

**± 11 Years
Remaining****Rental
Increases****“A” Rated
Corporate Credit****2,953 People
Within 3 Miles****Absolute
NNN Lease****45 Years of History
on Site****“Tax Free”
State of Texas****One of Five Gas
Stations on
South Padre Island**

7-Eleven Corporately Guaranteed C-Store with Gas

4112 Padre Blvd, South Padre Island, TX

PROPERTY

This is the opportunity to purchase legacy real estate that rarely comes for sale. The Property consists of a 2,412 SF building on 0.4542 acres with an additional 900 SF under canopy in the center of South Padre Island, TX. The building is a one-story, concrete slab-on-grade foundation with brick exterior and a flat membrane roof. The Property includes three fuel dispenser islands plus an additional 14 parking spaces. The site offers excellent visibility along Padre Blvd, which is the primary north/south thoroughfare bifurcating the island. The beach is less than a quarter of a mile east with high density housing and commercial resorts in all directions. This site is one of only five gas stations on South Padre Island, making both gas and groceries in the area at a premium.

View the OM For Full Details

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