

FOR SALE

TWO C-STORES &
ONE TRAVEL CENTER
OFFERED TOGETHER

MATHIS, TX AND
SKIDMORE, TX
CALL FOR PRICING

COLDWELL BANKER COMMERCIAL D'ANN HARPER REALTORS PROUDLY PRESENTS A RARE INVESTMENT OPPORTUNITY:
TWO C-STORES & ONE TRAVEL CENTER OFFERED TOGETHER AS A PACKAGE DEAL.



TRAVEL CENTER MATHIS, TX

10538 North Highway 359
±5.02 Acres | ±7,320 SQFT



CONVENIENCE STORE SKIDMORE, TX

104 S 8th Street
±1.38 Acres | ±7,181 SQFT



CONVENIENCE STORE SKIDMORE, TX

208 N 8th Street
±0.52 Acres | ±3,120 SQFT

This portfolio provides investors with the unique advantage of acquiring multiple properties in a single transaction. Each location offers strong visibility, established operations, and strategic positioning, making this an ideal opportunity for portfolio expansion or an owner-operator seeking to scale efficiently.

FOR MORE
INFORMATION
PLEASE CONTACT

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COLDWELL BANKER
COMMERCIAL

D'ANN HARPER,
REALTORS®

CBCDANNHARPER.COM

FOR SALE

TRAVEL CENTER 10538 North Highway 359, Mathis, TX



Building Size: ±7,320 SQFT

Lot Size: ±5.02 Acres

STORE 1 - TRAVEL CENTER | MATHIS, TEXAS

Located at 10538 North Highway 359, this **high-traffic travel center** sits on approximately **5.02 acres** and offers excellent accessibility and visibility along a major corridor. The **7,320-square-foot building**, originally constructed in 2006 and **remodeled in 2026**, features significant upgrades including a new high-rise sign to maximize exposure.

**SCAN TO VIEW
PROPERTY VIDEO**



The property includes **two fuel canopies**—one serving standard passenger vehicles (5-Pumps) and a separate canopy equipped with high-flow diesel pumps (6-Pumps) to accommodate commercial trucking traffic.

Inside, the store features **multiple established food concepts, including Subway, Texas Taco, Chester's Chicken, and Hunt Brothers Pizza**, creating diversified revenue streams and strong customer appeal. Additional amenities include multiple shower facilities and ample parking designed to **accommodate both passenger vehicles and large commercial trucks**.

This site is also pre-approved for an I-Hop Franchise to be transferred to buyer.

This recently upgraded, well-positioned travel center is built to serve both local and long-haul traffic, **making it a strong anchor asset within this three-property portfolio**.

The Speedy Express name and branding are not included in the sale.

