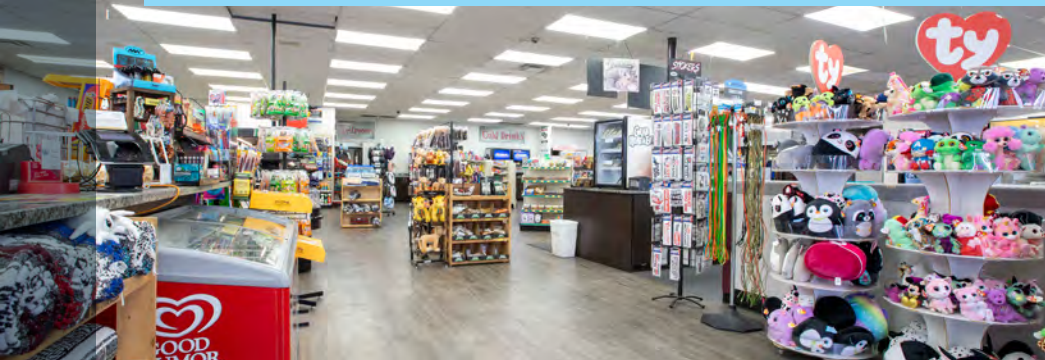
MWCRE | Exxon Truck Stop

This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

REGIONAL MAP



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - EXTERIOR

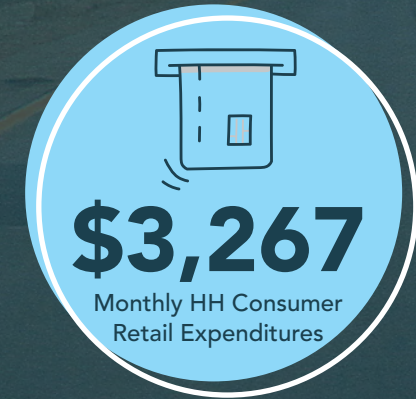
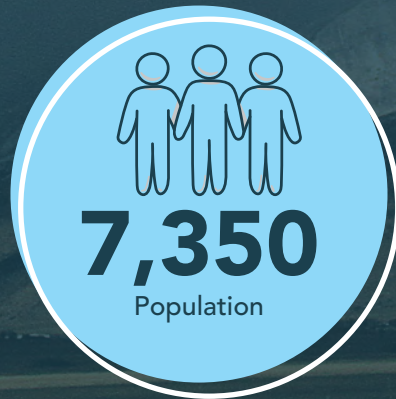


NEPHI, UT

Nephi is a city in Juab County, Utah and is part of the Provo-Orem metropolitan area. Located just over an hour south of Salt Lake City, Nephi calls itself the "Friendly city at the crossroads of Utah." Nephi is situated along I-15, making it a convenient stop for travelers heading between northern and southern Utah. Highway 132 is an east-west highway that crosses I-15 in the city, making all areas of the state accessible from Nephi.

Nephi has a strong rural and agricultural background with farming and livestock playing important roles. Residents and visitors to the

