

HIGH COUNTRY MERCANTILE GAS STATION C STORE

781 BROADWAY AVENUE, DES MOINES, NM 88418



BUSINESS, REAL ESTATE, LIQUOR LICENSE

REA | REAL ESTATE ADVISORS

101d Sun Ave NE Suite 2A
Albuquerque, NM 87109



PRESENTED BY:

TAI BIXBY, CCIM, SIOR

Director

office: (505) 539-3205

cell: (505) 577-3524

tai@tba.team

40315, New Mexico

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PROPERTY INFORMATION

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PROPERTY SUMMARY

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PROPERTY SUMMARY

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Property Summary

Price:	UNPRICED
2025 EBITDA Jan-Aug	\$122,590±
2024 EBITDA	\$119,000±
2023 EBITDA	\$122,000±
2024-2025 Fuel Sales Avg.	33,000 gal/month±
Lot Size:	TBD SF
Signage:	Monument

Property Overview

- Offering includes turnkey gas station, convenience store business, liquor license, real estate & inventory.
- One of only 2 gas stations in this rural market
- Fuel tanks: Two tanks, above-ground, horizontal, single wall serviced by Patriot Petroleum. One 10,000gal unleaded tank and one split 10,000 gal tank with 5,000 premium unleaded and 5,000 diesel fuel.
- New Mexico Dispenser Liquor License included with the offering.
- Additional acreage available behind store.
- Mounted animal heads not included in sale.
- Additional acreage behind property also available for sale separately.

Location Overview

Des Moines NM is located in rural Union County NM and sees traffic from locals and seasonal tourists and hunters. "The only gas station for miles."

