

RETAIL FOR SALE

NEW CONSTRUCTION SHELL GAS STATION

817 E RENFRO ST, BURLESON, TX 76028



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

ASH NOORANI

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O: 7135814899

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EXECUTIVE SUMMARY

817 EAST RENFRO STREET



Offering Summary

Price:	\$5,000,000 plus inventory
Building SF:	4,652
Lot Size:	38,899 SF
Frontage:	173.17 FT
Year Built:	2025
Zoning:	Commercial
Inside Sales:	\$45,000
Outside Sales:	35,000 gallons
Game Machines:	\$12,000-\$15,000
Baja Fresh Franchise:	\$8,000

Property Overview

Located at 817 E Renfro St, Bursleson, TX 76028, this newly constructed gas station and convenience store presents a compelling investment opportunity in one of the fastest-growing corridors within the Fort Worth metro area. Built in 2024, the property features a 4,652 SF building situated on a 38,899 SF lot, with approximately 173.17 feet of frontage along E Renfro St, providing excellent visibility and accessibility.

The business is currently generating approximately \$45,000 in monthly inside sales, 35,000 gallons in monthly fuel volume, \$12,000–\$15,000 from game machines, and \$8,000 from the Baja Fresh franchise. The surrounding trade area is supported by strong demographics, with a 3-mile population of 40,993 and a median household income of \$95,467, reflecting a stable and affluent customer base.

With its modern construction, strong in-place revenue, substantial growth projections, and prime location, this property offers an exceptional opportunity for investors and owner-operators seeking a high-upside asset in the expanding Bursleson market.

Project Performance:

- Inside Sales: \$120,000+ per month
- Outside Sales: 120,000 gallons per month
- Baja Fresh Sales: \$30,000+ per month
- Game Machine Revenue: \$20,000+ per month

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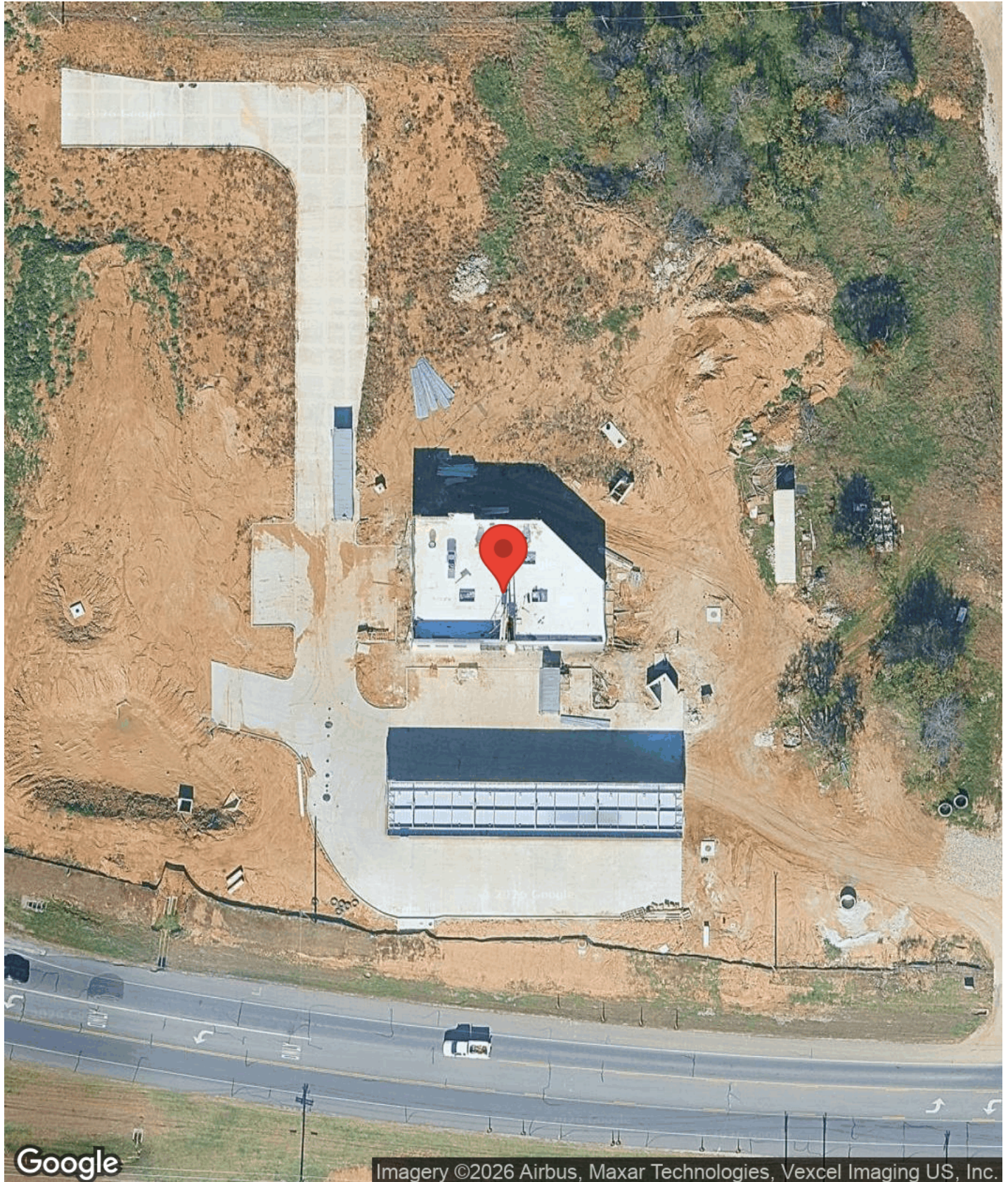
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AERIAL MAP