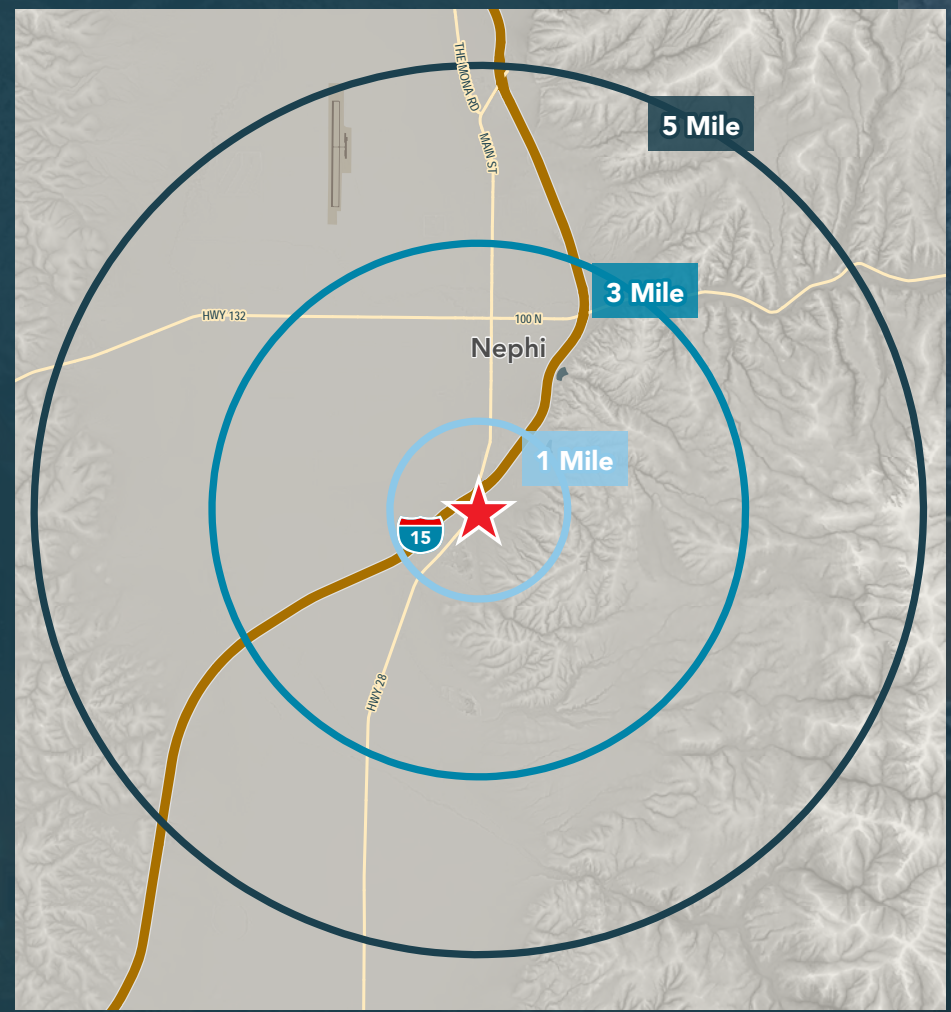
city can enjoy parks, the golf course, pool and other recreational facilities. Outdoor enthusiasts find Nephi appealing due to its proximity to Mt. Nebo and the Little Sahara Recreation Area, a popular area for ATV riders. Nephi is poised for growth with its appeal to those seeking a quieter lifestyle but don't want to be too far away from the amenities of the Salt Lake area.



2024 DEMOGRAPHICS



| | 1 MILE | 3 MILE | 5 MILE |
|-------------------------------|----------|-----------|-----------|
| EST. POPULATION | 177 | 6,267 | 7,642 |
| 2029 EST. POPULATION | 212 | 7,621 | 9,274 |
| EST. HOUSEHOLDS | 57 | 2,022 | 2,426 |
| EST. AVERAGE HOUSEHOLD INCOME | \$99,509 | \$109,931 | \$112,952 |
| EST. MEDIAN HOUSEHOLD INCOME | \$74,439 | \$88,798 | \$94,386 |



why

MOUNTAIN WEST COMMERCIAL REAL ESTATE!



11,675+

TRANSACTIONS COMPLETED



\$13 BILLION

TRANSACTIONS COMPLETED



67 MILLION

SF TRANSACTED



4,359

TENANT ASSIGNMENTS



\$4.5 BILLION+

INVESTMENT TRANSACTIONS

Mountain West Commercial Real Estate embodies a **COMMITMENT TO EXCELLENCE** that remains unwavering. We prioritize quality over quantity, ensuring unparalleled service in every transaction which drives us more fiercely than ever as we extend our superior services across the United States.



CONFIDENTIALITY & DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 2025 S Main St, Nephi, UT 84648. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information

that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.



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