



**5202 S
MAIN
STREET**

SALE PRICE: CONTACT ME

EVERMARK
COMMERCIAL GROUP

POWERED BY JLA REALTY

Highlights:

- Established owner-operated gas station with real estate included
- Two operational fuel pumps
- Two service/emissions testing bays
- Long-standing local customer base
- Existing customer fuel account relationships
- Current Sunoco fuel supplier
- No current long-term fuel contract, allowing flexibility for new ownership
- Opportunity to expand hours, reopen Saturdays, and grow revenue
- Potential upside through modernized payment systems and operations
- City utilities

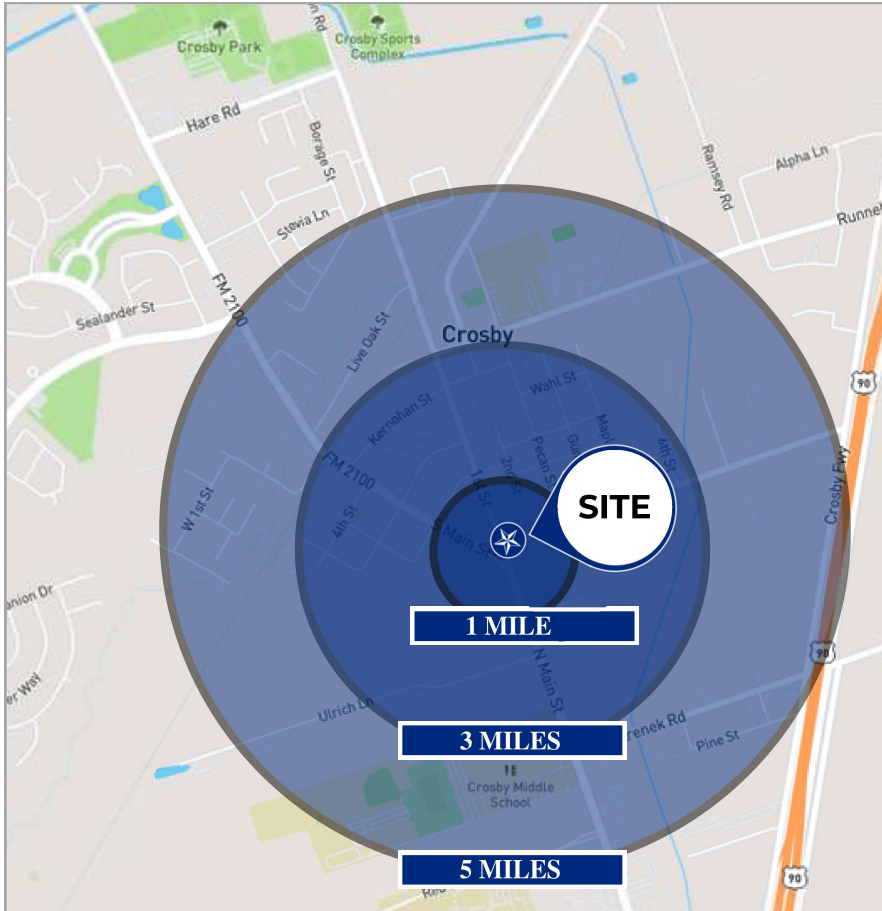
Established Gas Station | Fuel Sales | Emissions/Service Bays | Owner-Operator Upside



Aerial View



Demographics



Location

5202 S Main St

Size

± .44 ac with structures

Site Details - Development Potential

This established owner-operated gas station includes two operational fuel pumps and two service / emissions testing bays. The business has served the local area for many years and maintains an existing customer base, including fuel account relationships.

The property offers an opportunity for a hands-on owner-operator or experienced fuel/service buyer to acquire both the real estate and business operations. The current owner has reduced hours and services in recent years, creating potential upside through expanded hours, Saturday operations, modernized systems, increased marketing, and improved operational efficiencies.

The site benefits from visibility along S Main Street, access to nearby residential and commercial demand, and city utilities. Financial and operational details are available to qualified buyers during due diligence.



