



MOUNTAIN WEST
COMMERCIAL REAL ESTATE



VERNAL TEXACO

981 W MAIN STREET
VERNAL, UTAH 84078

EXCLUSIVELY LISTED BY:

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CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as 981 W Main Street, Vernal, Utah 84078. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

INVESTMENT SUMMARY & HIGHLIGHTS

PRICING & PROPERTY INFORMATION

PURCHASE PRICE	\$550,000
GROSS LEASABLE AREA (SF)	4,192
LAND SIZE (AC)	0.60
# OF PUMPS	5
YEAR BUILT	1980

UNDERGROUND STORAGE TANK INFO

3 tanks made of fiberglass
reinforced plastic,
all installed in 1996

INVESTMENT HIGHLIGHTS

- Business and Real Estate Sale of a Gas Station & C-Store
- Potential Redevelopment Site
- Traffic Counts Exceed 24,000 Cars Daily on Highway 40
- Pumps and Tanks Still Operational
- Approximately 3.5 hours to Salt Lake City



PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

LOCATION

Directly on W Main St.

LAND AREA

Consists of 0.6 Acres or 26,136 SF of Land Area

BUILDING AREA

The Subject Property Consists of 1 Retail Building Totaling Approximately 4,192 SF of Gross Leasable Area.

FRONTAGE & ACCESS

The Subject Property is Approximately 250 Feet Along W Main and Approximately 276 Feet Along W Highway 40. There are 2 Direct Access Points to the Property on West Main and 2 Direct Access Points on Highway 40.

TRAFFIC COUNTS

W Main – 3,506 AADT

W Highway 40 – 24,805 AADT

YEAR BUILT

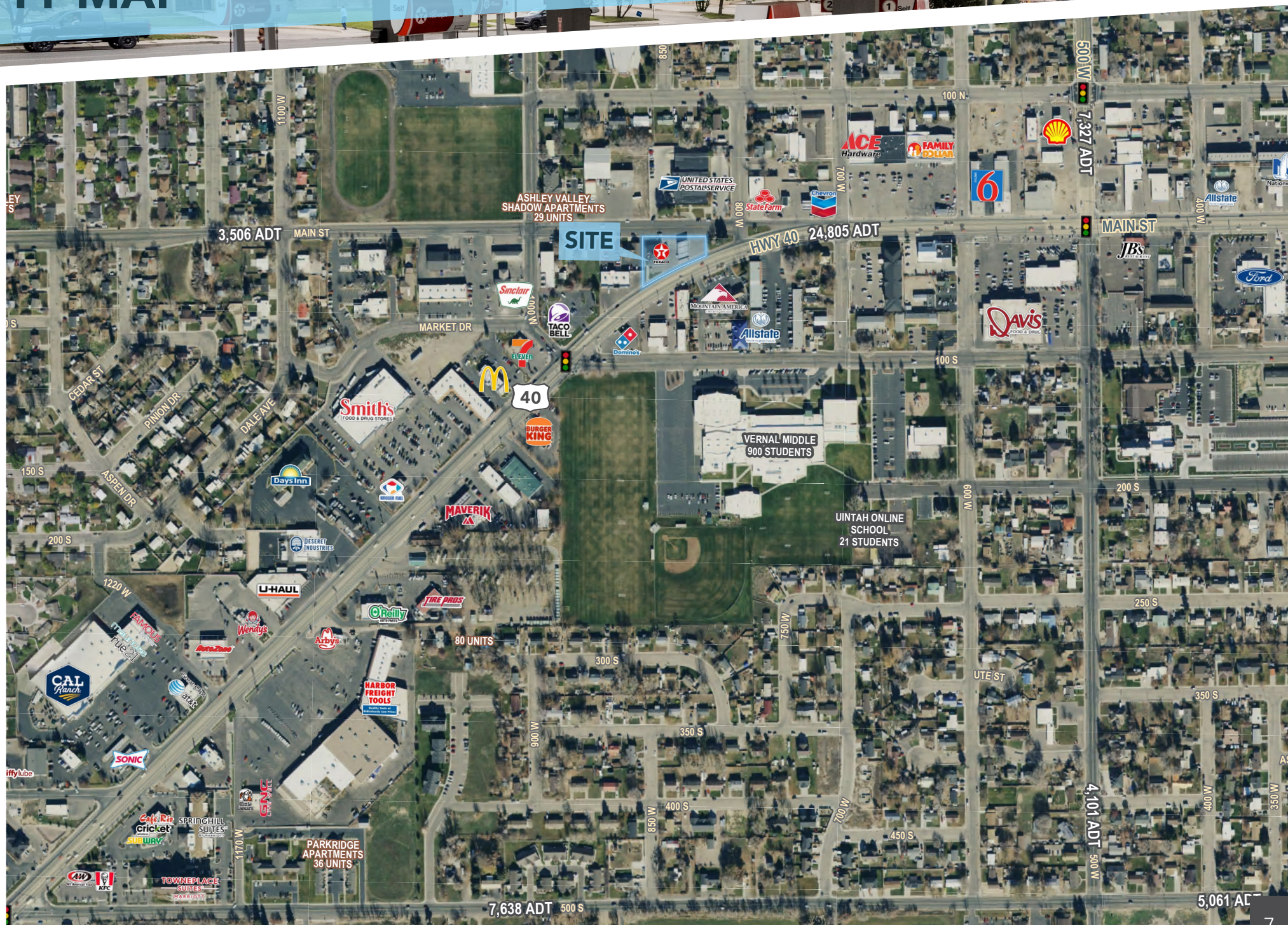
1980

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
050140007	981 W Main Street	0.6	26,136
050140006	Vernal, UT 84078		







AREA OVERVIEW

VERNAL, UTAH

Located in northeastern Utah, Vernal is the county seat and largest city in Uintah County. It's approximately 175 miles east of Salt Lake City and 20 miles west of the Colorado border. Vernal has an Estimated population of 10,370 people. With a median household income of approximately \$50,692.

The City of Vernal is usually known for its dinosaur fossils. It has the largest dinosaur quarry in all the United States. It is also located on the direct route to Flaming Gorge National Park.



DEMOGRAPHICS

POPULATION



1 MILE
5,857
2023 EST.
POPULATION

3 MILES
21,541
2023 EST.
POPULATION

5 MILES
27,507
2023 EST.
POPULATION



1 MILE
5,942
2028 EST.
POPULATION

3 MILES
22,272
2028 EST.
POPULATION

5 MILES
28,441
2028 EST.
POPULATION

HOUSEHOLDS & AVERAGE INCOME



1 MILE
2,204
2023 EST.
HOUSEHOLDS

3 MILES
7,702
2023 EST.
HOUSEHOLDS

5 MILES
9,573
2023 EST.
HOUSEHOLDS



1 MILE
\$75,307
2023 EST.
INCOME

3 MILES
\$82,711
2023 EST.
INCOME

5 MILES
\$90,217
2023 EST.
INCOME

BUFFERS - 1, 3, 5 MILES



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