



COMMERCIAL PROPERTY ADVISORS

OFFERING MEMORANDUM

# Valero C-Store & Gas Station

319 Choctaw Ave | Savanna, Oklahoma 74565

Pittsburg County | McAlester Micro MSA

ASKING PRICE

**\$450,000**

RE + FF&E (Turnkey)

BUILDING SIZE

**2,080 SF**

Single-Story C-Store

DAILY TRAFFIC

**23,100 VPD**

US Highway 69 at Site

Exclusively Presented By:

Andrew Bohanon | Sales Associate  
David Bohanon | Principal Broker — LIC: OK 138167  
Blackstone Commercial Property Advisors, LC

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## INVESTMENT HIGHLIGHTS

### LOCATION & ACCESS

- Dual frontage: 193' on US-69, 85' on Choctaw Ave
- Corner location — north & southbound access
- 23,100 VPD at site; 32,000 VPD near McAlester
- Only major fuel stop in Savanna
- 8 miles south of McAlester — central corridor

### FUEL INFRASTRUCTURE

- 3 dual-sided MPDs (6 hose positions, Valero-branded)
- 4 underground fuel storage tanks
- ~1,750 SF canopy covering all dispensers
- RPE affixed — transfers with real estate

### REAL ESTATE QUALITY

- 2,080 SF c-store — average/good condition
- Effective age of 15 years despite 1973 construction
- Renovated 2000; roof and HVAC updated 2015
- Legally conforming; not zoned (commercial uses)

### TURNKEY OPPORTUNITY

- Valero brand (buyer to confirm license transfer)
- Full in-store FF&E: coolers, shelving, registers
- Open 24 hours — established customer base
- Growth opportunity: food service / food franchise
- SBA financing eligible for qualified owner-users

## PROPERTY AT A GLANCE

Address	319 Choctaw Ave, Savanna, Oklahoma 74565
Property Type	Retail — Convenience Store with Gas Station (Valero)
APN	0800-00-019-003-0-003-00
County	Pittsburg County
Asking Price	\$450,000 — Real Estate + FF&E (Turnkey)
Price / SF (GBA)	\$216/SF GBA
Land Area	13,915 SF / 0.32 Acres (Irregular Corner Lot)
Building Size	2,080 SF GBA — Single-Story
Year Built	1973 / Renovated 2000 (Effective Age: 15 Yrs)
Zoning	Not Zoned — Commercial Uses Permitted
Flood Zone	Zone X — Not in flood plain
Fuel Dispensers	3 Dual-Sided Multi-Product Dispensers
Underground Tanks	4 Underground Fuel Storage Tanks
Fuel Canopy	±1,750 SF Canopy
Parking	8 Surface Spaces (3.8/1,000 SF)
Annual RE Taxes	\$4,147 (2024)



## PROPERTY DESCRIPTION

### Overview

The subject property is a Valero-branded convenience store and gas station at the intersection of US Highway 69 and Choctaw Avenue in Savanna, Oklahoma. The 2,080-square-foot convenience store sits on a 13,915 SF corner lot and operates 24 hours a day. The property holds the most prominent fuel retail position in Savanna, serving local residents and highway travelers on the US-69 corridor between McAlester and the Texas markets to the south.

### Improvements

The c-store building was constructed in 1973 and renovated in 2000. Short-lived components including the roof and HVAC were updated in 2015, yielding an effective age of 15 years. Construction includes concrete foundation, brick veneer exterior, storefront doors and windows, drop-tile ceilings, and vinyl tile flooring. No deferred maintenance was noted at inspection (April 30, 2025). Interior features standard c-store layout with walk-in coolers and freezers, refrigerated reach-in beverage cases, snack and merchandise racks, cash wrap, and security system.

### Fuel Infrastructure

The fuel island includes three dual-sided MPDs under a 1,750 SF steel canopy — six hose positions for regular, mid-grade, and diesel. Four underground fiberglass, double-wall tanks are installed below grade with tank monitoring and piping systems. All RPE is physically affixed to the real estate and will transfer with a standard real estate sale. Buyers should independently confirm UST registration, compliance history, and applicable Oklahoma Corporation Commission requirements.

