



OFFERING MEMORANDUM

HIGH-MARGIN GAS STATION & C-STORE WITH 1 ACRE OF DEVELOPMENT POTENTIAL

2550 PARKS MILL RD.
BUCKHEAD, GA 30625

EXCLUSIVELY LISTED WITH

BRANDON FARGO

REALTOR®

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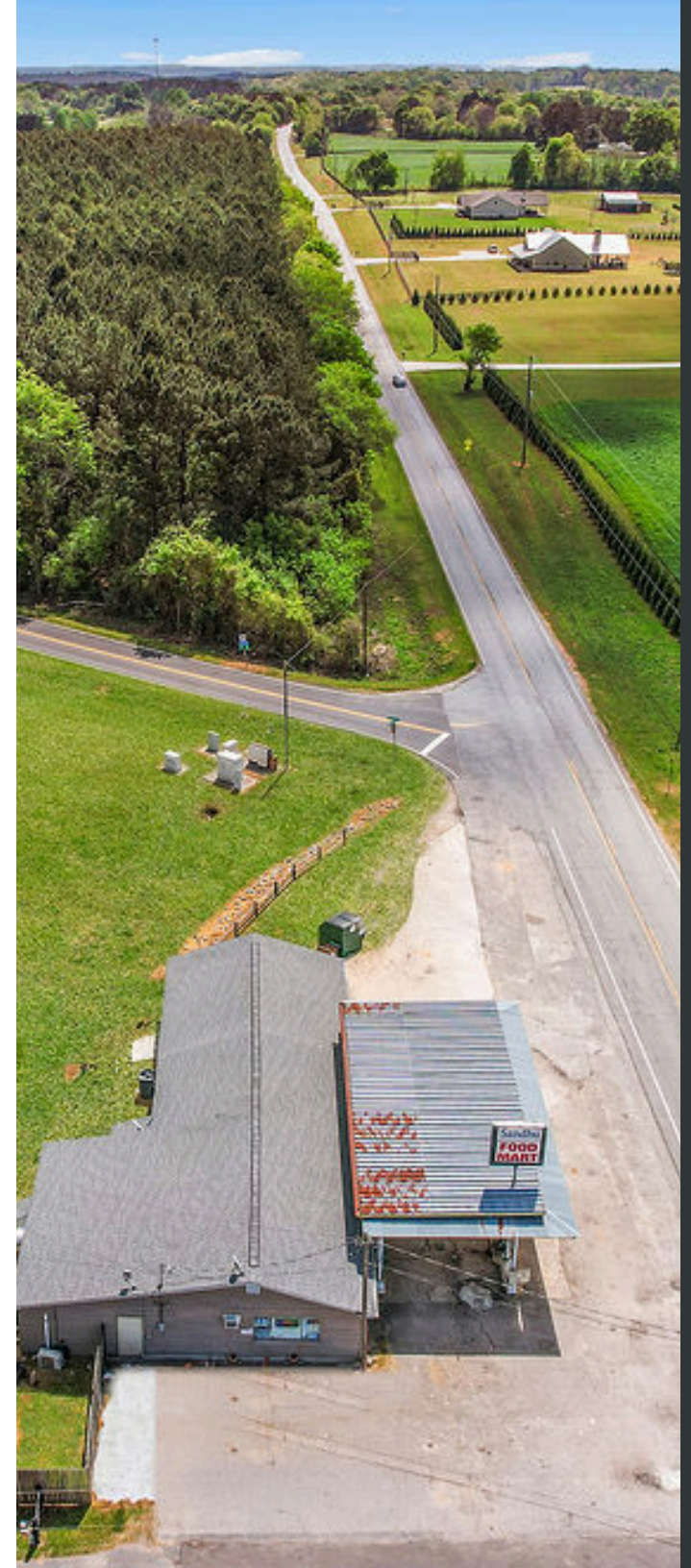




