



FORUM
CRE



CUSHMAN &
WAKEFIELD

FOR SALE

**201 South Broadway
Premont, TX 78375**

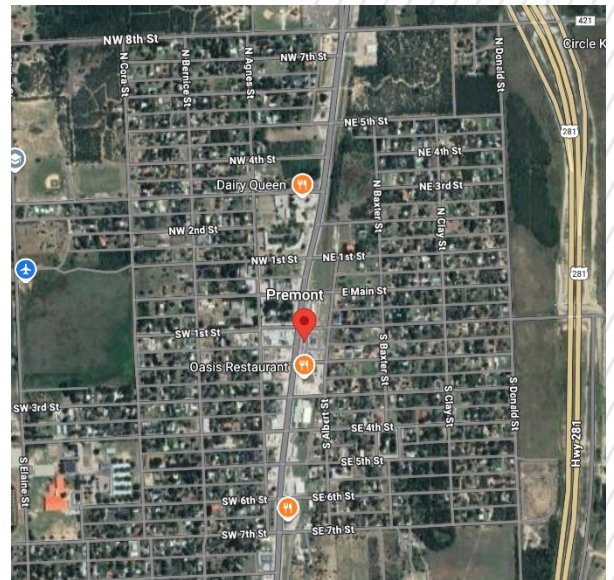


PROPERTY HIGHLIGHTS

Former gas station available for sale in Premont, Texas. This space features a 3,692 SF building on a corner lot.

BUILDING SF	3,692
LAND SF	87,654
YEAR BUILT	1997
PARKING	TBD
TRAFFIC COUNTS	7,188 VPD

SIGNAGE TYPE	Pylon
3-MILE (POP.)	270
5-MILE (POP.)	2,425
AVG HH. INCOME	\$45,712
SPACE USE	Gas Station



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LEGAL INFORMATION

TAX PARCEL ID	23945
2024 RE TAXES	\$4,799.24
ZONING	Commercial



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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