### Site

Irregular corner lot with 193' of US-69 frontage and 85' of Choctaw Ave frontage. Topography is level at street grade. No adverse easements or encumbrances were identified during appraisal inspection. Flood Zone X — not within a designated flood hazard area. Phase I Environmental Site Assessment is not available and is recommended as part of buyer due diligence.



## LOCATION & MARKET ANALYSIS

### Savanna, Oklahoma

Savanna is a small town of approximately 616 residents in Pittsburg County, approximately 8 miles south of McAlester along US-69. The town serves as a highway service stop for northbound and southbound travelers and a convenience hub for the surrounding rural population. Commercial development is concentrated along the US-69 right-of-way.

### McAlester Regional Context

McAlester anchors the McAlester Micro MSA and serves as the dominant retail, employment, and healthcare center for southeastern Oklahoma. Major employers include the McAlester Army Ammunition Plant and McAlester Regional Health Center. McAlester's commercial retail market maintained 4.0–4.1% vacancy as of Q1 2025 with rent growth from \$11.66/SF (2015) to \$14.00/SF (Q1 2025).

### Traffic & Consumer Demand

Metric	Data
US-69 VPD at Subject	23,100
US-69 VPD near McAlester	32,000
3-Mile Gasoline Spending (2024)	\$1,279,328
3-Mile Gasoline Spending (2029 Proj.)	\$1,452,323 (+13.5%)
3-Mile Avg. Household Income	\$81,436



## VALUATION SUMMARY & PRICING RATIONALE

### Third-Party Appraisal

A USPAP-compliant MAI appraisal was completed by Mark Arve, MAI, AI-GRS, CCIM, ASA of Inspired Valuation Group (IVG-0425180, effective April 30, 2025) for Byline Bank / SBA loan underwriting. Six comparable c-store/gas station transactions in Oklahoma were analyzed.

Appraisal Value Conclusion (Eff. 4/30/2025)	Value
As-Is — Real Estate Only	\$350,000
As-Is — Real Estate + FF&E (incl. RPE)	\$450,000
Cost Approach (RE Only)	\$340,000
Sales Comparison Approach (RE Only)	\$360,000
Subject Prior Sale (Jun 2022, RE + FF&E)	\$450,000

### Asking Price Rationale

The asking price of \$450,000 is set in line with the MAI appraisal's as-is value of \$450,000 (Real Estate + FF&E, inclusive of RPE) and is consistent with the subject's prior sale in June 2022 at the same figure. At \$216/SF GBA, the asking price falls within the sales comparison range of \$212–\$229/SF GBA and reflects current replacement cost trends as well as the strategic value of owning the only fuel stop in Savanna's central corridor. The prior listing at \$850,000 has been reset to align with the appraisal-supported range.



## DUE DILIGENCE GUIDANCE

### Buyer Due Diligence Checklist

- Phase I Environmental Site Assessment — UST compliance history, soil/groundwater conditions
- Oklahoma Corporation Commission — UST registration, release history, compliance certificates
- Pittsburg County Assessor — confirm legal description, parcel boundaries, tax liability
- Title search and ALTA survey — confirm no adverse easements, liens, or encumbrances
- Valero fuel supply agreement — confirm brand license transferability and contract terms
- Underground tank integrity — request available UST inspection records
- Zoning/land use confirmation — verify with City of Savanna
- ADA compliance review
- Building inspection — HVAC, electrical, plumbing, roof condition
- Confirm all FF&E to be included — walk-through inventory prior to closing

### Contact for Due Diligence Materials

Blackstone will coordinate access to all available property documentation upon execution of a confidentiality agreement. Financial statements were not provided due to the owner's health condition; buyers are advised to underwrite this acquisition on a real estate basis with upside tied to their own operating projections.

## CONTACT & OFFER PROCESS

### LISTING BROKER

**Andrew Bohanon**

Sales Associate

Blackstone Commercial Property Advisors, LC

### PRINCIPAL BROKER

**David Bohanon | LIC: OK 138167**

Blackstone Commercial Property Advisors, LC

### OFFER SUBMISSION

Offers should be submitted in writing to Blackstone.

Preferred terms:

- All-cash or SBA-financed offers
- Minimum 30-day due diligence period
- Phase I Environmental prior to closing
- Buyer confirmation of UST status
- Proof of funds or financing pre-approval