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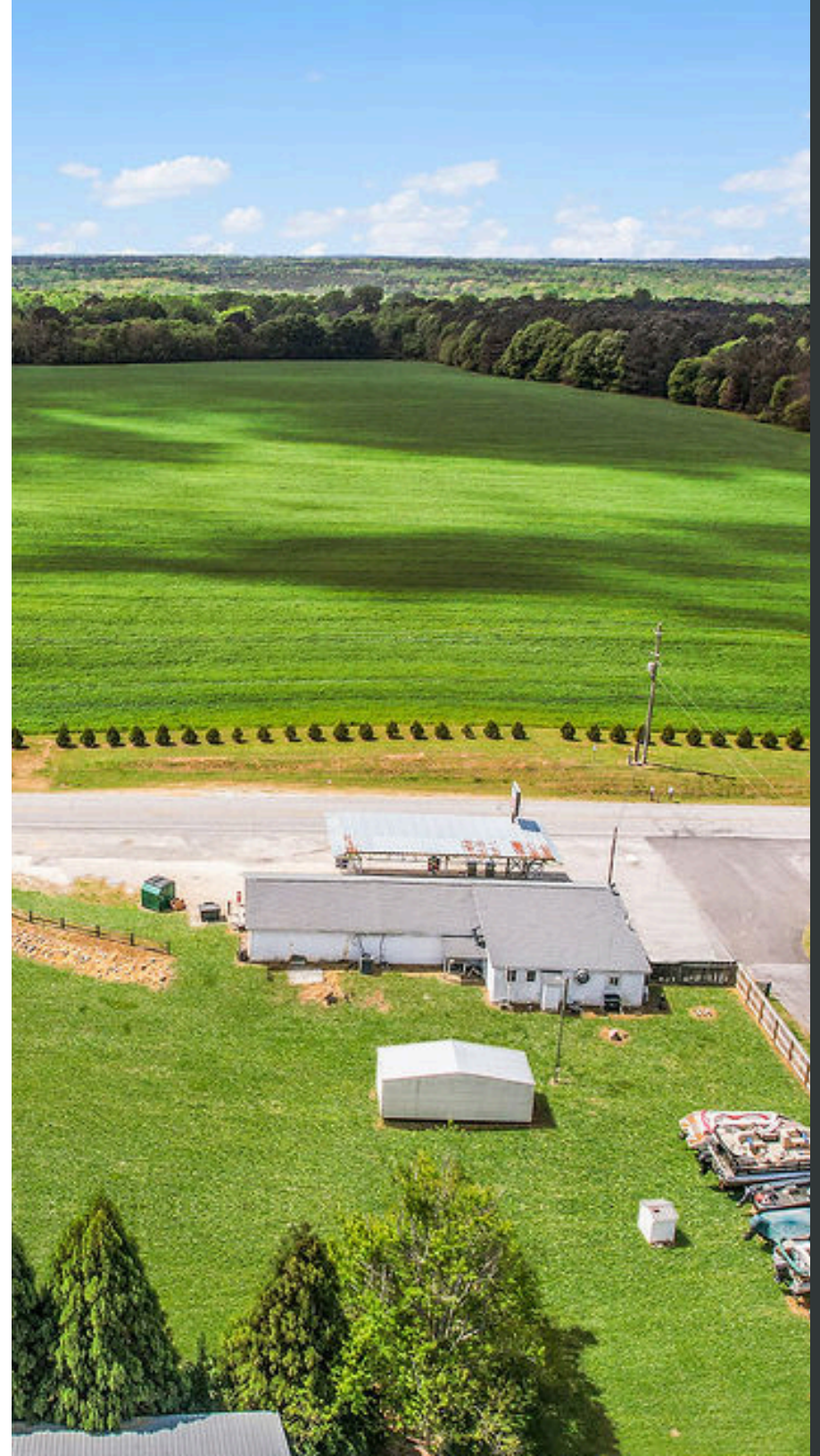
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01

INVESTMENT OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

The offering presents the opportunity to acquire a high-margin gas station and convenience store with real estate in Buckhead, GA near the Lake Oconee corridor. Located on a 1-acre parcel just off Interstate 20 with over 35,000 vehicles per day, the property benefits from strong visibility, steady traffic, and a loyal customer base driven by both local residents and recreational visitors. The business generates consistent revenue through deli-driven inside sales, fuel, lottery, and additional income streams, with no fuel contract in place—providing immediate upside to increase fuel volume. Ideal for a first-time owner, owner-operator seeking a lifestyle business, or an investor expanding a portfolio, this asset offers recent improvements, expansion potential, and multiple value-add opportunities including extending deli hours, upgrading pumps, and developing excess land.



