



Turn-Key Gas Station & Convenience Store

2190 I-40 Adrian, TX 79001

Property Features

This property represents a unique opportunity to acquire a turn-key convenience store and gas station located along Interstate 40 in Adrian, Texas. The offering provides a ready-to-operate setup for an owner-operator or investor seeking a high-visibility highway location with multiple revenue streams. Situated on approximately 2.54 acres, the site includes a 2,400 SF convenience store with a kitchen and small dining area, along with a Valero-branded fuel station featuring six pumps, including diesel. Additional income is generated through on-site **EV charging stations**, further enhancing the property's income potential. Positioned along a major cross-country corridor and near the midpoint of historic Route 66, the property benefits from consistent highway traffic and long-distance travelers.

Offering Summary

BUILDING SIZE	2,400 SF
LOT SIZE	2.54 AC
SALES PRICE	\$1,900,000.00
DELIVERY	Turn-Key

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Investment Highlights

- **Turn Key Operation:** Fully operational convenience store and gas station with established revenue streams
- **Interstate Location:** Positioned along Interstate 40, capturing consistent highway and travel traffic
- **Multiple Income Streams:** Fuel sales, in-store retail, and **EV charging** income
- **Established Fuel Partnerships:** Ongoing fuel accounts with Adrian ISD and local charge customers
- **Valero Branded Fuel Station:** Six double-sided dispensers offering premium, mid-grade, and diesel fuel
- **EV Charging Component:** Four on-site **EV charging stations** providing additional passive income (\$750/month)
- **Experienced Staff:** Long-term general manager (20+ years) and established employee base
- **Flexible Operations:** Ownership controls fuel margins and product pricing
- **Consistent Operating Hours:** Open daily from 6:30 AM – 10:30 PM



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Real Estate & Business Overview

Real Estate & Site Overview:

- 2.54 Acre Site with 2,400 SF convenience store building
- Located along Interstate 40 in Adrian, TX, a key cross country travel corridor
- Steel-coated underground fuel tanks with cathodic protection system in place
- Five underground tanks (three active, two available for future use)
- All fuel tank documentation available
- Direct highway access with strong visibility for passing traffic

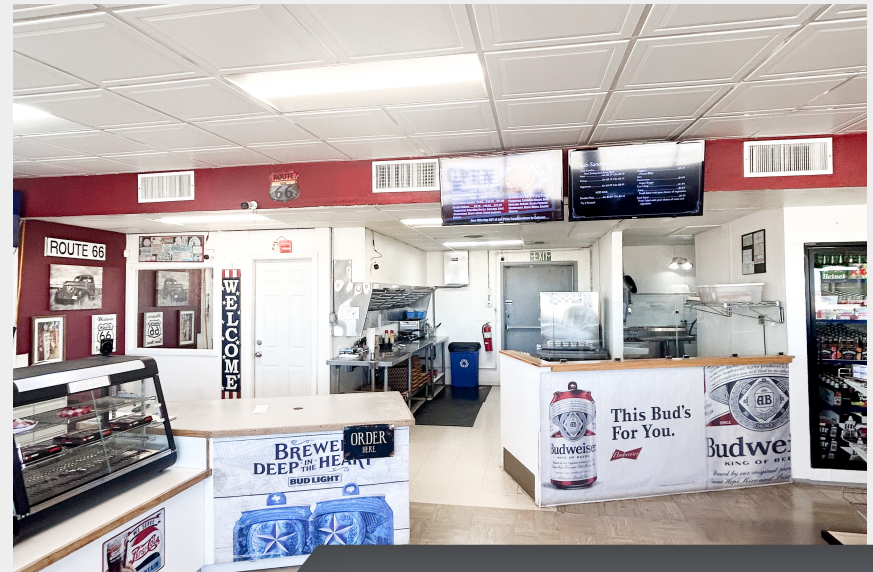
Business & Equipment Summary:

- Convenience store includes kitchen, small dining area, and two customer restrooms
- 12 cooler cases supporting beverage and retail sales
- Beer & liquor license in place with distribution from Coors, Miller, and Budweiser
- Soda equipment leased and serviced by Pepsi; coffee program supplied by Core-Mark
- Additional retail component includes Route 66 merchandise
- Ice machine owned by seller
- Vent hood with fire suppression system
- Three-compartment sink, mop sink, and hand-washing sink
- Two freezer rooms housing four deep freezers, plus additional freezer storage
- Freezer rooms can be removed or reconfigured if desired
- HVAC unit and hot water heater approximately 3–4 years old
- Propane-powered furnace with 500-gallon tank

