

# CONVENIENCE STORE & GAS STATION

1579 TX-22 Whitney, TX 76692

Business & Real Estate  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

EXCLUSIVELY LISTED BY



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License No. 678815 (TX)

**Patrick Graham**

Broker of Record | Lic. No. 9005919 (TX)

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# INVESTMENT HIGHLIGHTS

**\$801,072**  
List Price

**6 Gas, 2 18-Wheeler Pumps**  
Pump Count

## Property Highlights


- **Business and Real Estate Offered as a Package** – Sale includes both the operating business and underlying real estate, providing a comprehensive owner-user investment opportunity.
- **Owner-User Value-Add Potential** – Ideal for an owner-operator seeking to grow an existing revenue stream while capturing long-term real estate appreciation.
- **Established Business with Strong Revenue** – Existing operations generate approximately \$2.18 million in annual sales, offering immediate cash flow and operational stability.
- **Large Lot with Expansion Capability** – The expansive site offers future development or service expansion potential, such as the addition of a car wash or complementary service lines.
- **Strategic Central Texas Location** – Positioned within proximity to major Texas metros, including approximately 35 miles south of Waco, 55–60 miles south of Fort Worth, and 65–70 miles south of Dallas.
- **Near Lake Whitney Recreational Corridor** – Located roughly 10 miles from Lake Whitney, a regional recreation destination that drives consistent weekend, holiday, and seasonal customer traffic.





 Whitney Place Apartments Complex



 ADVANTAGE FENCE



 Turner Place Senior Living Complex

 Whitney Intermediate School  
±1,475 Students

 Whitney Elementary  
±380 Students



Stor-It Storage



S Bosque St

Subject Property 



**1579 TX-22**

Whitney, TX 76692

**±4,710 SF**

GLA

**2000**

Year Built

**Owner-Operated**

Type of Ownership

**±2.58 AC**

Lot Size



# WHITNEY, TX

## Local Market Overview

Whitney, Texas is a city in Hill County located between Waco and Dallas, providing convenient access to both regional centers while maintaining a strong local community. Its position near major transportation routes supports connectivity for residents and businesses, and its proximity to Lake Whitney contributes to consistent activity without reliance on large-scale development. The city offers essential services, housing options, and public facilities that support everyday living.

The local economy is stable and supported by small businesses, light manufacturing, retail, agriculture, and service-based employers. Lake-related recreation and tourism add seasonal economic activity, while many residents commute to nearby employment hubs in Waco, Hillsboro, and the Dallas–Fort Worth area. This balance of local employment and regional access supports economic continuity and long-term community growth.



Image capture: Aug 2023 © 2025 Google

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,024	4,272	8,985
Current Year Estimate	947	3,988	8,466
2020 Census	878	3,679	7,750
Growth Current Year-Five-Year	8.17%	7.12%	6.14%
Growth 2020-Current Year	7.78%	8.41%	9.23%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	414	1,710	3,740
Current Year Estimate	382	1,597	3,533
2020 Census	346	1,464	3,203
Growth Current Year-Five-Year	8.29%	7.09%	5.85%
Growth 2020-Current Year	10.52%	9.09%	10.29%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$75,329	\$82,808	\$80,727

# DALLAS, TX

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The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

## Total Population

8.3 million+

## Median HH Income

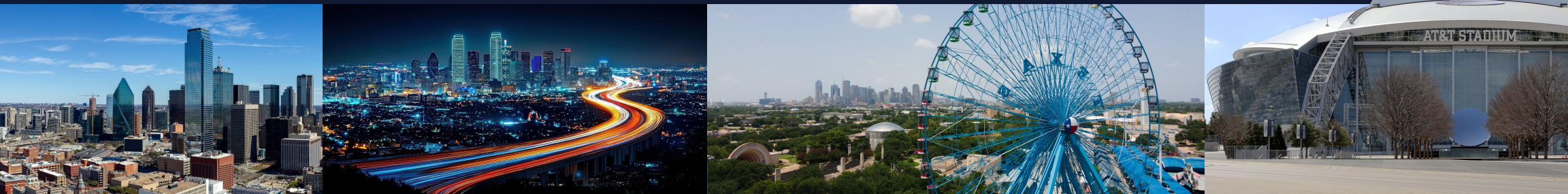
\$89,713

## Annual Visitors

75.5 Million+

## GDP

\$745+ Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1579 TX-22, Whitney, TX, 76692 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



# 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date