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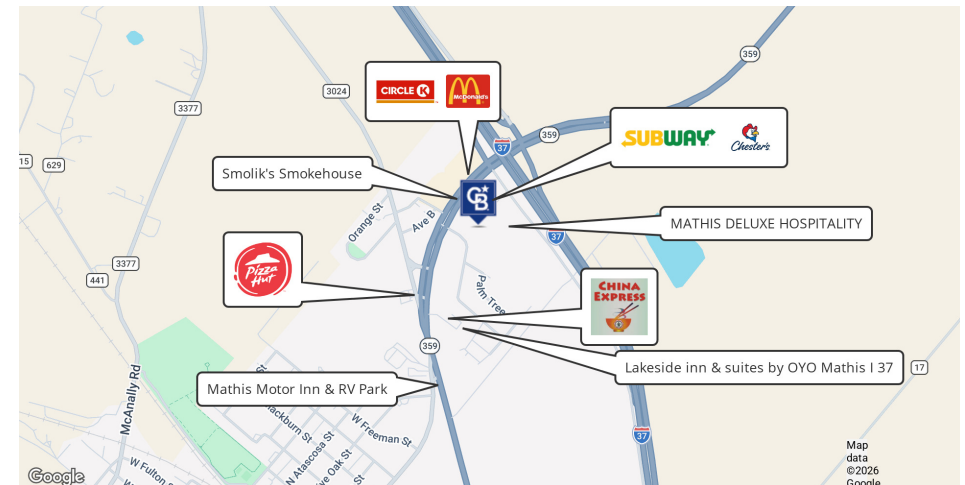
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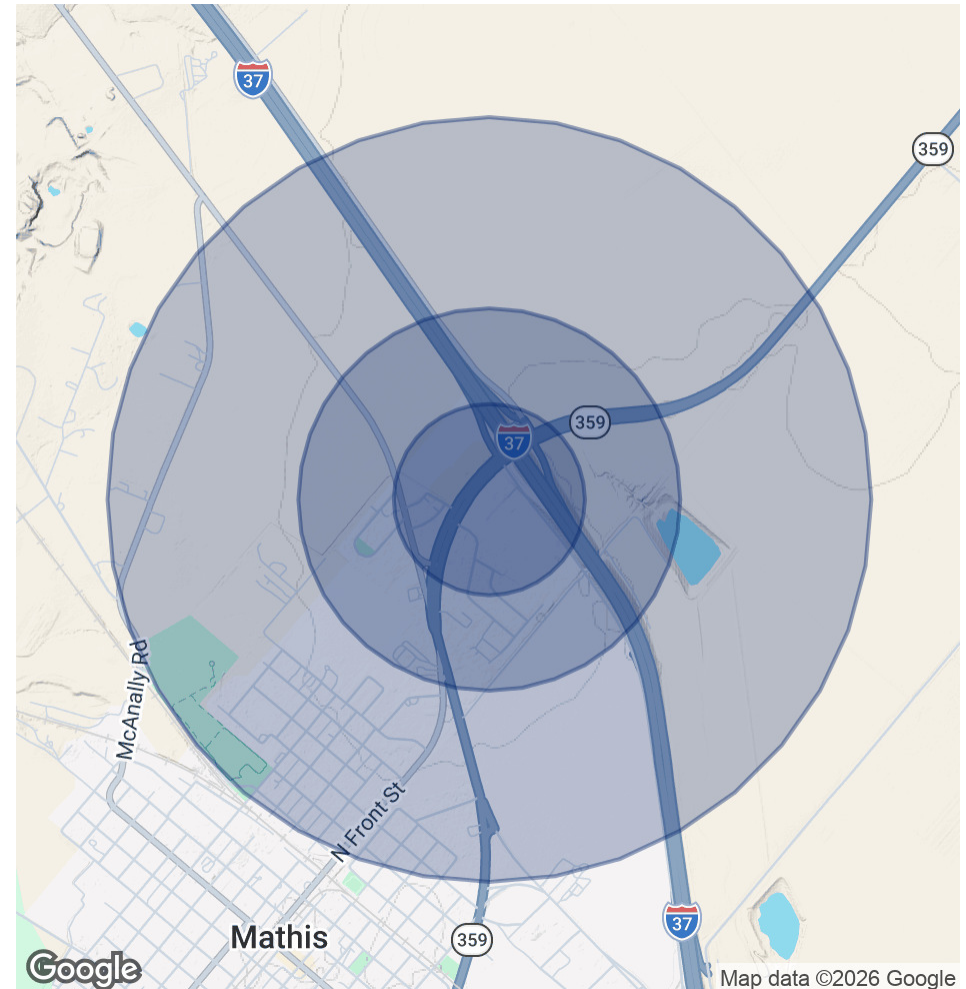
FOR SALE

TRAVEL CENTER Demographics - 10538 North Highway 359, Mathis, TX

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	46	183	1,401
Average Age	48.3	47.6	40
Average Age (Male)	40.1	39.5	39.3
Average Age (Female)	74.9	73.7	48.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	25	100	587
# of Persons per HH	1.8	1.8	2.4
Average HH Income	\$51,120	\$50,120	\$48,497
Average House Value	\$102,153	\$96,566	\$81,384

2023 American Community Survey (ACS)



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All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

FOR SALE

CONVENIENCE STORE 104 S 8th Street, Skidmore, TX



Building Size: ±7,181 SQFT

Lot Size: ±1.38 Acres

STORE 2 - CONVENIENCE STORE | SKIDMORE, TEXAS

Located at 104 8th Street, this well-positioned convenience store sits on approximately **1.38 acres** and offers strong potential for both retail operation and additional income generation. The **7,181-square-foot building**, originally constructed in 1995 and **remodeled in 2026**, features updated improvements that enhance both functionality and customer appeal.

SCAN TO VIEW PROPERTY VIDEO



The property includes a **fuel canopy** with 2-Pumps serving local and pass-through traffic, supporting consistent daily volume.

Inside, the store is equipped with a **beer cave, full kitchen, and a branded food** offer featuring Champs Chicken, providing a solid foundation for food and beverage revenue.