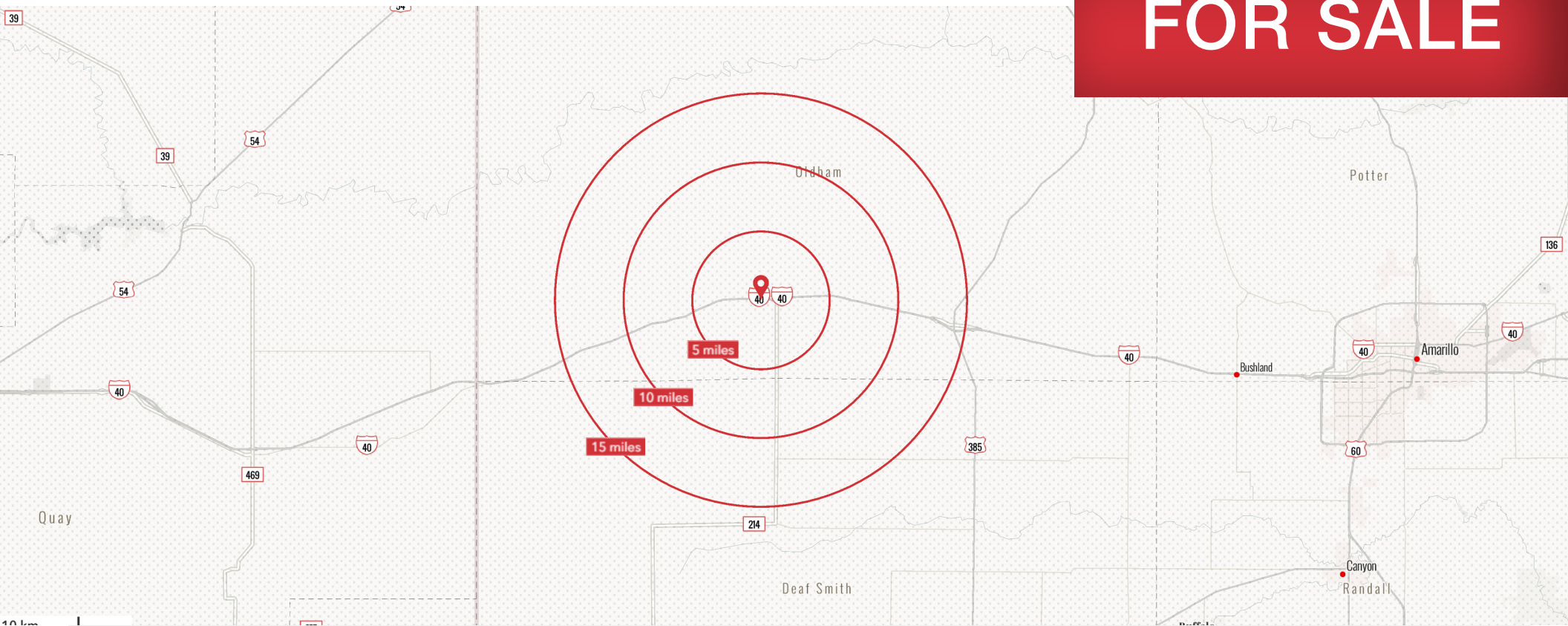


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The Property



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Location Advantages

- **Strong Interstate Presence:** Positioned directly along Interstate 40, this location benefits from over 15,000 vehicles passing the site daily, capturing a steady mix of local, regional, and long-haul traffic. As a major cross-country corridor, I-40 provides consistent exposure to travelers, commercial drivers, and commuters, supporting reliable fuel and convenience store demand throughout the year.
- **Strategic Regional Connectivity:** The property is ideally situated along a key east-west transportation route connecting Amarillo, TX and Tucumcari, NM, offering excellent access to surrounding markets across West Texas and Eastern New Mexico. This connectivity supports both transient traffic and local usage, making it a highly functional stop for travelers and nearby communities alike.
- **Route 66 Influence & Travel Demand:** Located near the midpoint of historic Route 66, the site benefits from ongoing tourism activity and nostalgia-driven travel. Combined with its interstate positioning, the property captures a unique blend of destination-based and pass-through traffic, reinforcing its long-term viability as a travel-oriented retail and fuel location.