Household

| Population Summary | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| 2025 Population | 5,202 | 26,735 | 36,093 |
| 2024 Median Age | 33.3 | 35.1 | 35.7 |
| Average Household Income | \$99,201 | \$109,904 | \$105,784 |
| Average Home value | \$262,980 | \$262,794 | \$266,616 |



Drive Times

| Locations | Minutes |
|-----------|---------|
| FM 2100 | 1 |
| Hwy 90 | 2 |
| Bltway 8 | 14 |
| I10 | 16 |



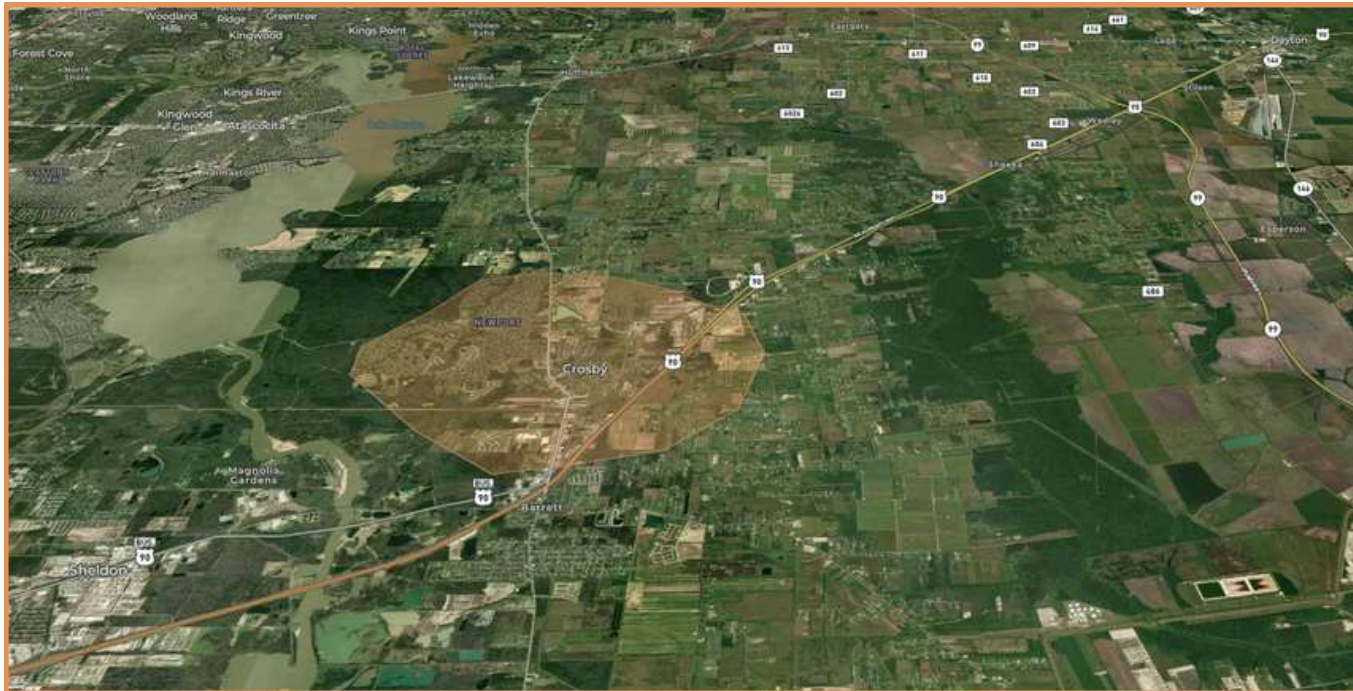
Traffic Count

| Locations | |
|------------------|------------|
| FM 2100 | 31,034 VPD |
| Miller Wilson Rd | 4,860 VPD |

Property Layout



Nearby Amenities



Food + Coffee (Fast Casual + Sit-Down)

