

PRICE: \$18,000,000.00

SIZE: Building: ±12,366 SF
Land: ±12.56 AC

ZONING: C-2 Commercial

RETAIL OPERATIONS:

Burger King ±2,463 SF
Little Caesars ±925 SF
C-Store Travel Center ±5,678 SF
IHOP ±3,300 SF

Total SF ±12,366 SF

FUEL: Truck Diesel Pumps (7)
Auto Gasoline Pumps (14) (fuels 28 autos)
Fuel Branding Independent

CHARGING: Tesla Terminals (20)

MISC: RV Parking Spaces (27)
Truck Automated Wash (1)
Showers (3)
Coin Laundry (6)

ACCESS: I-20 & N Hays Rd
Two (2)-Way Traffic on North & South Frontage Roads

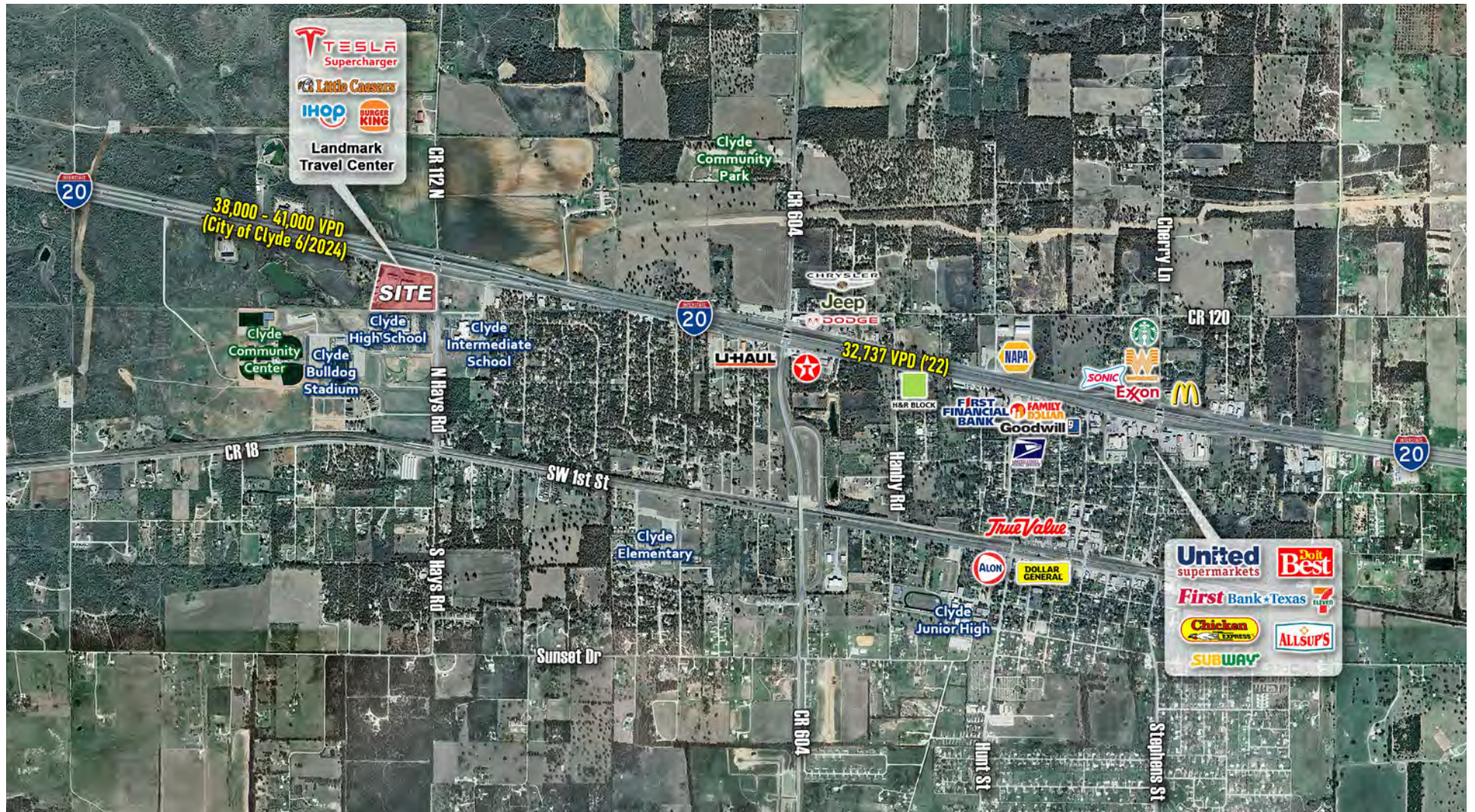
PAD SITE: Hard Corner Dog Park Relocation and convert to Ground Lease or Sale