PROPERTY ADDRESS

2550 Parks Mill Rd.
Buckhead, GA 30625

ACRES

1.0

PARCEL NUMBER

ASKING PRICE

\$1,100,000

Cap Rate





PROPERTY SUMMARY

2550 Parks Mill Rd offers a compelling opportunity to acquire a well-maintained gas station and convenience store with real estate in the growing Lake Oconee market. Situated on a 1-acre parcel just off Interstate 20, the property combines strong in-place performance with multiple avenues for growth. The business is anchored by high-margin deli-driven inside sales and supported by fuel, lottery, and ancillary income streams. With no fuel contract in place, a new owner can immediately enhance fuel volume by introducing a national brand. Additional upside exists through expanding deli hours, upgrading fuel infrastructure, and developing excess land for retail, restaurant, or RV parking. This opportunity is well-suited for a first-time business owner, owner-operator seeking a slower pace of life, or an investor looking to expand a gas station portfolio in a high-traffic, recreation-driven market.



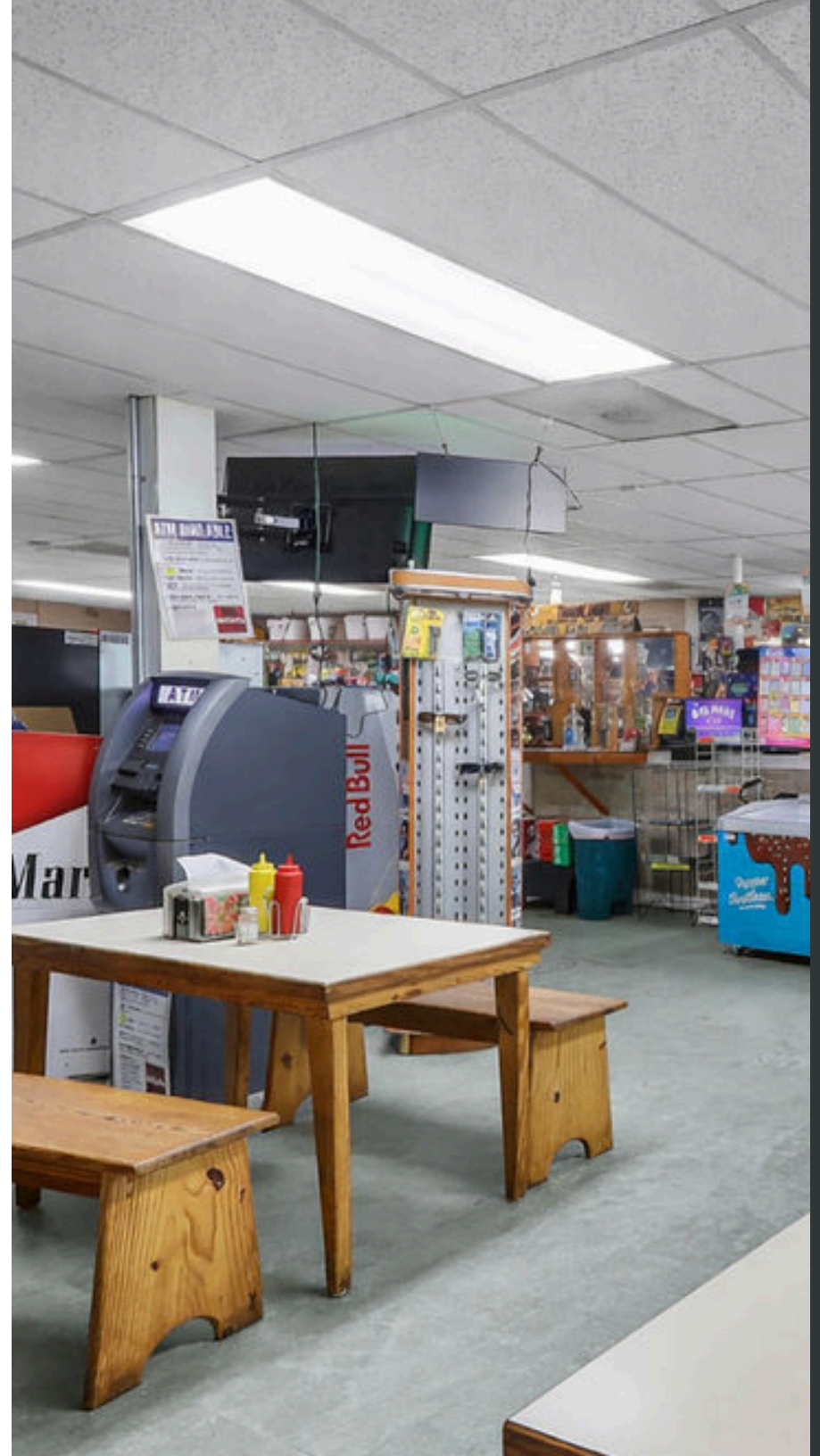
HIGHLIGHTS

- Prime I-20 Location: ~35,000 vehicles per day with strong visibility
- Strong Inside Sales: \$65K–\$70K monthly, ~70% deli (high-margin)
- Lifestyle Business Opportunity: Ideal for owner-operator or first-time buyer
- No Fuel Contract: Immediate upside to brand and increase fuel volume
- 1 Acre Site: Expansion potential for retail, restaurant, or RV parking
- High-Traffic Recreation Area: Near Lake Oconee, marinas, and state park
- Established Customer Base: Loyal local and repeat traffic
- Value-Add Opportunities: Extend deli hours, upgrade pumps, improve operations
- Recent Improvements: Roof and walk-in cooler updated ~2 years ago
- Portfolio Expansion Opportunity: Strong fit for multi-store operators

