



Commercial Real Estate Specialists
Business Brokerage Professionals

Presswood & Associates
Jack W. Dawson
Business Brokerage Coordinator

Please refer to listing ID: PA541

FUEL DISTRIBUTORSHIP WITH C-STORES IN SOUTHEAST

For over 30 years, this family-owned business has proved to be a perfect example of a professionally run, stable and profitable business with an excellent reputation in their beautiful Southern community.

The business includes the fuel distributorship with its bulk plant and all associated real estate. The package includes five (5) attractive, good volume convenience stores, and one with a recently added liquor store.

This company sells branded and independent fuels and also has two of their own independent registered and trademarked brands. One station is owned and operated by the parent company, and four of the locations are being leased with long-term land leases and Options to purchase or ROFRs. The company also owns most of the equipment, canopies, etc. with the leased stations. Two of the stores also have good sub-leases in place with national restaurants. All stations are on main, high traffic roads with good visibility and access.

The company has a fleet of 12 different trucks as well as other vehicles. Delivery area is within a 90 mile radius to its almost 200 retail and wholesale customers, all with solid, long-term supply agreements. The company owns much of the equipment at these customers and is in full compliance with all state and federal regulations.

The home executive office and warehouse consists of a 13,000+/- square foot facility. The tank farm at the same location has 12 tanks with 120,000 gallons of fuel storage and 15 tanks with 45,000 gallons of lubricant storage. The business usually maintains about \$800,000+/- in inventory which is included in the selling price.

Also included in the selling price will be the Accounts Receivable which average \$2MM +/- with less than four percent being over 30 days.

The sellers will thoroughly train new owner(s) and make personal introductions to all major customers for a smooth, easy and profitable transition of the business to the new owner(s).

Retiring owners are asking \$14,000,000 for this established and profitable company.

Points of Interest: Two major building projects in this same area right now include a Tier 1 manufacturing plant and lower Tier companies which is estimated to bring in 6,205 jobs with a \$1.7 Billion capital investment. The other current project is a tourist attraction which is estimated to cost \$1 Billion and employ another 5,000 people. Everyone involved in these projects expects them to “pay off handsomely to every business in this privileged community.”

Industry: Wholesale and Distribution

Industry Segment: Wholesale and Distributors

Geography: United States > Southeast > Southeast

Asking Price: \$14,000,000

Reason For Selling: Retirement

Facilities: Very good Market

Outlook/Competition: Ideal



440 Worth Street NW, Cleveland, TN 37311-5070
Phone 423-559-1003, Fax 423-559-1224,
www.presswoodassociates.com

Contact **Jack Dawson**
Cell **423-503-1838**
email jwdawson@presswoodrealty.com