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DEMOGRAPHICS

817 EAST RENFRO STREET



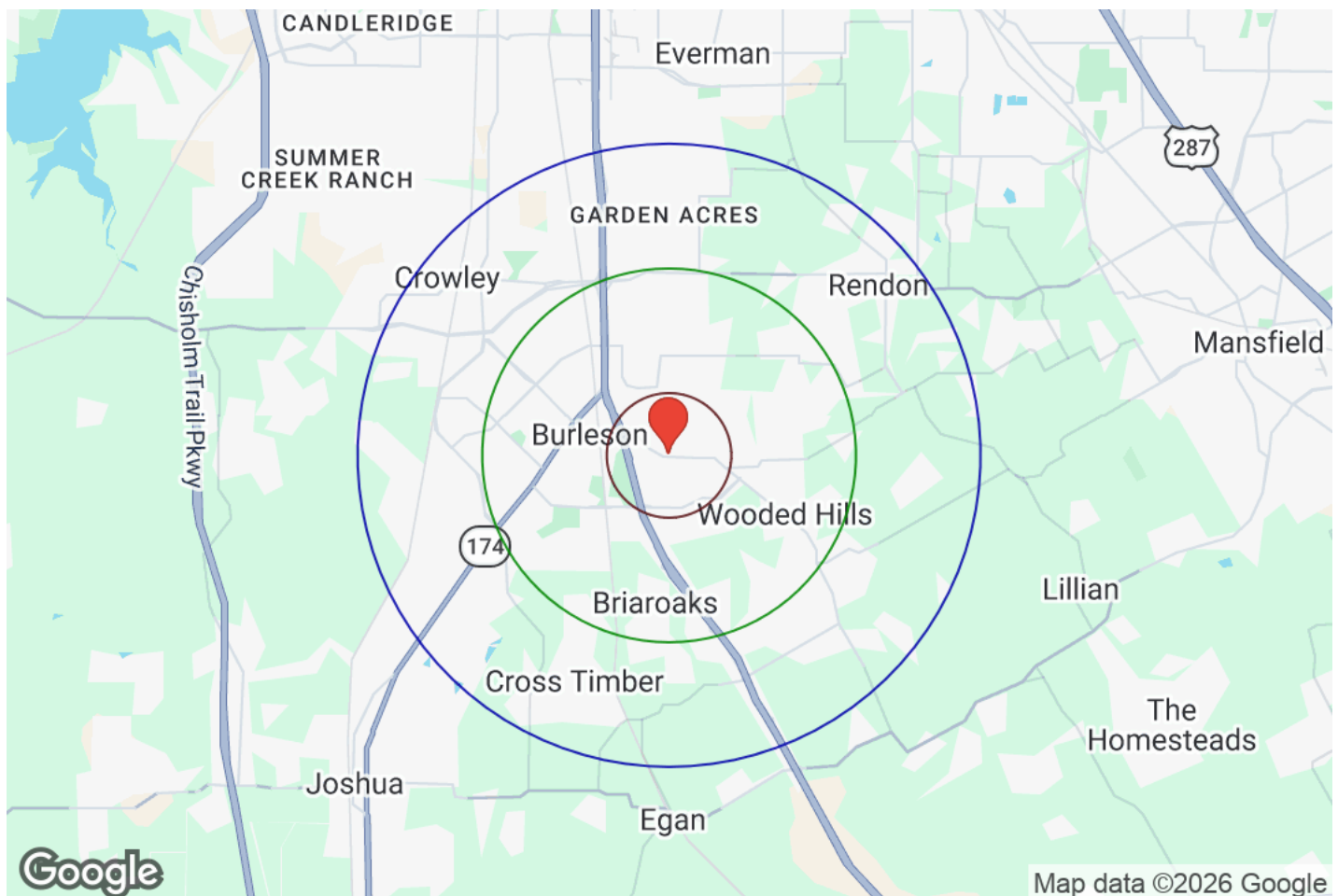
Population	1 Mile	3 Miles	5 Miles
Male	1,699	19,951	52,460
Female	1,728	21,042	55,170
Total Population	3,427	40,993	107,629

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,299	26,354	59,820
Black	154	2,931	15,068
Am In/AK Nat	9	98	269
Hawaiian	3	29	54
Hispanic	825	9,719	26,853
Asian	55	795	2,723
Multiracial	83	1,049	2,745
Other	N/A	16	108

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,409	16,297	40,785
Occupied	1,324	15,219	38,074
Owner Occupied	855	10,911	27,485
Renter Occupied	469	4,308	10,589
Vacant	85	1,079	2,710

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	694	8,470	23,163
Ages 15 - 24	504	5,307	13,996
Ages 25 - 54	1,330	16,058	43,800
Ages 55 - 64	434	4,812	11,816
Ages 65+	464	6,346	14,855

Income	1 Mile	3 Miles	5 Miles
Median	\$107,573	\$95,467	\$101,702
Under \$15k	90	814	1,948
\$15k - \$25k	33	727	1,358
\$25k - \$35k	66	678	1,939
\$35k - \$50k	87	1,383	3,059
\$50k - \$75k	122	2,363	5,193
\$75k - \$100k	183	2,008	5,193
\$100k - \$150k	359	3,008	8,477
\$150k - \$200k	120	1,826	5,394
Over \$200k	262	2,411	5,511



Distance: 1 Mile 3 Miles 5 Miles

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PROFESSIONAL BIO

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Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

DISCLAIMER

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