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FINANCIAL OVERVIEW

RENT ROLL



STORE OPERATING METRICS

Inside sales

\$65K – \$70K

per month

Lottery sales

\$59K – \$61K

per month

COAM income

\$1,200 – \$2,500

per month

ATM income

\$125 – \$200

per month

Fuel volume

Gas ~10,000 gal/mo

Diesel ~3,500 gal/mo

Fuel margin **\$0.30 – \$0.40/gal**

Deli hours

Mon – Sat · Breakfast
5:30 AM – 9:00 AM

Mon – Sat · Lunch
11:00 AM – 1:45 PM

Sunday
Closed

Contracts

Fuel contract **None**

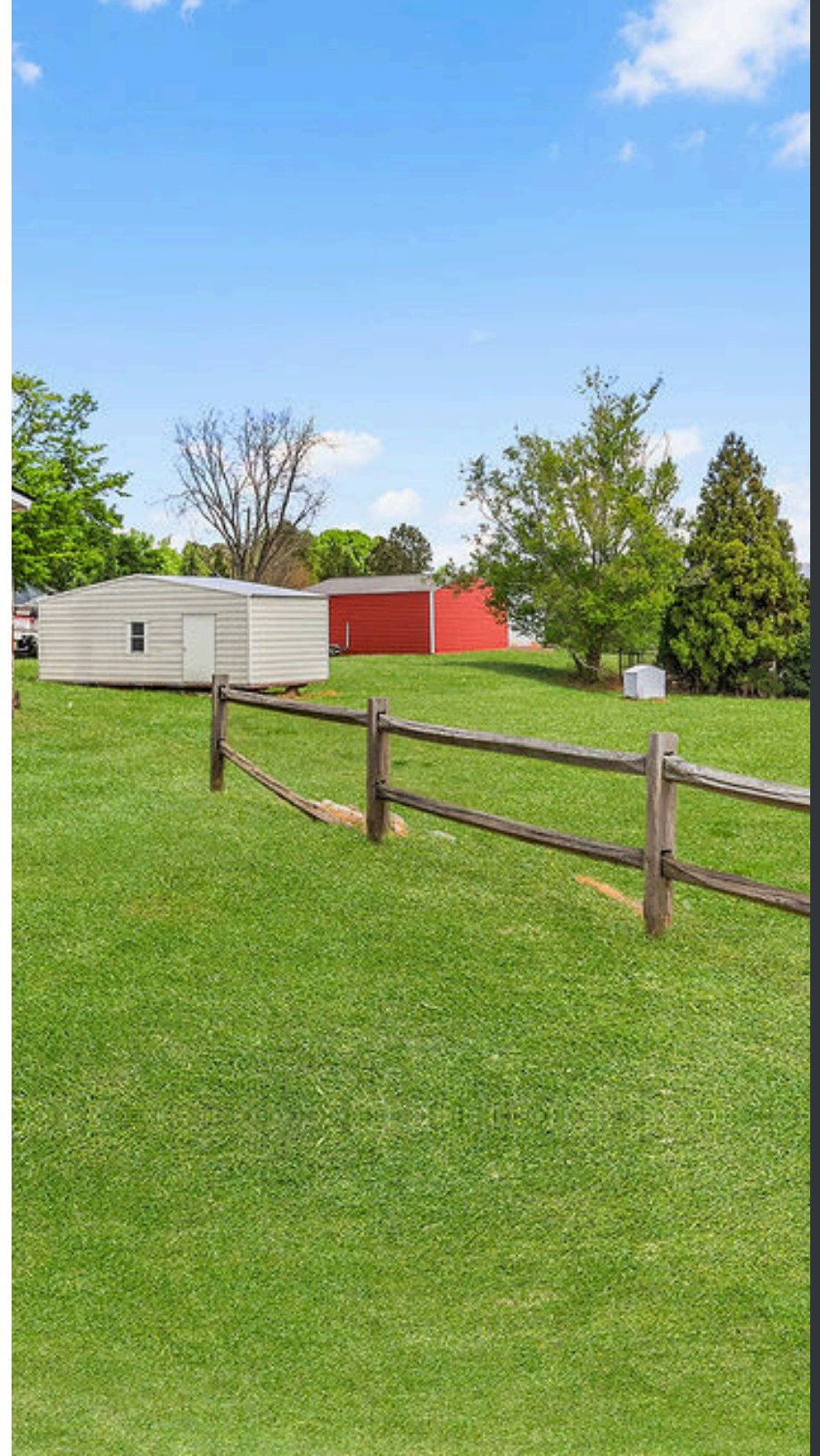
COAM contract **Expiring summer**

Value-add opportunity

Extend deli hours into dinner service to capture additional revenue with existing infrastructure.

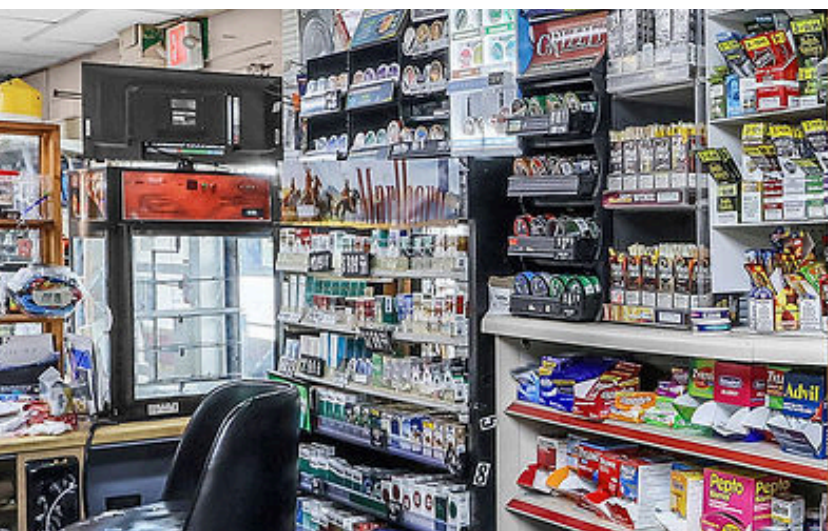
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PROPERTY PHOTOS