PROPERTY PHOTOS

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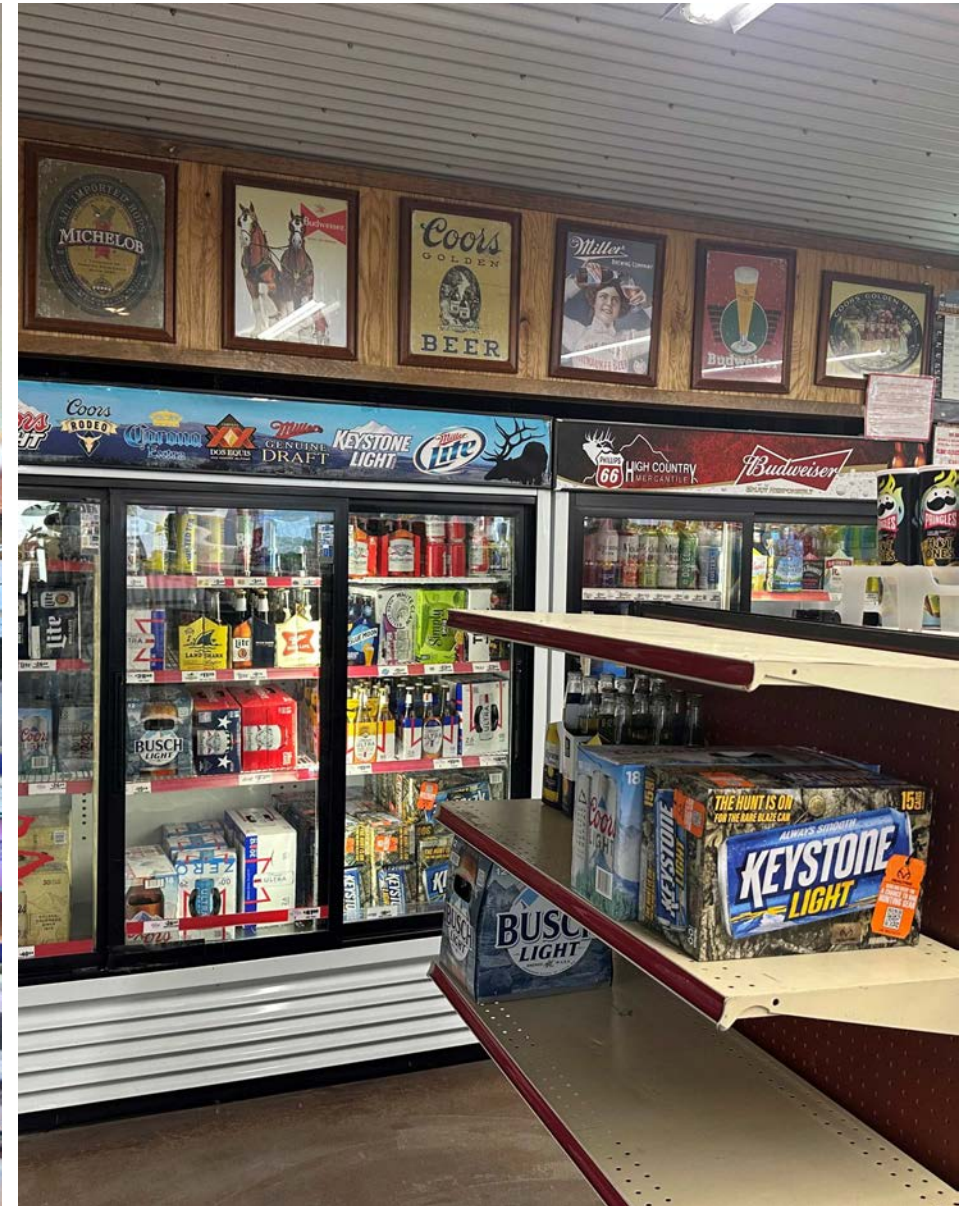
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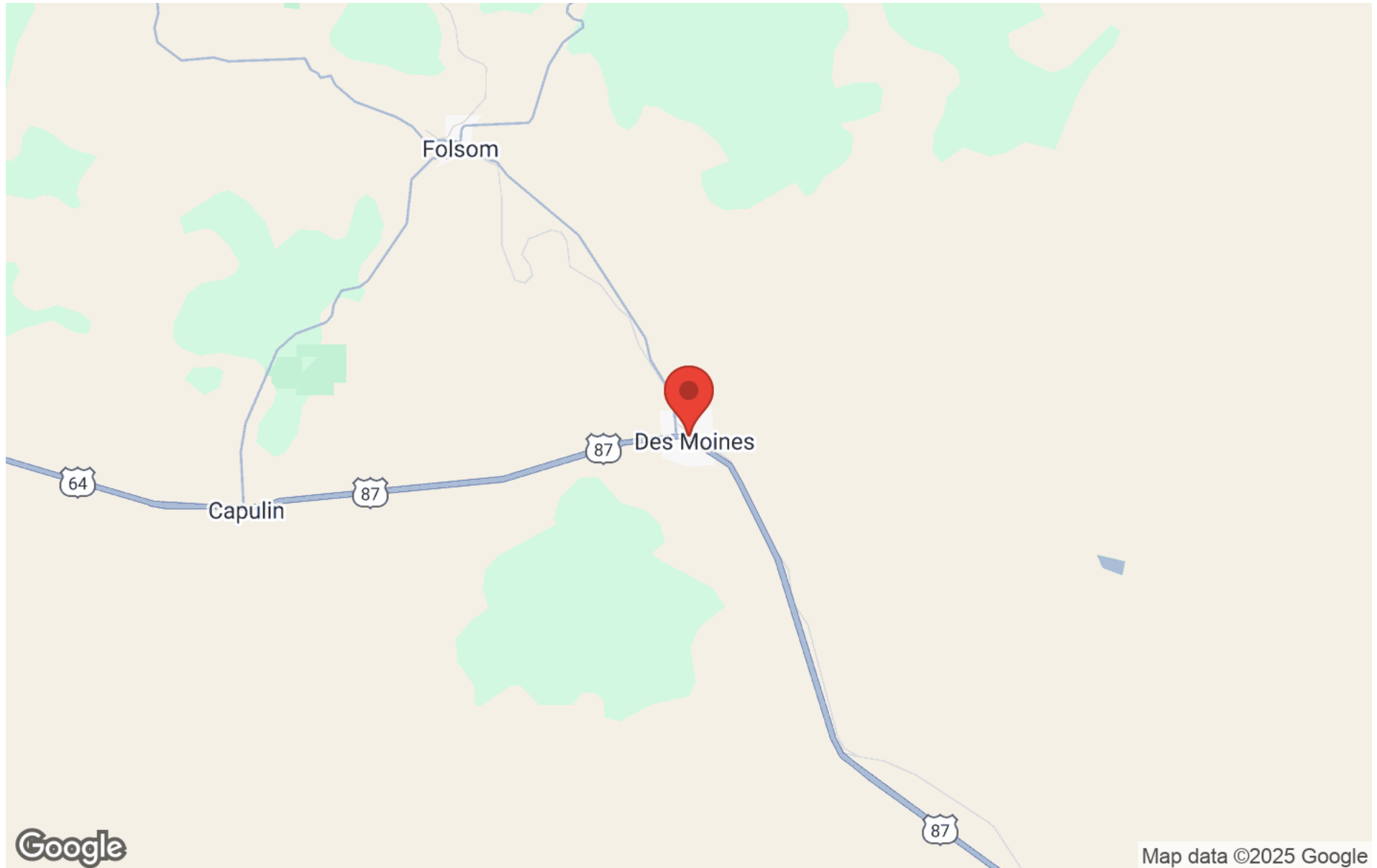
LOCATION INFORMATION

