

TRUCK STOP ON I-20 - FULL KITCHEN, 2 FUEL ISLANDS

INDUSTRIAL FOR SALE

250 INTERSTATE 20

ODESSA, TX 79763

YOUR NAME HERE

CONTACT BROKER:

BRIAN STEFFENILLA

214.998.8675

brian@nrgrealtygroup.com



NRG REALTY GROUP

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OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	3,472 SF
Lot Size:	2.3 Acres
Year Built:	1962
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Explore the opportunity of a fully refurbished fuel station and convenience store on Interstate 20 in Odessa, TX! The convenience store features a fully operational kitchen, a walk-in cooler, fryer, pizza ovens, large stainless steel sinks, and a ThermoTek vent hood. The shop has a 16' door to accommodate deliveries. There is also an upstairs office that can be converted into an apartment. Fuel up with 2 covered fuel islands and 3 large, brand-new fuel tanks installed and ready to go! Light up the night with a glowing neon red sure to catch drivers' attention. This fully operational Truck Stop could be yours - contact Brian Steffenilla for more details.

LOCATION OVERVIEW

Located just off I-20 at the Penwell exit in Odessa, TX, this property offers excellent access to a major thoroughfare and potential customer traffic. Property is outside city limits, with no zoning or restrictions.

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PROPERTY HIGHLIGHTS

- Truck Stop on I-20
- 3,472 SF on 2.3 Acres
- 2 Covered Fuel Islands w/ 3 New Fuel Tanks
- Fully Operational Store and Kitchen
- Pizza Ovens, Walk-In Cooler, ThermoTek Vent Hood
- (1) 16' Overhead Door For Deliveries
- Private Office Upstairs



