

BEER

* FOOD

* ICE

KOKO MKT.

I-40 · EXIT 52 · HIGHWAY 76 S · STANTON, TENNESSEE

THREE PARCELS. ONE CORNER.

An assembled commercial-and-residential portfolio at a single I-40 interchange — an operating gas station & c-store, a restaurant-ready commercial building, and a 2,912 SF residence on 3.20 acres. Income today, and multiple paths for tomorrow.

8337 · 8391 · 8421 HIGHWAY 76 S

STANTON, TN 38069

HAYWOOD COUNTY

± 5.75 ACRES

COMPLETE OFFERING

\$1,625,000

Available as a portfolio or by component.

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01 THE OFFERING

An assembled portfolio, off the highway exit.

A unique opportunity to acquire an assembled commercial and residential portfolio positioned just off the highway exit along Highway 76 South in Stanton, Tennessee.

The expanded offering now combines three properties: an operating gas station and convenience store, an adjacent restaurant-ready commercial building, and a 2,912 SF residence situated on 3.20 acres.

What makes the opportunity compelling is the combination of income today and multiple paths for tomorrow. A buyer can acquire an operating fuel business, reposition the neighboring commercial building for food service or another complementary use, and control an additional residential property and acreage within the immediate assemblage.

For an operator or developer thinking beyond the existing improvements, the highway-exit location creates an additional redevelopment angle. Multiple operators have independently identified the commercial properties as a potential truck stop site — with the assembled footprint providing room for expanded fueling, diesel lanes, truck parking, food service, and supporting commercial uses, **subject to necessary approvals.**

PORTFOLIO SUMMARY

PARCELS	3 — Contiguous
COMPONENTS	Fuel · Commercial · Residence
COUNTY	Haywood
FRONTAGE	I-40 Exit 52 · Hwy 76 S
TOTAL ACREAGE	± 5.75 ac
COMMERCIAL ZONING	± 2.55 ac

02 THE ASSEMBLAGE

Three parcels, one contiguous footprint.

The three properties sit together along Highway 76 South at the I-40 Exit 52 interchange — sharing frontage and access, with a private lake anchoring the residential parcel to the rear.





HIGHWAY 76 SOUTH FRONTAGE · I-40 EXIT 52 · PRIVATE LAKE TO THE REAR

PARCEL 1

Gas Station & C-Store

± 1.38 ac

8391 TN-76 — operating fuel & convenience.

PARCEL 2

Commercial Building

± 1.17 ac

8421 Hwy 76 S — restaurant-ready hall.

PARCEL 3

Residence + Land

± 3.20 ac

8337 Hwy 76 S — 2,912 SF home & lake.

Operating gas station & c-store.



CANOPY, FRONTAGE, AND OPEN GROUND

Income-producing from day one

An established, income-producing gas station and convenience store providing operating cash flow from day one. The property can continue operating in its current configuration or serve as the foundation for a larger redevelopment of the commercial site.

- ◆ **Unbranded** — no fuel supply contract currently in place, leaving a new operator's fuel strategy fully open.
- ◆ Convenience store carrying beer, with EBT accepted.
- ◆ On-site kitchen in place.

- ◆ Lit fuel canopy with highway-facing visibility.



04 PARCEL 2 • 8421 HIGHWAY 76 S

Restaurant-ready commercial building.

A head start on food service

An adjacent freestanding commercial building, formerly operated as a nightclub and already equipped with a commercial ventilation hood — providing a significant head start for a restaurant, diner, QSR, or other food-service conversion.

- ◆ Commercial ventilation hood already in place.
- ◆ Large open hall suited to a sit-down concept or driver amenities.
- ◆ Ample on-site parking.

- ◆ Operate independently, lease for income, pair with the station, or fold into a broader redevelopment.



FREESTANDING BUILDING · STANDING-SEAM METAL ROOF





05 PARCEL 3 • 8337 HIGHWAY 76 S

Residence + 3.20 acres.



A home, a lake, and added acreage

Built in 2008, the residential property contains approximately 2,912 SF across two stories and sits on approximately 3.20 acres with a private lake. Its inclusion adds another dimension to the overall offering.

Depending on a buyer's strategy and applicable approvals, the property could serve as an owner or manager residence, employee housing, a rental property, a separate investment, or a longer-term land holding.

RESIDENCE — AT A GLANCE

ADDRESS	8337 Highway 76 S	BATHROOMS	3 Full · 1 Half
PARCEL NO.	12202400000	CONSTRUCTION	Brick · Comp. Shingle
YEAR BUILT	2008	GARAGE	Attached
LIVING AREA	± 2,912 SF	FLOORING	Hardwood & Carpet
STORIES	2	LOT	± 3.20 ac · Private Lake

06 THE UPSIDE

Income today.
Room to build
tomorrow.

Most opportunities force a buyer to choose between existing cash flow and redevelopment potential. This offering brings several components together at one highway-exit location — and reads differently depending on who's looking.

OWNER-OPERATOR

Control the corner

Run the fuel business, activate the second building for food service, and live on-site — multiple complementary assets in one location.

DEVELOPER

A broader footprint

A contiguous, exit-adjacent footprint from which to evaluate a larger fuel, truck-stop, retail, or food-service concept, subject to approvals.

INVESTOR

Several exits

Distinct components — station, commercial building, residence — offering multiple potential income and exit strategies.

- **Expanded & diesel fueling**
Room alongside the existing canopy for high-flow and diesel lanes.
- **Truck & trailer parking**
Open ground to stage the parking a travel center depends on.
- **Food service**
A hood-equipped building ready for a sit-down or QSR concept.
- **Supporting commercial uses**
Additional acreage for complementary retail and driver services.

Multiple operators have independently identified the commercial properties as a potential truck stop site.

POSITIONING NOTE · SUBJECT TO NECESSARY APPROVALS



07 LOCATION & ACCESS

Directly at I-40 Exit 52.

I-40

INTERSTATE FRONTAGE

Memphis–Nashville–Knoxville freight spine.

Exit 52

INTERCHANGE

SR-76 / SR-179 · direct on/off access.

± 45 min

TO MEMPHIS

Straight-line via I-40 west.

Haywood

COUNTY

West Tennessee · I-40 corridor.

The assemblage fronts Highway 76 South at the I-40 Exit 52 interchange — a full diamond interchange serving SR-76 and SR-179 in Haywood County. I-40 is the primary east–west corridor across Tennessee, connecting Memphis, Nashville, and Knoxville, and is one of the most heavily traveled long-haul truck routes in the country.

That combination — direct interstate on/off access, highway frontage, and a contiguous footprint — is what draws operator interest to this corner. Current TDOT traffic counts for the Exit 52 segment are available on request.

ACCESS NOTES

INTERSTATE	I-40
INTERCHANGE	Exit 52
ROUTES	SR-76 · SR-179
FRONTAGE ROAD	Highway 76 S
CORRIDOR	Memphis ↔ Nashville

08 OFFERING TERMS

Pricing & structure.

COMMERCIAL PROPERTIES

\$1,250,000

Parcels 1 & 2 — station + commercial building.

RESIDENCE

\$375,000

Parcel 3 — 8337 Hwy 76 S + 3.20 ac.

COMPLETE OFFERING

\$1,625,000

All three parcels as a portfolio.

SALE STRUCTURE	Portfolio or Individual
TOTAL LAND	± 5.75 Acres
COMMERCIAL ZONING	± 2.55 Acres
RESIDENTIAL PARCEL	± 3.20 Acres
COUNTY	Haywood, TN
DILIGENCE	Detail under NDA



INQUIRIES

Request the full package.

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