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REGIONAL MAP
LOCATION MAPS
BUSINESS MAP
AERIAL MAP

REGIONAL MAP

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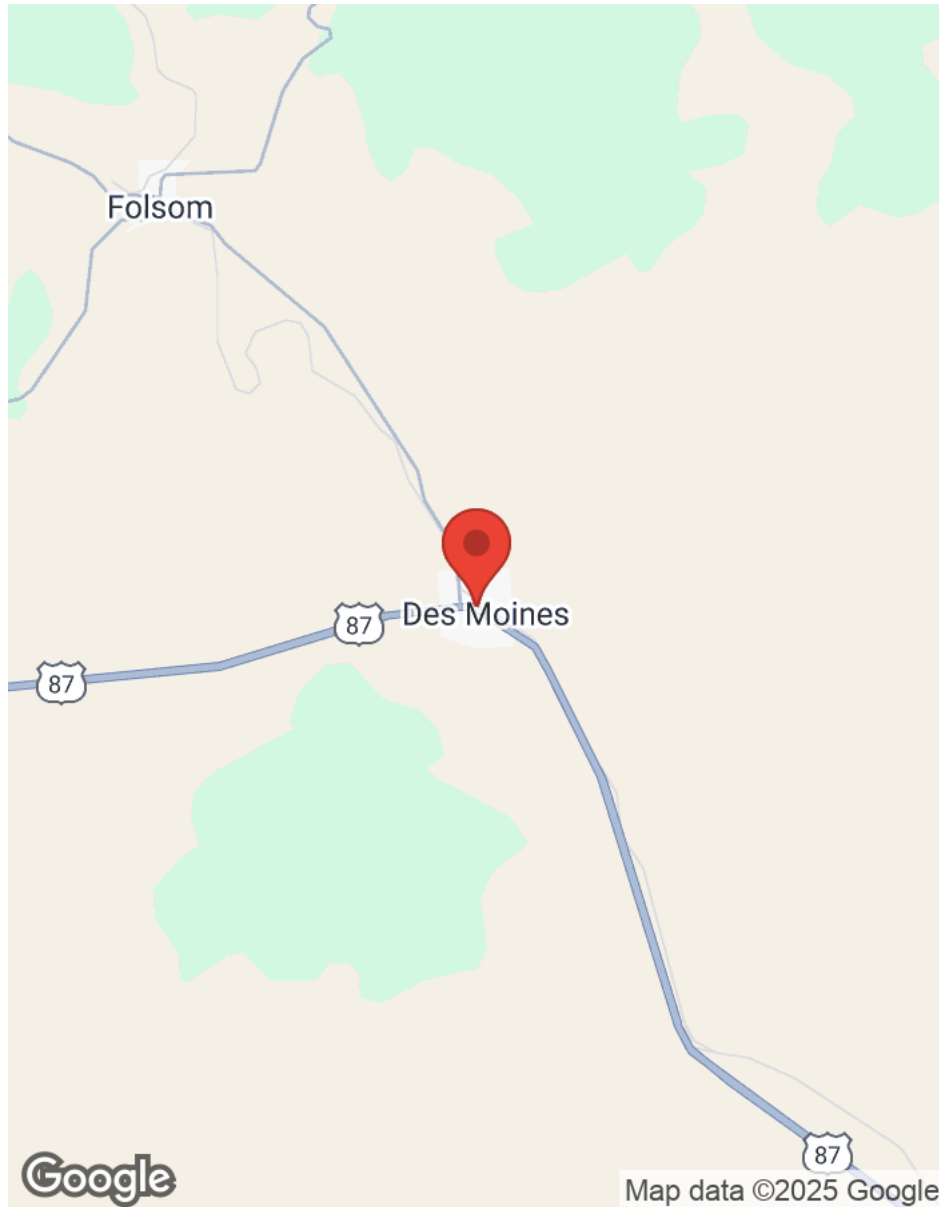
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LOCATION MAPS

