



FOR SALE
ASKING \$550,000 OR BEST OFFER

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Sale Terms: \$550,000

Available Due Diligence:

- ALTA Survey dated 12-28-22
- Phase 1 ESA dated 11-18-22
- Arkansas Tank Testing Services Report
- * Sales Report Summary 12-21-22

* Reports provided by SQRL. Owner has not confirmed accuracy. Ownership has installed a new Cathodic Protection system to the USTs. (2026) The tanks are registered with Arkansas DEQ.

There is NO FUEL SUPPLY AGREEMENT.

According to the Arkansas Alcoholic Beverage Control department, there are four historic beer sales permits which means a new operator can apply for a new permit. Annual cost is \$350. Requires a background check and completion of a one hour class.

Availability: Immediately

The subject offering is the opportunity to own a gas station & convenience store property at 600 South Holly Street in the northwest Arkansas city of Siloam Springs. The 1/2 acre parcel is across the street from Siloam Springs Middle School and less than a mile south of John Brown University (2,340 undergraduate and graduate students). The property and business were acquired by SQRL in early 2023 and the property was re-sold as a 20 year sale leaseback. Shortly after the SQRL lease commenced, the rapidly expanding company experienced financial shortfalls, leading to their bankruptcy filing. The SQRL lease has been formally terminated. This site could be re-established as a gas station having previously been a vibrant business serving the local students and surrounding community. The property consists of a $\pm$ 2,400 sf retail building on $\pm$ 0.47 acres of land. There are two MPD's under canopy and a kitchen / restaurant in the retail building. We believe there are two underground storage tanks, one 8,000 gallon tank for unleaded fuel and one 3,000 gallon tank for deisel fuel. The tanks are now empty and a new cathodic protection system was just installed. The tanks have been drained and are registered with Arkansas DEQ. Approximately 5,400 people live within one mile of the property. Northwest Arkansas continues to experience rapid population growth. Ownership is now looking to sell the property "As Is". Previous operators had obtained a permit to sell beer on site, according to Arkansas ABC. The Seller will provide an investor or tenant all property reports and information in their possession but cannot represent their accuracy. Any interested party must conduct their own comprehensive testing and due diligence.



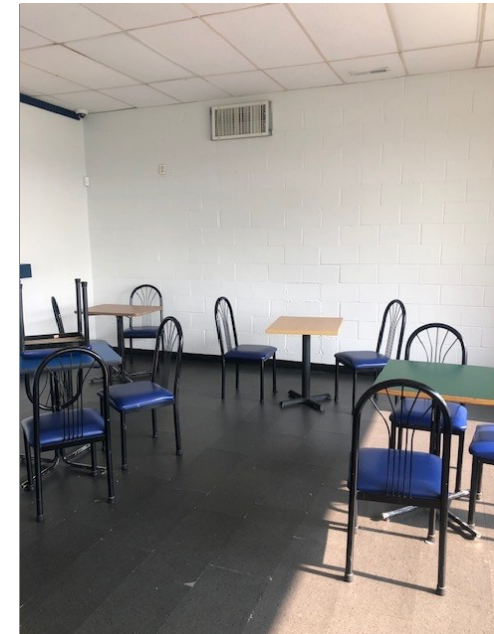
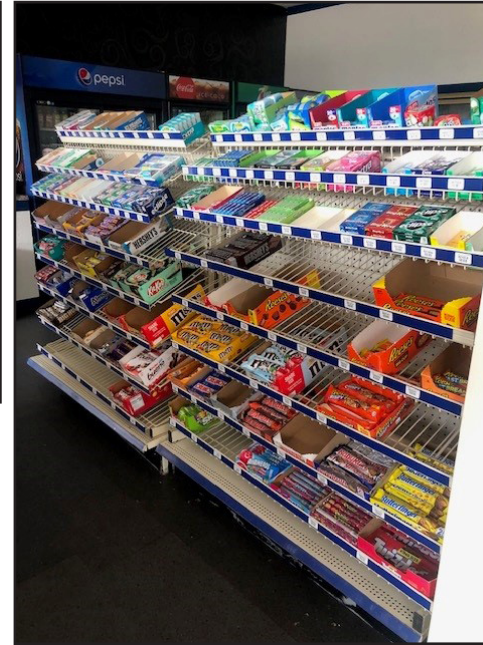
Land Area:	$\pm$ 0.47 Acres	($\pm$ 37,897 SF)
Building Area:	$\pm$ 2,400 SF	w/ Drive-thru



	<u>3 miles</u>	<u>5 miles</u>
Population:	41,960	61,860
Average HH Income:	\$113,358	\$115,519

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions or withdrawal from the market. The Silver Group recommends all interested parties conduct their own comprehensive due diligence.