OPENED: April 2022



DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles	10 Miles
2023 Population	2,011	5,285	7,725	16,205
Daytime Population	1,740	4,281	5,907	14,067
Average HH Income	\$72,519	\$72,345	\$74,366	\$81,199



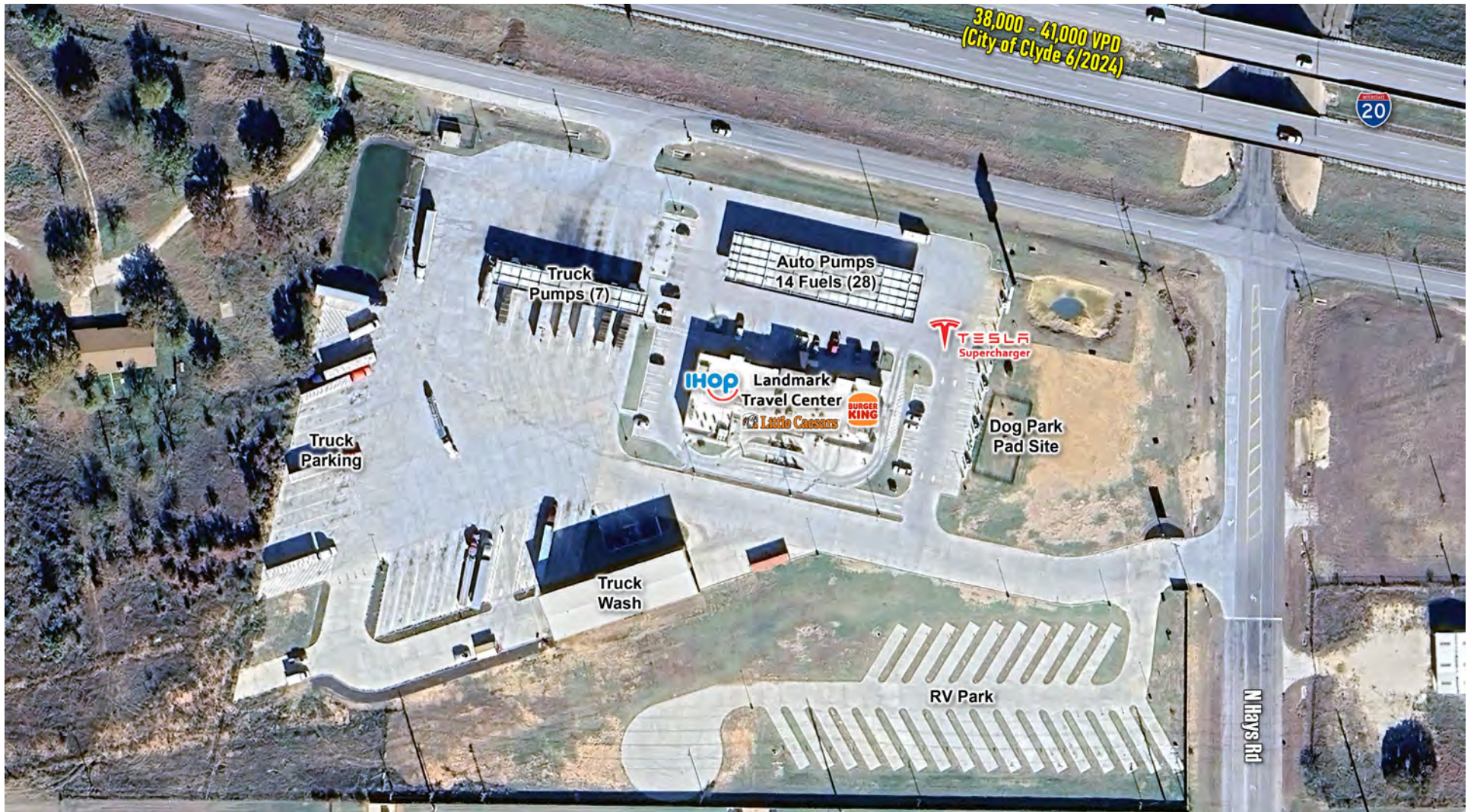
MARSHALL BALLARD | mballard@ballardbrokerage.com | **214.695.6214**