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BUSINESS MAP

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Map data ©2025

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AERIAL MAP

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FINANCIAL REPORTS

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FUEL SALES
FUEL VOLUME & PROFITABILITY
PROFIT AND LOSS SUMMARY

FUEL SALES

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SGM Inc

Fuel Sales per Register Reports

High Country Mercantile, Des Moines NM

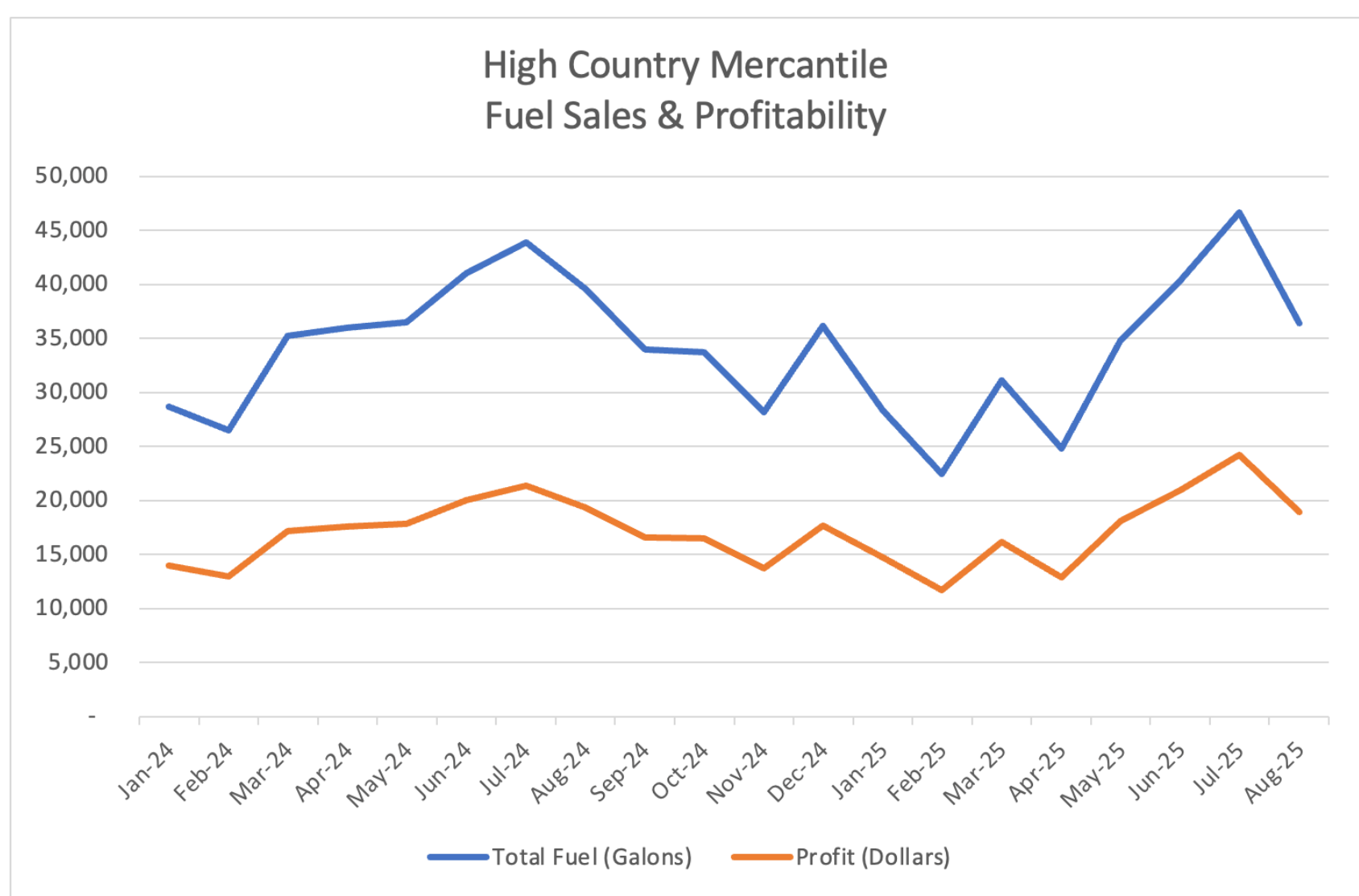
2025 Jan-Aug	Gallons			Gallons Total	Gross Fuel Sales	Cost of Sale	Profit
	Unleaded	Premium	Diesel				
January	18,945	3,405	5,993	28,344	\$ 97,177	\$ 82,447	\$ 14,730
February	14,579	2,225	5,690	22,494	\$ 77,120	\$ 65,430	\$ 11,690
March	22,062	3,709	5,378	31,150	\$ 106,797	\$ 90,609	\$ 16,189
April	17,291	2,555	4,999	24,845	\$ 85,181	\$ 72,269	\$ 12,912
May	24,276	4,658	5,912	34,846	\$ 119,472	\$ 101,362	\$ 18,110
June	28,353	5,260	6,770	40,382	\$ 138,452	\$ 117,465	\$ 20,987
July	32,142	7,013	7,522	46,677	\$ 160,034	\$ 135,776	\$ 24,258
August	25,427	5,360	5,648	36,436	\$ 124,921	\$ 105,985	\$ 18,936
Total	183,076	34,185	47,912	265,173	\$ 909,155	\$ 771,343	\$ 137,812
Average/Mo	22,884	4,273	5,989	33,147	\$ 113,644	\$ 96,418	\$ 17,227