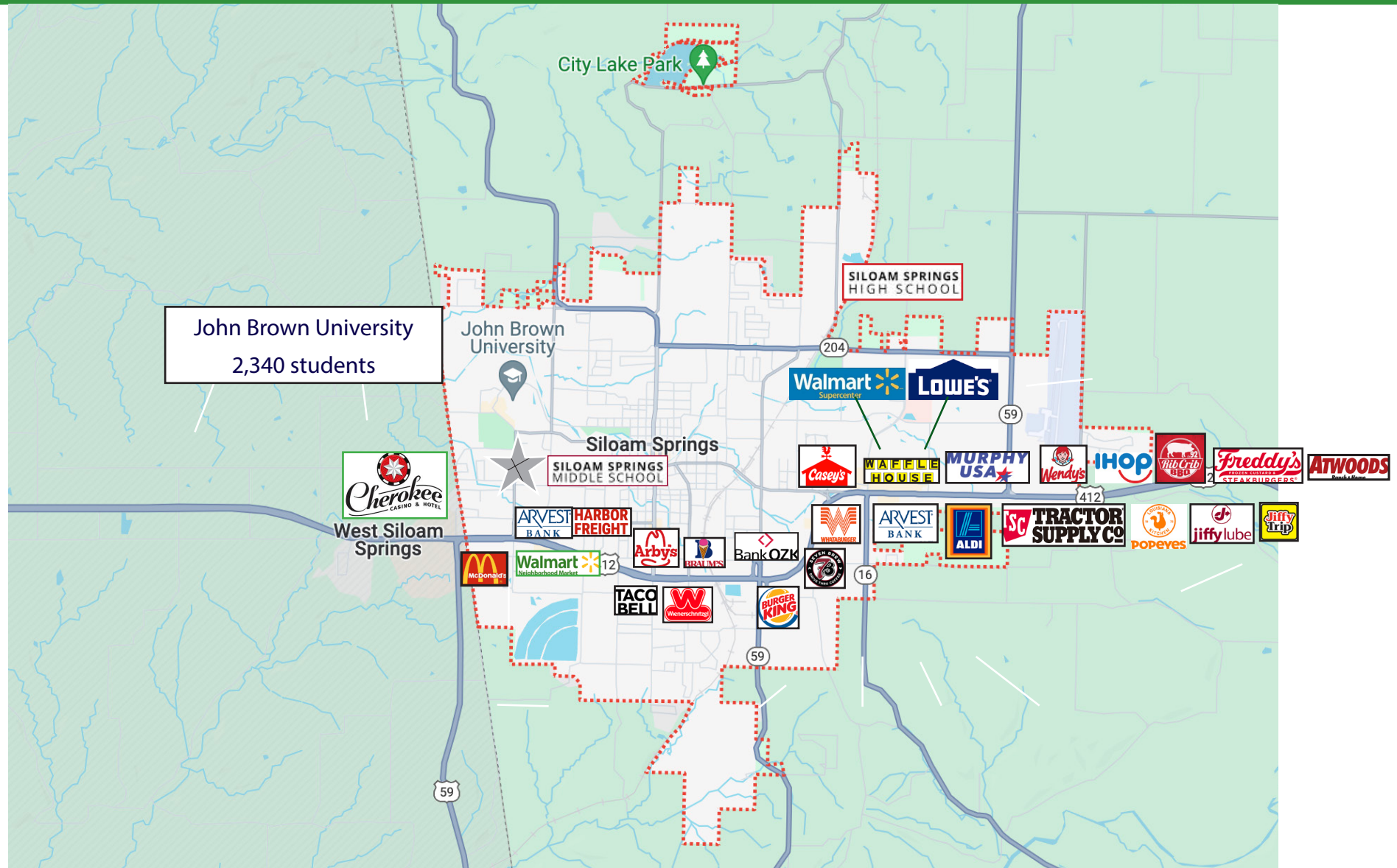


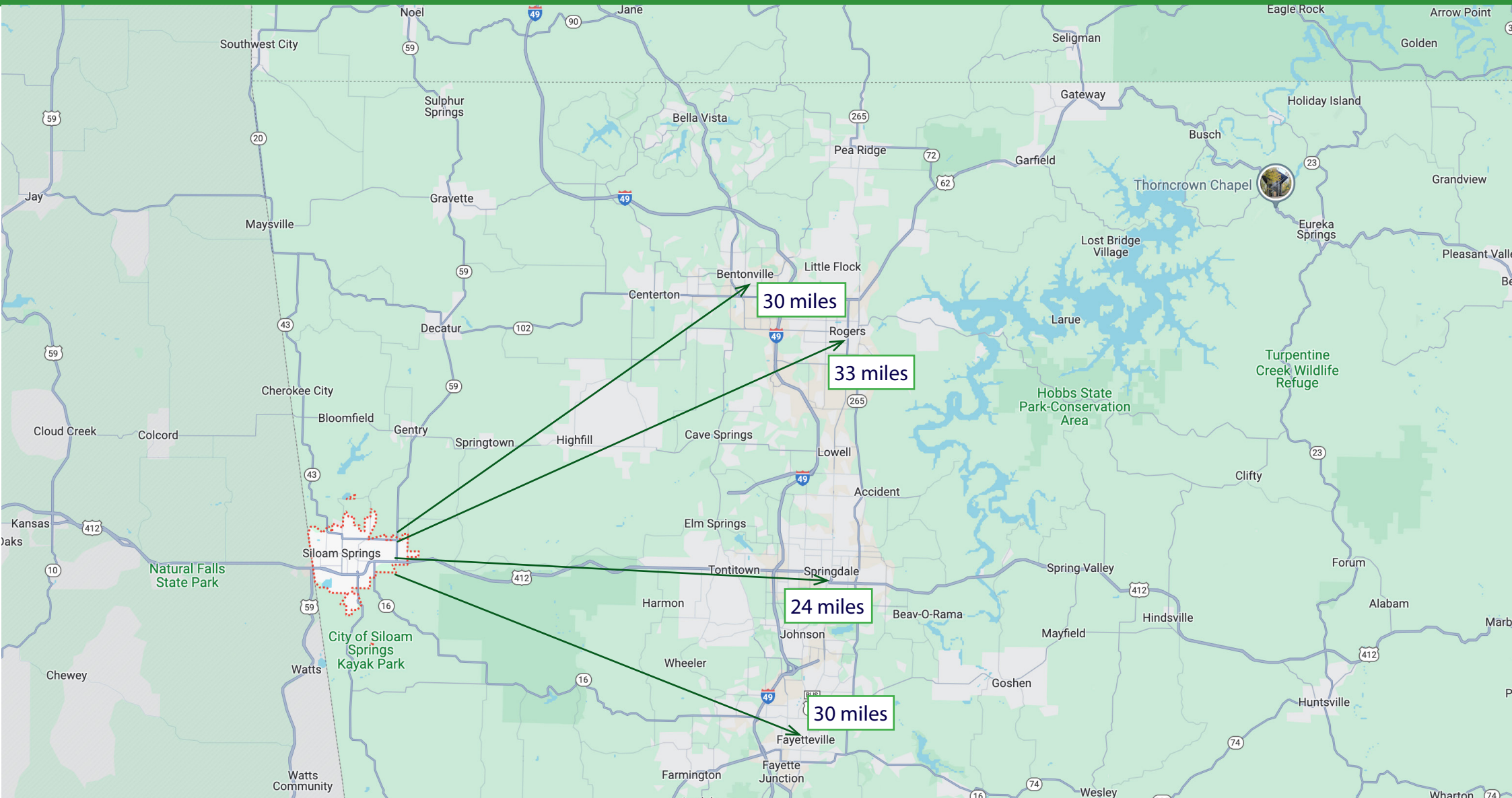
Additional Photos -

SQRL Convenience Store
600 South Holly St., Siloam Springs, AR 72761









ABOUT THE AREA



2026 Area Populations:

Bentonville	65,277
Fayetteville	107,309
Rogers:	78,278
Springdale:	90,387

Siloam Springs is a city in northwest Arkansas sharing the border with Oklahoma and Missouri. It is home to John Brown University with its 200 acre campus serving approximately 2,400 students. Simmons Foods, Inc. is a large employer in the city. Simmons Prepared Foods ranks in the top 15 poultry producers in the United States and Simmons Pet Food is the largest supplier of store brand wet pet food in North America. There are nearly 26,000 residents living within five miles of this site.

Northwest Arkansas is commonly used to refer to the rapidly growing cities of Bentonville, Rogers, Springdale and Fayetteville. The MSA is comprised of 605,000 residents and was recently ranked the 8th fastest growing MSA in the United States (2023). The population increased by 25% between 2010 and 2020, driven by three huge Fortune 500 companies - Walmart, Tyson Foods and J.B Hunt Transport. The population increased by 2.3% from 2022 - 2023. Cities in the area are preparing for continued influx of new residents with both long term and near term plans for housing and infrastructure.