A key value-add component of this property is the presence of three separate unused sections within the structure, offering excellent opportunity for additional lease income or business expansion. These spaces provide flexibility for retail, office, or service-based tenants, increasing overall revenue potential.

This site is also pre-approved for an Schlotzsky's Franchise to be transferred to buyer.

This versatile property combines an established convenience store operation with meaningful upside through leasable space, **making it a strong addition to this three-store investment portfolio.**

The Speedway Express name and branding are not included in the sale.

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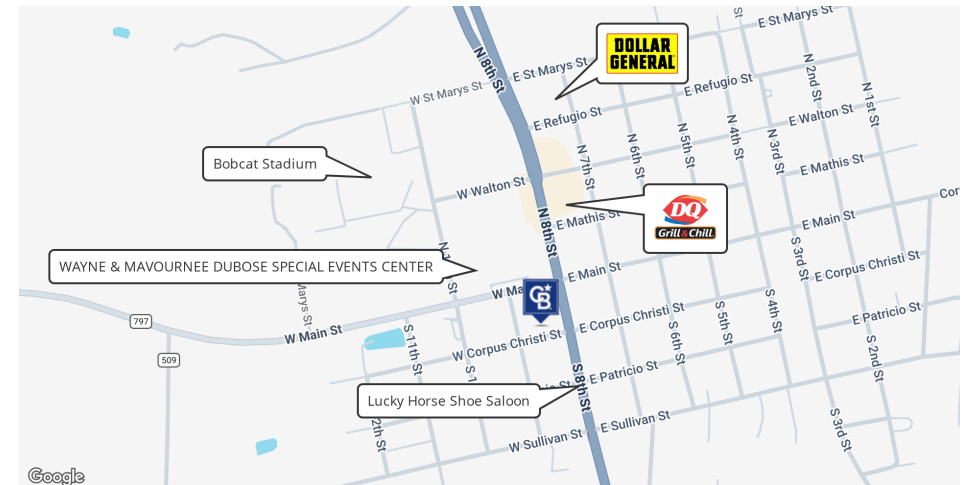
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FOR SALE

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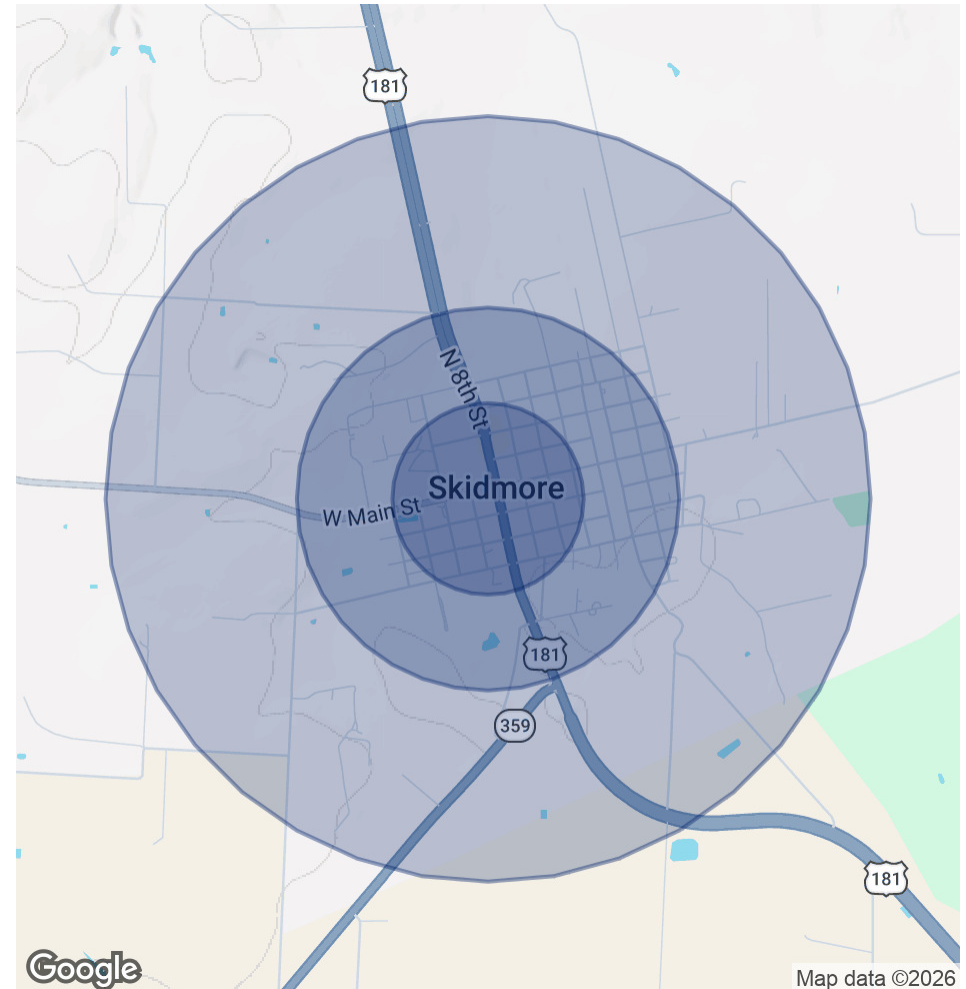
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CONVENIENCE STORE Demographics - 104 S 8th Street, Skidmore, TX