2024	Gallons			Gallons Total	Gross Fuel Sales	Cost of Sale	Profit
	Unleaded	Premium	Diesel				
January	19,378	3,247	6,047	28,672	\$ 99,825	\$ 85,836	\$ 13,989
February	16,779	2,347	7,392	26,518	\$ 92,326	\$ 79,388	\$ 12,938
March	23,452	3,801	7,946	35,200	\$ 122,554	\$ 105,380	\$ 17,175
April	23,619	3,253	9,095	35,967	\$ 125,227	\$ 107,678	\$ 17,549
May	25,120	3,477	7,887	36,484	\$ 127,025	\$ 109,224	\$ 17,801
June	29,284	5,217	6,506	41,007	\$ 142,773	\$ 122,765	\$ 20,008
July	31,606	6,126	6,150	43,881	\$ 152,778	\$ 131,368	\$ 21,410
August	27,600	5,438	6,552	39,590	\$ 137,839	\$ 118,522	\$ 19,316
September	23,469	4,146	6,396	34,010	\$ 118,412	\$ 101,818	\$ 16,594
October	23,228	3,908	6,618	33,753	\$ 117,519	\$ 101,050	\$ 16,469
November	18,531	3,407	6,258	28,196	\$ 98,168	\$ 84,411	\$ 13,757
December	25,239	5,110	5,829	36,178	\$ 125,959	\$ 108,307	\$ 17,652
Total	287,304	49,475	82,675	419,454	\$ 1,460,406	\$ 1,255,747	\$ 204,659
Average/Mo	23,942	4,123	6,890	34,955	\$ 121,701	\$ 104,646	\$ 17,055

2023	Gallons			Gallons Total	Gross Fuel Sales	Cost of Sale	Profit
	Unleaded	Premium	Diesel				
					\$ 1,633,571	\$ 1,448,678	\$ 184,893

FUEL VOLUME & PROFITABILITY

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PROFIT AND LOSS SUMMARY

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Profit and Loss Summary - SGM, Inc.

	2021	2022	2023	2024	2025 (Jan - Aug)
Income					
Fuel Sales	1,665,399	1,659,760	1,633,571	1,460,406	909,155
Merch Sales	632,044	582,790	658,964	673,933	456,263
ATM Rev	3,187	3,086	3,449	3,695	2,808
Lottery Rev	2,179	1,003	1,803	2,035	1,140
Other	1,216	35	4,102	865	581
Total Income	2,302,846	2,247,857	2,301,892	2,140,936	1,369,000
Less: COGS Fuel	1,453,827	1,421,851	1,448,678	1,255,747	771,343
Less: COGS Merch	392,382	406,141	435,239	449,903	301,133
Gross Profit	456,620	419,864	417,973	435,285	296,722
Expense					
Expense (less: int. & depr.)	276,432	264,532	276,801	312,459	174,726
Earnings Before Int. Tax Depr.	180,188	155,332	141,172	122,826	121,996
EBIDTA					

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AGENT PROFILE

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PROFESSIONAL BIO
DISCLAIMER

PROFESSIONAL BIO

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