



FOR SALE:
202 EAST YOUNG STREET
LLANO, TEXAS

Presented By:

Steve Turner
Representing the Seller
512-930-2800

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FOR LEASE - TEXACO GAS STATION 202 EAST YOUNG ST. LLANO, TEXAS

LEGAL:

Lot 1-5 and Lots 12-15, out of Block 117, Llano Improvement Furnace Addition, City of Llano, Texas.

LOCATION:

Coming into Llano, Texas on Hwy. 29, the property is on the south side (left), approximately 1/4 mile east of the best intersection in Llano; Hwy. 29 and Hwy 16 on the corner lot of Hwy. 29 and Sheffield. Hwy .29 is 5 lane in front of this location.

DESCRIPTION:

Property is situated on 10 lots consisting of 69,325 sq. ft. (approximately 1.6 acres). The dimensions are 250+/- feet of frontage on Young Street and approximately 277 ft. of depth on Sheffield Avenue. Built in 1986, the building is a 40' x 90' metal building on a concrete slab with three restrooms. Approximately 1,200 sq. ft. of the building is finished-out showroom/office with HVAC.

There are two attached canopies (3,800+/- sq. ft.) that cover three rows of gas pumps. There are also two detached metal storage buildings totaling 1,860 +/- sq. ft.

EQUIPMENT:

- ◆ 4 - 10,000 gallon Watlo underground storage tanks. Each tank has a Red Jacket 3/4 hp pump.
- ◆ 1 - 4,000 gallon underground storage tank and pump
- ◆ 4 - Gilbalco dual dispensers with card reader, electronic multi-product dispenser equipment with internal read-out code
- ◆ 4- Tokheim single dispensers, all underground piping for fuel system is fiberglass piping
- ◆ Fuel loading dock for wholesale delivery

UTILITIES:

All City of Llano - capacity should not be a problem

ZONING: Commercial

TRAFFIC COUNTS: 6,800 vpd

SCHOOL DISTRICT: Llano ISD

PROPERTY TAX: Approximately \$4,885.00



COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS" condition.

Current use of the property is a self service Texaco gas station. This property has had this continuous use at this location since 1939. The current building was built in 1986. I believe that the highest and best use would be for the property to remain as a gas station, but should also include a full service convenience store. Llano is growing and it is the gem in the Texas Hill Country.

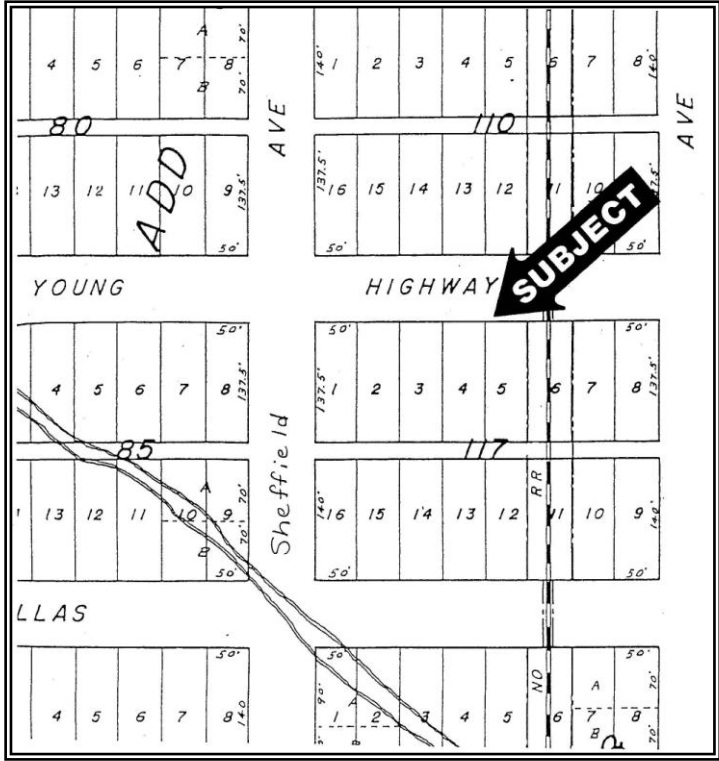
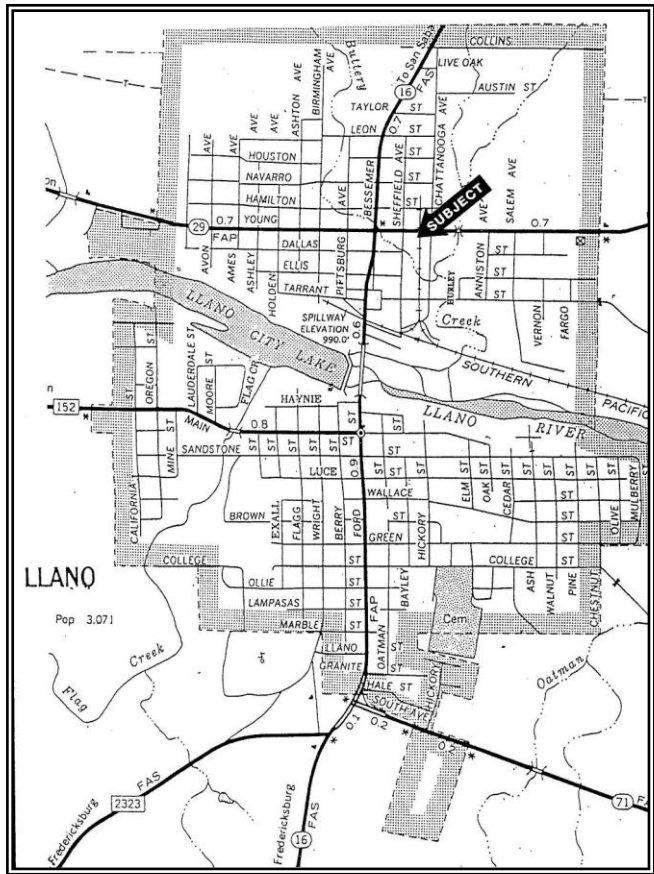
Property may also be available for lease - see Broker.

PRICE: \$595,000

Station including 30,000 sq. ft. only- \$450,000.00

COMMISSION: 3% to leasing or selling broker

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MAPS COURTESY OF:
 TURNER COMMERCIAL PROPERTIES
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