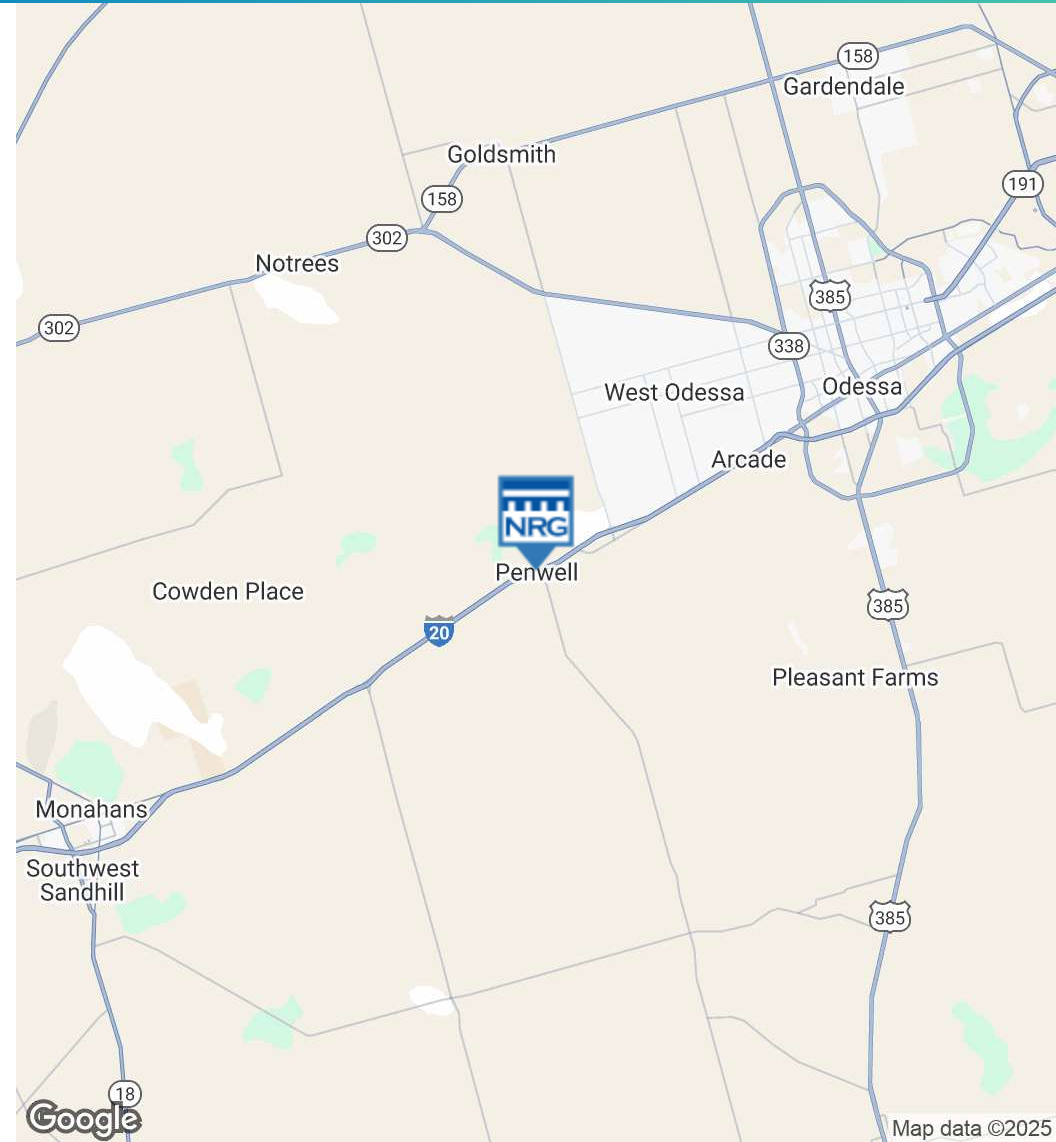
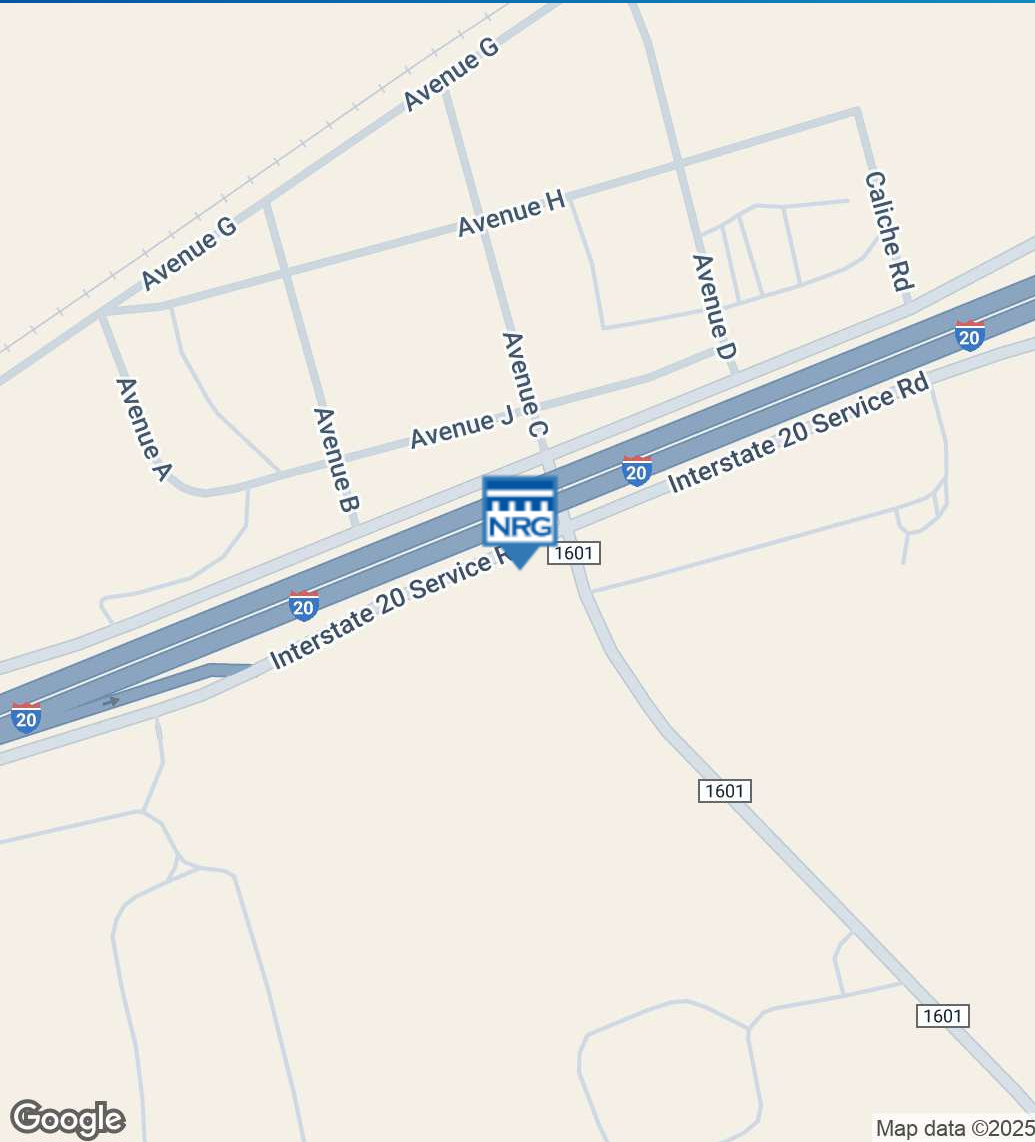
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

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 or subagent by the buyer or buyer’s agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

NRG REALTY GROUP LLC	9004023	justin@nrgrealtgroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JUSTIN DODD	0601010	justin@nrgrealtgroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
BRIAN STEFFENILLA	822999	brian@nrgrealtgroup.com	214-998-8675
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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YOUR NAME HERE

CONTACT BROKERS:

JUSTIN DODD

214.534.7976
justin@nrgrealtygroup.com

BRIAN STEFFENILLA

214.988.8675
brian@nrgrealtygroup.com

NRG REALTY GROUP

DALLAS OFFICE

6191 State Hwy 161, Suite 430, Irving, TX
214.432.7930

MIDLAND OFFICE

1611 W Illinois Ave, Midland, TX 79701
432.363.4777

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