

Gas Station for Sale

Located near Heart of Pearland

Ardent **Hardcastle**
Commercial Real Estate Brokerage



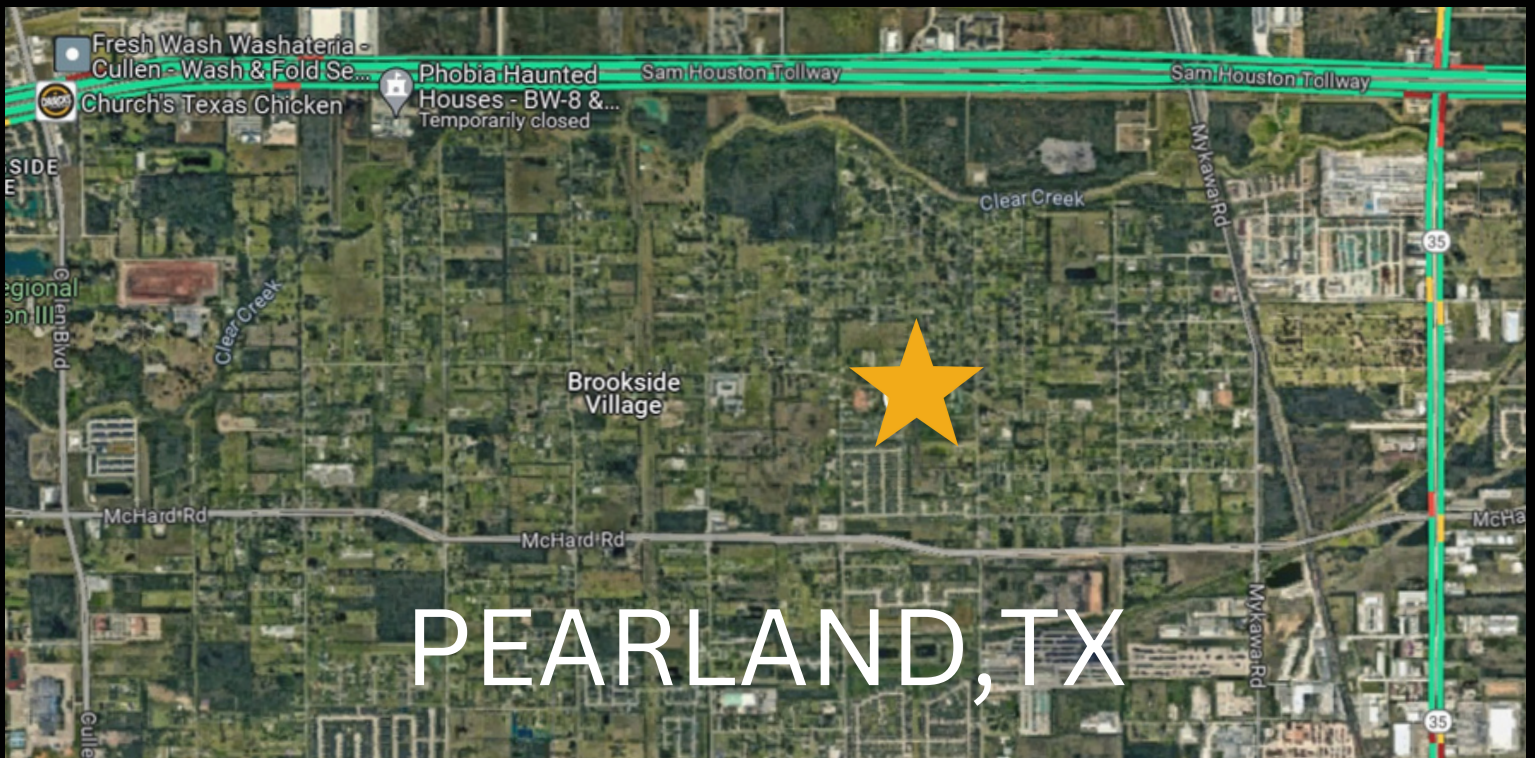
\$1,000,000

- Gross Sales Inside: \$45k+ in Grocery, Lottery, and Miscellaneous items
- Two 10k gallon Tanks Regular and Diesel/Super
- Gas Sales Outside: 15+ Gallons Mnth
- Profit Margin: 30%
- Monthly Expenses: \$7k



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PROPERTY FACTS

Property Type: Retail

Property Subtype: Service Station

Building Size: 1,600 SF

Building Class: C

Year Built: 1986

Tenancy: Single

Building Height: 1 Story

Land Acres: 1.81 AC

20 min drive

12.5 mi

Reliant Park

22 min drive

13.3 mi

Commuter Rail

Houston

28 min drive

15.9 mi

Airport

William P. Hobby

16 min drive

6.7 mi

Ellington Field

30 min drive

13.0 mi