Nearby Bentonville is world-renowned as the retail capital of the world as it is headquarters to Walmart, Inc. Tyson Foods in Springdale is the world's leading producer of poultry and beef and the second largest producer of pork. J.B. Hunt is the nation's largest publicly owned truckload carrier. Transplants from California, Colorado and Texas have flooded the area in pursuit of a low cost of living, laid back lifestyle and beautiful natural amenities.

Demographic Summary Report

Sinclair			
600 S Holly St, Siloam Springs, AR 72761			
Building Type: General Retail	Total Available: 0 SF		
Secondary: Convenience Store	% Leased: 100%		
GLA: 2,400 SF	Rent/SF/Yr: -		
Year Built: 1999			
Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	6,367	30,303	45,934
2024 Estimate	5,487	25,980	39,853
2020 Census	5,406	23,563	36,690
Growth 2024 - 2029	16.04%	16.64%	15.26%
Growth 2020 - 2024	1.50%	10.26%	8.62%
2024 Population by Hispanic Origin	1,220	5,332	7,285
2024 Population	5,487	25,980	39,853
White	2,867 52.25%	13,657 52.57%	22,271 55.88%
Black	79 1.44%	286 1.10%	343 0.86%
Am. Indian & Alaskan	290 5.29%	1,598 6.15%	2,904 7.29%
Asian	90 1.64%	496 1.91%	934 2.34%
Hawaiian & Pacific Island	9 0.16%	33 0.13%	49 0.12%
Other	2,152 39.22%	9,910 38.14%	13,352 33.50%
U.S. Armed Forces	0	0	0
Households			
2029 Projection	2,080	10,497	16,241
2024 Estimate	1,791	9,001	14,105
2020 Census	1,772	8,200	13,064
Growth 2024 - 2029	16.14%	16.62%	15.14%
Growth 2020 - 2024	1.07%	9.77%	7.97%
Owner Occupied	961 53.66%	5,543 61.58%	9,248 65.57%
Renter Occupied	831 46.40%	3,458 38.42%	4,857 34.43%
2024 Households by HH Income	1,792	9,001	14,106
Income: <\$25,000	432 24.11%	1,529 16.99%	2,502 17.74%
Income: \$25,000 - \$50,000	405 22.60%	2,063 22.92%	3,348 23.73%
Income: \$50,000 - \$75,000	320 17.86%	2,221 24.68%	3,337 23.66%
Income: \$75,000 - \$100,000	284 15.85%	1,411 15.68%	2,116 15.00%
Income: \$100,000 - \$125,000	188 10.49%	715 7.94%	1,057 7.49%
Income: \$125,000 - \$150,000	20 1.12%	258 2.87%	540 3.83%
Income: \$150,000 - \$200,000	67 3.74%	393 4.37%	629 4.46%
Income: \$200,000+	76 4.24%	411 4.57%	577 4.09%
2024 Avg Household Income	\$69,371	\$74,602	\$73,378
2024 Med Household Income	\$53,352	\$61,232	\$60,014

Demographic Market Comparison Report