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2	12	50
Average Age	57.7	40	38.5
Average Age (Male)	49.3	34.2	32.9
Average Age (Female)	61.9	42.6	41

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	0	4	19
# of Persons per HH		3	2.6
Average HH Income		\$66,698	\$56,283
Average House Value		\$117,329	\$67,135

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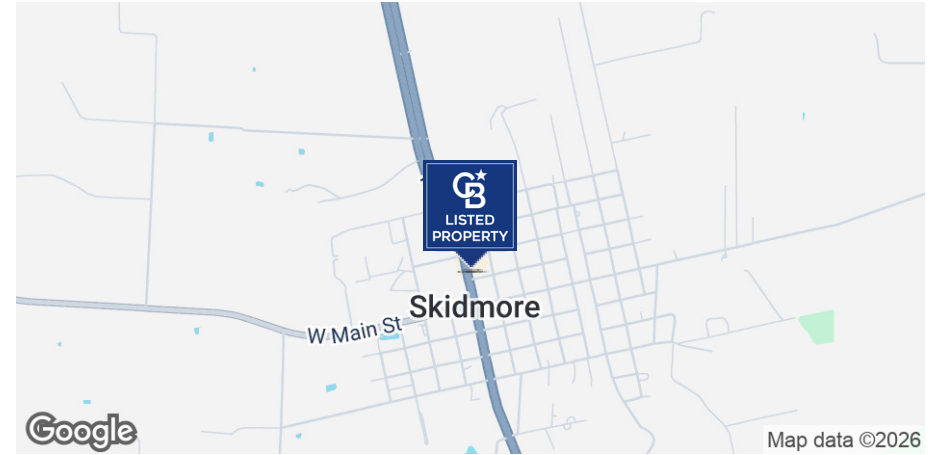


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FOR SALE

CONVENIENCE STORE 208 N 8th Street, Skidmore, TX



Building Size: ±3,120 SQFT

Lot Size: ±0.52 Acres

STORE 3 - CONVENIENCE STORE | SKIDMORE, TEXAS

Located at 208 8th Street, this convenience store sits on approximately **0.52 acres** and offers a compact, efficient footprint ideal for **steady local traffic**. The **3,120-square-foot building**, originally constructed in 1982 and **remodeled in 2026**, features recent updates that enhance both functionality and customer experience.

**SCAN TO VIEW
PROPERTY VIDEO**



The property includes a **full fuel canopy with 2-Pumps**, supporting consistent service for both local residents and pass-through customers.

Inside, the store offers a small **kitchen setup**, providing additional revenue opportunities through food service and prepared items.

This recently upgraded location is a strong complementary asset within the three-store portfolio, **offering reliable day-to-day operations with continued upside potential**.

