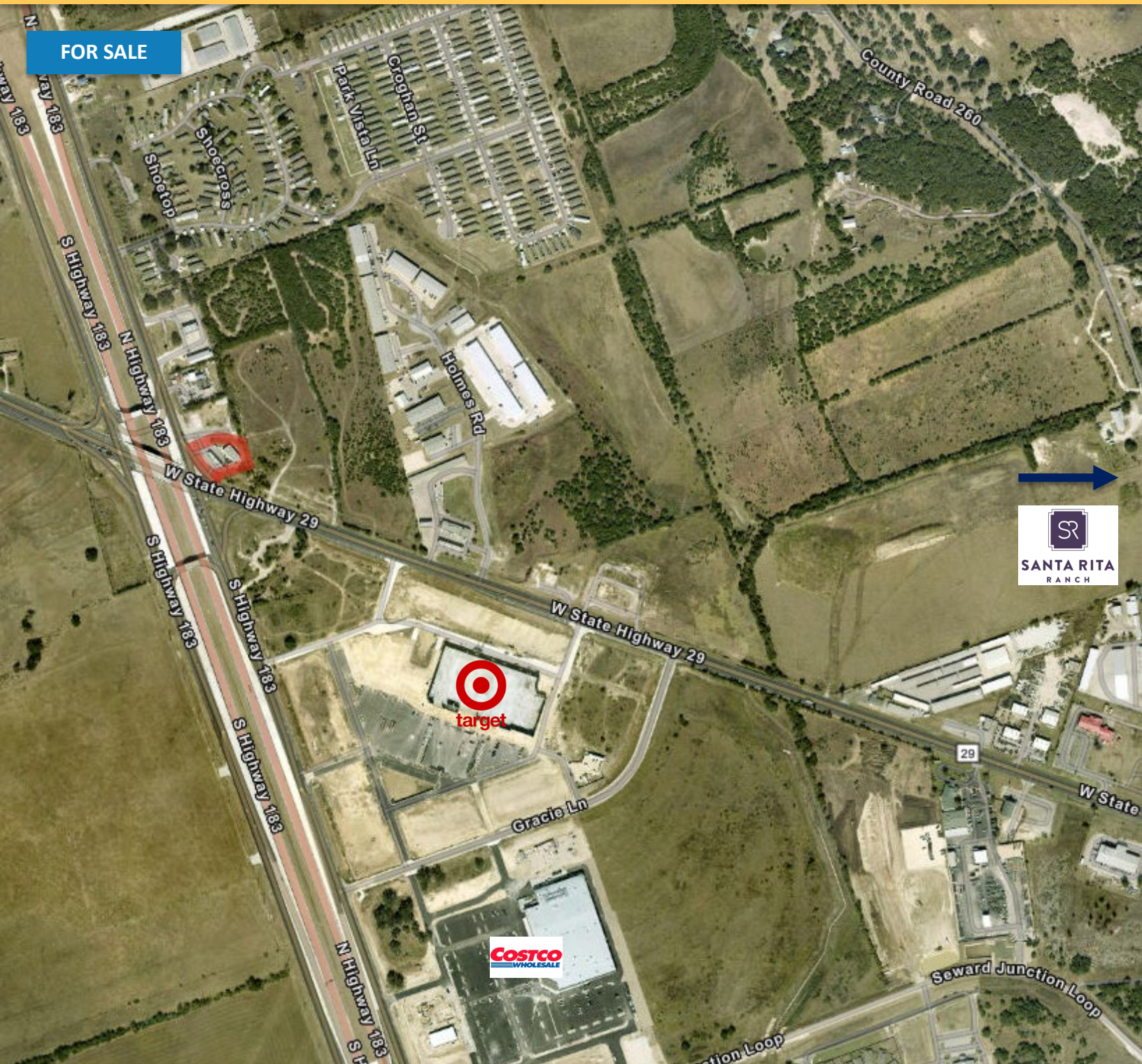




FOR SALE



SAM'S QP & SAM'S LIQUOR

NEC of US Highway 183 & State Highway 29 · Liberty Hill, Texas

ASKING PRICE

\$1,800,000

SITE SIZE

±0.675 Acres

BUILDING AREA

±3,548 SF

FUELING POSITIONS

6 MPD'S

Established Business · No Fuel Contract · Buyer Selects Brand · Krispy Krunchy Chicken®

Exclusively Listed By: KC Willis | The Willis Company, LLC | 1608 W. 5th Street, Suite 240, Austin, TX 78703 | 512.692.7200



\$1,800,000

Asking Price

±0.675
Acres
Site Size

±3,548 SF
Building Area

INVESTMENT HIGHLIGHTS

- Prime Hard-Corner Signalized Intersection
- Direct Frontage Road Access from US Highway 183
- Dedicated Turn Lane Access from State Highway 29
- High Visibility & Strong Traffic Exposure
- 6 MPD's - 12 Fueling Positions
- No Existing Fuel Supply Agreement — Buyer Selects Brand
- Established Convenience Store Operation
- Established Liquor Store Operation
- Newly Constructed Commercial Kitchen
- Krispy Krunchy Chicken® Operation
- Dedicated Walk-Up Order / Pickup Window
- Fuel & Store Inventory Purchased Separately at Closing
- High-Growth Liberty Hill Market
- Inside / gallon sales not available

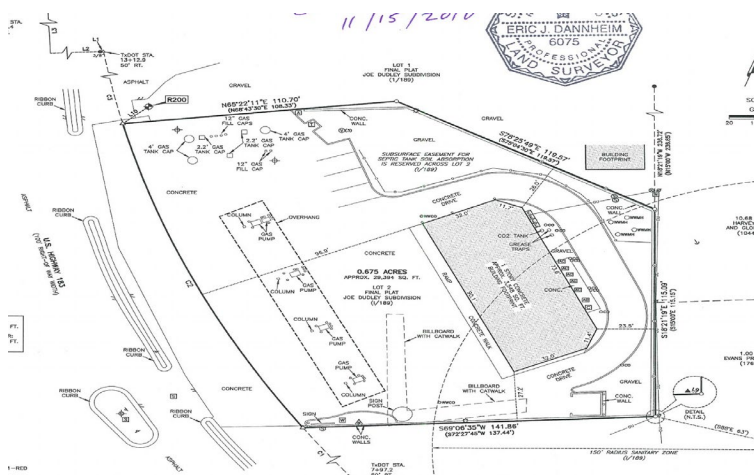
SALE DETAILS

Price	\$1,800,000
Site Size	±0.675 Acres
Building	±3,548 SF
Fuel Contract	None — Buyer Selects Brand & Supplier
Inventory	Purchased Separately at Closing
Billboard	Excluded from Sale

PROPERTY PHOTOS



SITE SURVEY / PLAT · Williamson County, TX



Source: Chaparral Professional Land Surveying, Inc. · RPLS #6075 · 10/11/2010

REGIONAL CONTEXT · Liberty Hill, TX