- Crawfish Shack
- Straight Off the Road BBQ
- Hungry Jack's
- Charming Café
- The Junction Bar & Grill
- Whataburger
- Sonic Drive-In
- Dairy Queen
- Subway
- Pizza Hut
- Taco Bell
- McDonald's
- Jack in the Box
- Church's Texas Chicken

Area Access/ Demand Drivers

- FM 2100
- Highway 90
- Crosby-Lynchburg Road
- Lake Houston area
- Access toward Houston, Baytown, Dayton, and the Port of Houston corridor

Grocery + Big Box / Shopping

- Walmart
- Kroger
- Tractor Supply Co.
- Dollar General
- Family Dollar
- O'Reilly Auto Parts
- AutoZone Auto Parts
- Walgreens
- CVS Pharmacy

Residential Growth / Nearby Communities

- Sweetgrass Village
- Crosby Farms
- Cedar Pointe
- Piney Woods Community
- Newport / Lake Houston area communities

Banking

- Chase Bank
- Bank of America
- Woodforest National Bank
- Texas First Bank
- CommunityBank of Texas / local banking options

Ariel View

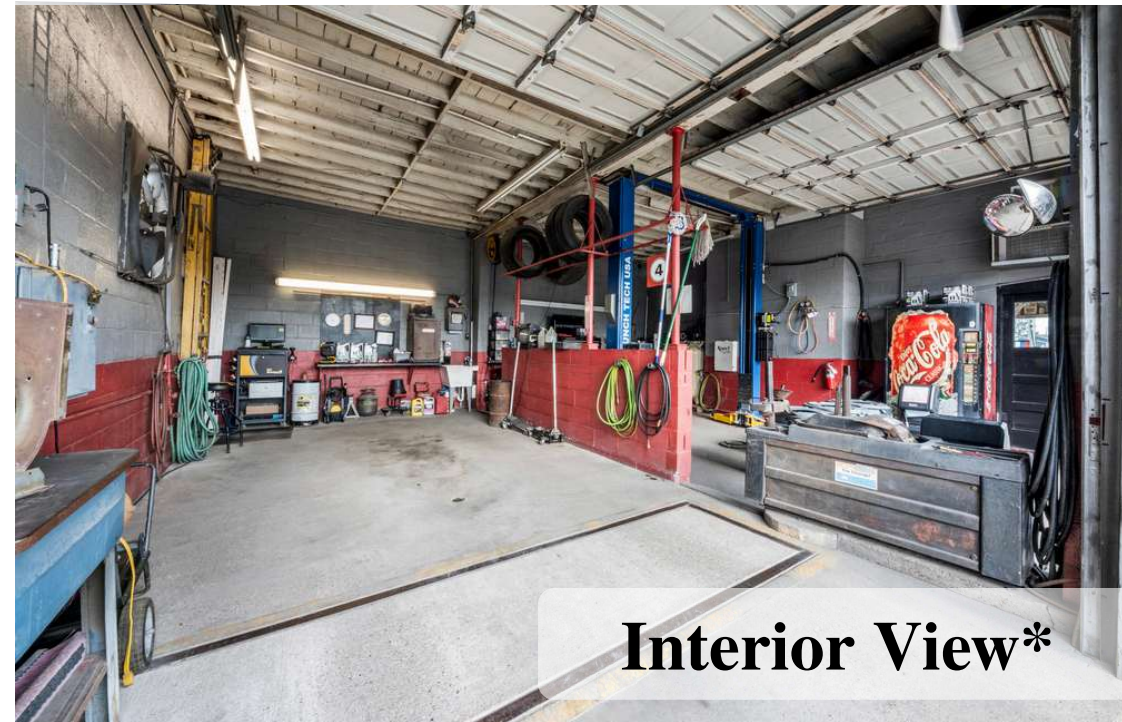




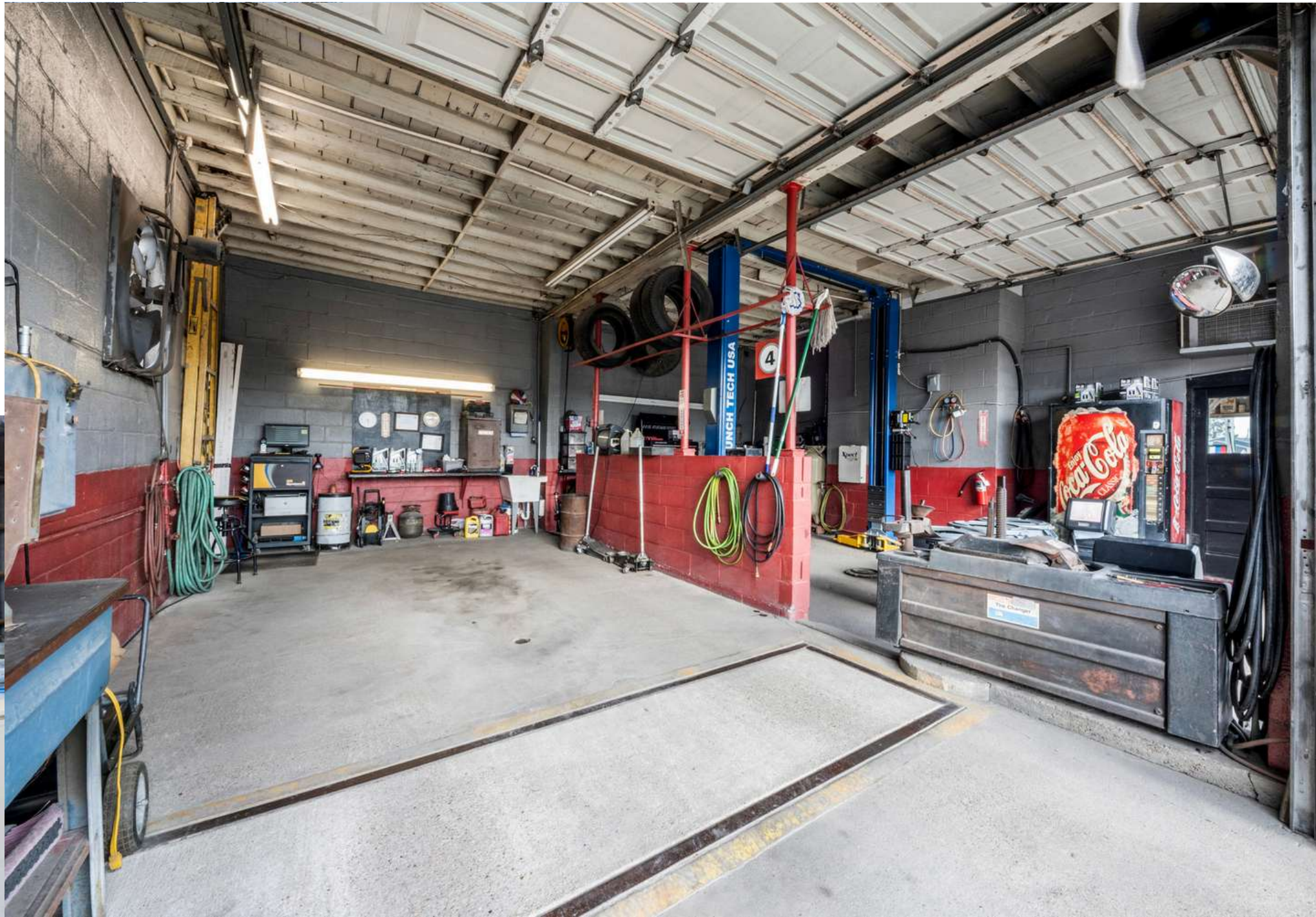
Exterior View



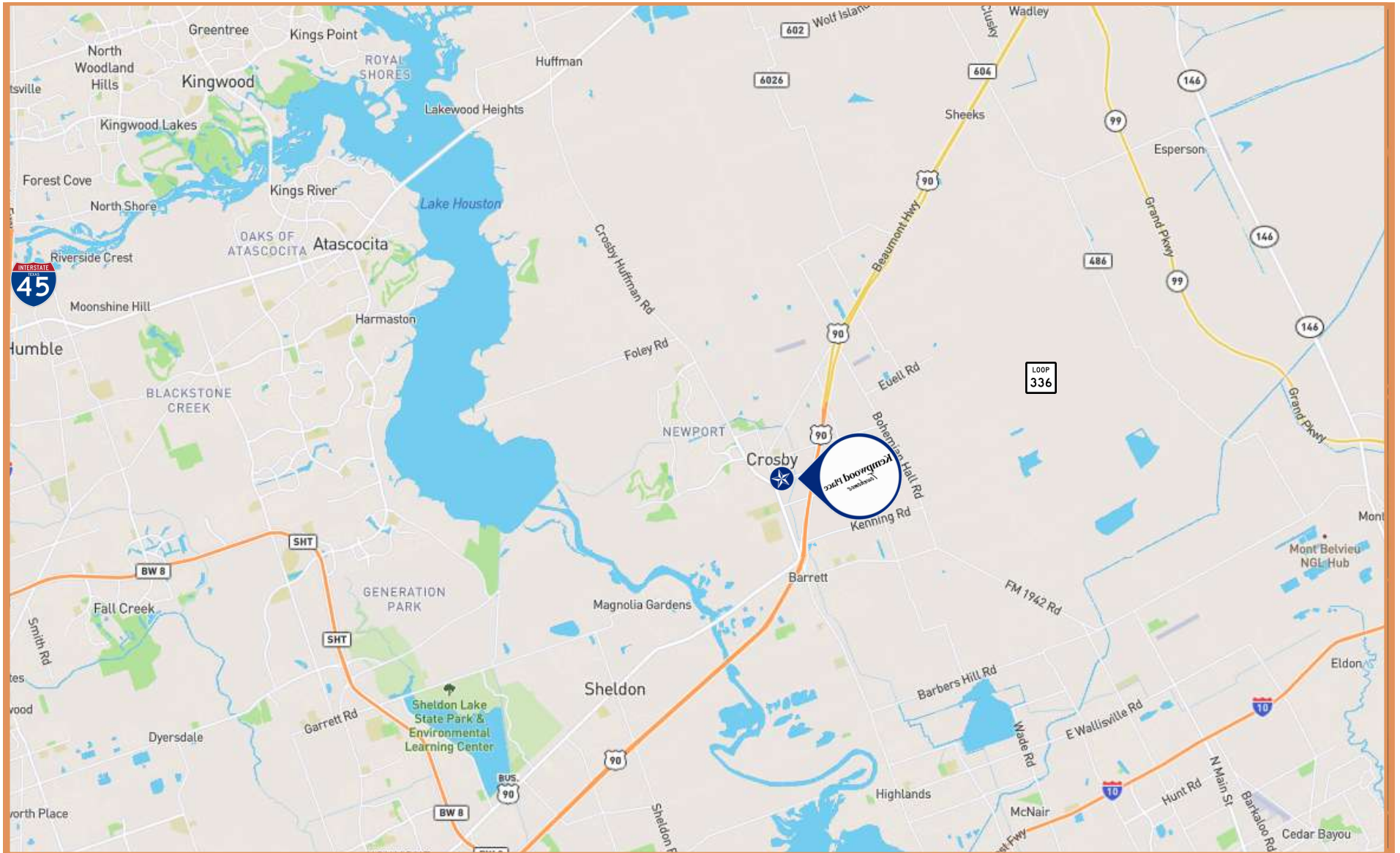
Interior View*



Interior View*



Location Map



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Seller-provided P&Ls available to qualified buyers. Revenue includes fuel sales, emissions/service-related income, and customer account activity. Additional revenue breakdown and operational details available upon request/during due diligence.



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.

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.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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|--|-------------|--------------------------------|---------------|--|
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Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date