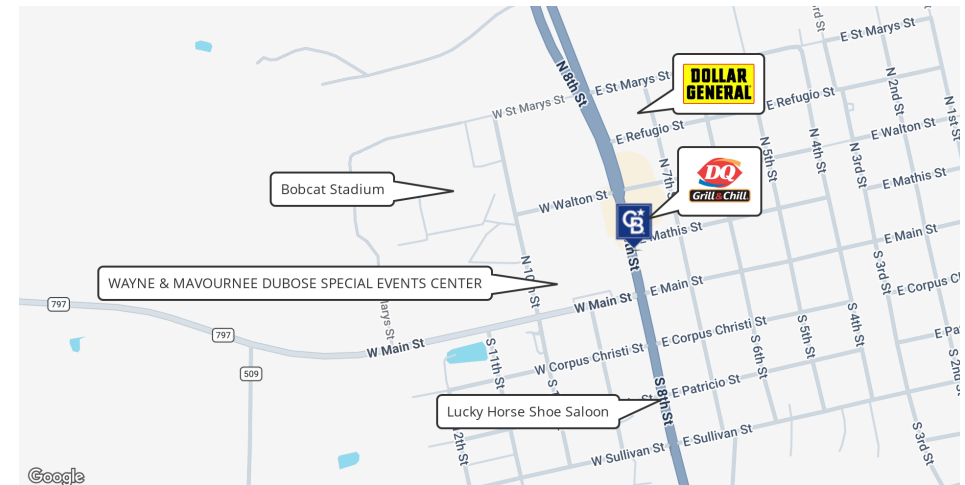
The Speedy Express name and branding are not included in the sale.

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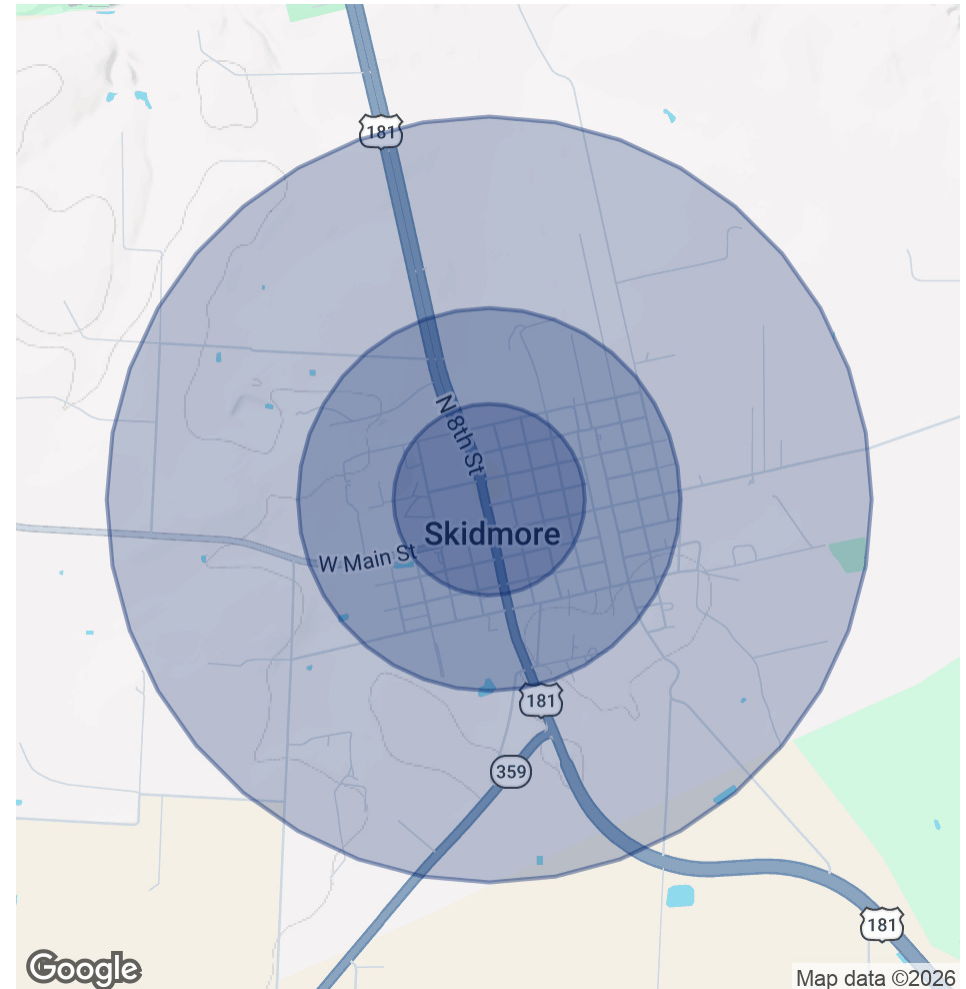
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CONVENIENCE STORE Demographics - 208 N 8th Street, Skidmore, TX

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2	13	50
Average Age	64.1	39.1	39.8
Average Age (Male)	54.8	33.4	34
Average Age (Female)	67.7	41.3	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	5	19
# of Persons per HH	2	2.6	2.6
Average HH Income	\$69,909	\$55,548	\$57,594
Average House Value		\$80,319	\$63,616

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date