

CENTURY 21[®]

Judge Fite Company



12483 HWY 80

FRUITVALE, TX 75127



\$879,000



3,630 sqft

DESCRIPTION

Fuel Up Your Investments With This Incredible Opportunity! Established gas station serving as the sole fuel provider in Fruitvale, TX, presenting an exceptional investment opportunity with strong cash flow of \$800,000+ annually. This turnkey operation has been serving the community for years with an established customer base and proven revenue history. **BUSINESS OVERVIEW:** This fully operational gas station benefits from its strategic monopoly position as the only fuel station in Fruitvale, ensuring minimal competition and a captive local market. The business is completely staffed, stocked, and ready for immediate operation, making it an ideal acquisition for investors seeking hands-off ownership. **LOCATION ADVANTAGES:** Strategically positioned on a high-visibility roadway, the station captures both consistent local traffic and steady pass-through travelers. This prime location maximizes exposure and drives reliable customer flow throughout the day. **MARKET GROWTH:** Fruitvale demonstrates strong demographic trends with 22.6% population growth since 2000, significantly outpacing similar-sized communities. Market projections indicate continued expansion of 16%+ over the next five years, suggesting increased customer demand and revenue potential. **OPERATIONAL BENEFITS:** Turnkey operation requiring minimal owner involvement Fully staffed with experienced team in place Complete and equipment included; inventory sold separately Monopoly market position eliminates direct competition Essential service ensures consistent demand

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21138685

YEAR BUILT: 1960

COUNTY: Van Zandt

TRACT OR SUBDIVIION: R D WOOD

LIST DATE: 12/27/2025

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800.451.8055

AREA:

SQUARE FEET: 3,630

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.84

LOT SIZE (SQFT): 36,633

INTERIOR FEATURES

FLOOR COVERINGS:

- Combination

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking

ROOF TYPE:

- Composition

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Elisabeth Baker 

PHONE: 903.617.8111

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Screen Door Realty

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each office is independently owned and operated