PROPERTY PHOTOS



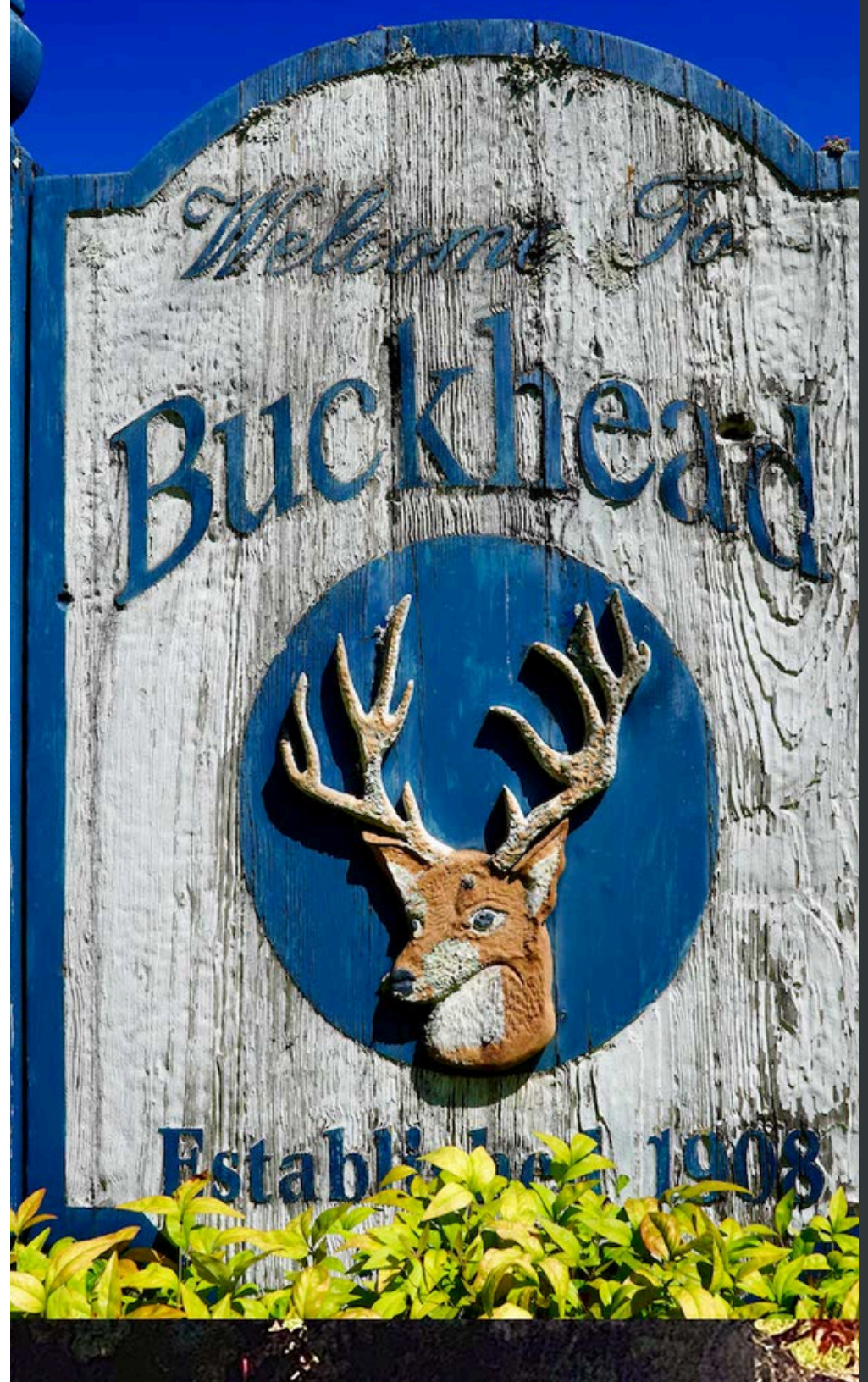


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AREA OVERVIEW

AREA OVERVIEW

NEARBY AMENITIES



LOCATION OVERVIEW

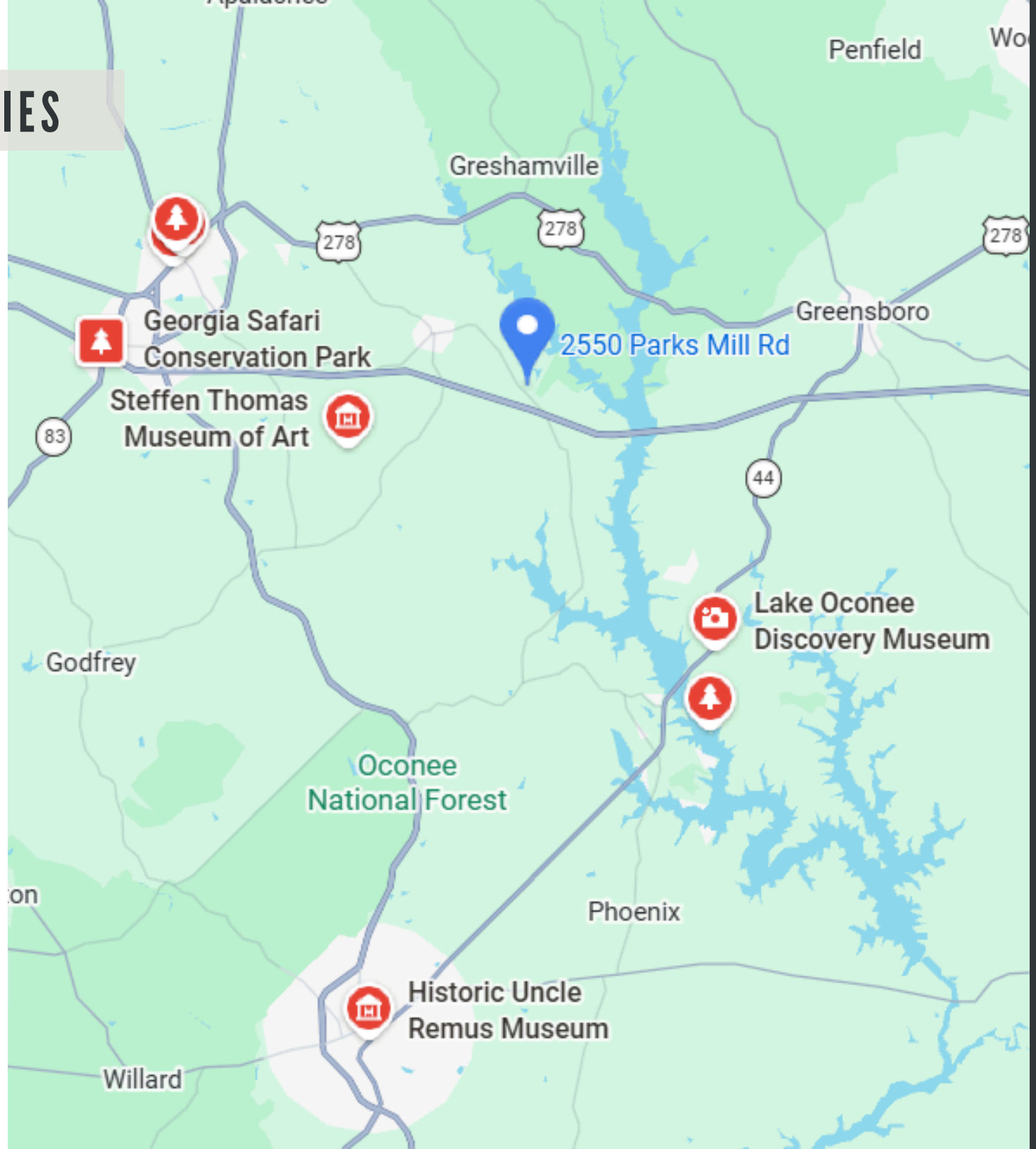
BUCKHEAD, GA

Buckhead, GA 30625 is a quiet, growing community located in Morgan County within the highly desirable Lake Oconee region, known for its blend of small-town charm and steady economic growth. The area attracts both full-time residents and visitors seeking outdoor recreation, with close proximity to Lake Oconee, local marinas, golf communities, and Hard Labor Creek State Park. Its location along Interstate 20 provides convenient access to Atlanta and Augusta, driving consistent commuter and travel traffic through the area. With increasing residential development, tourism, and limited commercial competition, Buckhead offers an ideal environment for small business ownership, particularly for convenience retail, gas stations, and food service operations that benefit from both local loyalty and pass-through traffic.



NEARBY AMENITIES

The property is surrounded by a variety of nearby amenities that consistently drive traffic and customer demand. Located near Lake Oconee, the area attracts boaters, vacationers, and weekend visitors, with Sugar Creek Marina and Blue Springs Marina just minutes away. Outdoor destinations such as Hard Labor Creek State Park bring year-round activity from campers, hikers, and outdoor enthusiasts. The property also benefits from proximity to Interstate 20, capturing steady commuter and travel traffic between Atlanta and Augusta. Nearby residential communities, lake homes, and vacation rentals further support a strong base of local and seasonal customers, making this location ideal for a gas station, convenience store, or expanded food and retail concept.



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AERIALS



AERIAL

AERIALS





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