Ballard Brokerage Advisory, LP | 25 Highland Park Village, Suite 100-388, Dallas, TX 75205



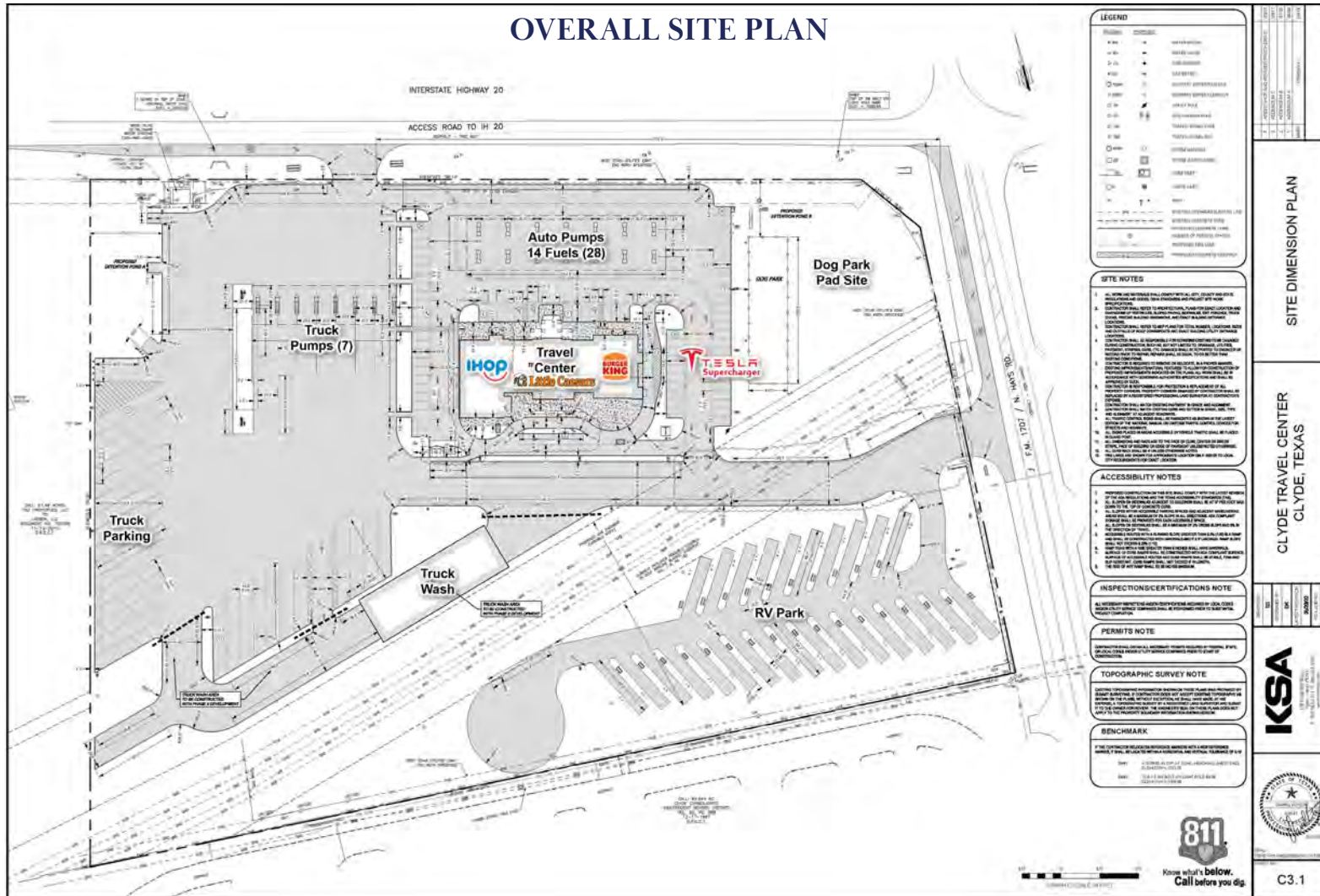
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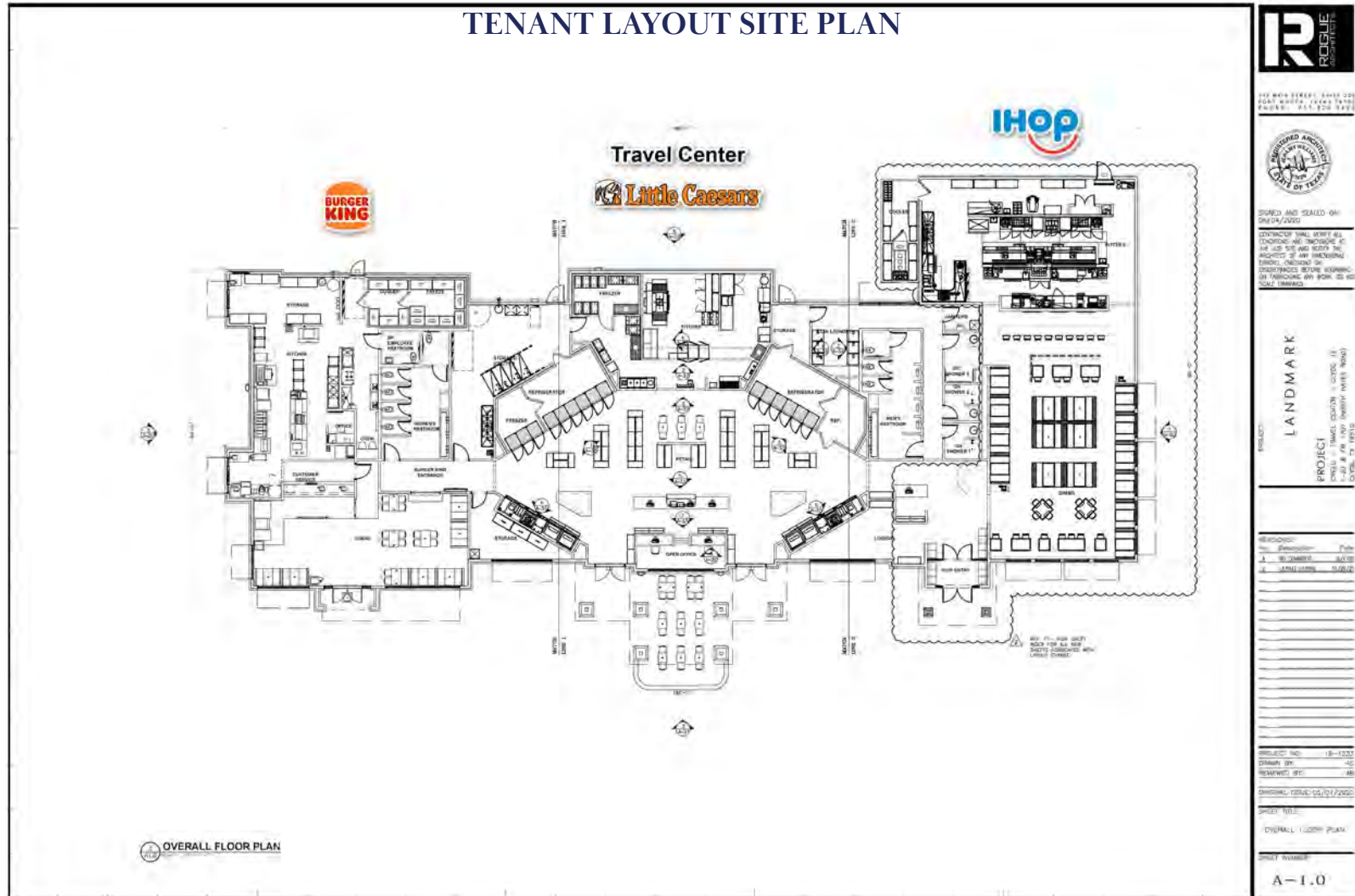


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OVERALL SITE PLAN



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BBA
REAL ESTATE

**BALLARD
BROKERAGE
ADVISORY, LP**

FOR SALE LANDMARK TRAVEL CENTER

8075 I, 20 S Access Rd West, Clyde, TX 79510



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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.

Ballard Brokerage Advisory, LP	9006668	mballard@ballardbrokerage.com	214-695-6214
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marshall Ballard IV	0469886	mballard@ballardbrokerage.com	214-695-6214
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov