

Prairie Village company buys Florida gas stations for \$3 million

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A Prairie Village company that focuses on remodeling free-standing retailers purchased three gas stations across Jacksonville, Florida, for more than \$1 million apiece, according to county records.

Plaza Street Partners — through three different subsidiary LLCs — bought two 76 gas stations and a Sunoco gas station for \$1.05 million each. The sales were executed Nov. 9 and recorded with the Duval County Clerk of Courts Nov. 24.

Plaza Street specialized in helping clients identify locations for new or remodeled retail operations. The company, led by KC real estate veteran Frazier Bell, has projects in roughly half the country, according to its website. The bulk of the projects involve Kentucky Fried Chicken locations, including a handful in Missouri.

Plaza Street has a number of projects involving Shell, Sunoco and Daily's gas stations in the Southeast.

The first gas station among its group of Jacksonville purchases is a 76 station situated on a 0.69-acre lot and with a 1,174-square-foot gas station that was built in 1992. The property was most recently valued at \$427,886, while the building was valued at \$102,501.

Plaza Street purchased the property from ORFEU USA LLC. The property last changed hands when ORFEU bought it for \$2.03 million from Northeast Petro Holdings LLC in 2017.



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Plaza Street Partners bought three gas stations, including two 76 stations, in Jacksonville.

The second station, another 76, is situated on a 0.76-acre lot and houses a 1,080-square-foot gas station that was built in 1984. The property was most recently appraised at \$91,525, while the building was valued at \$91,525.

Plaza Street also purchased the property from ORFEU. The property last changed hands in 2017 when ORFEU bought it from Northeast Petro Holdings LLC for \$1.1 million.

The final station is a Sunoco situated on a 0.63-acre lot with a 1,000-square-foot gas station built in 1984. The property was last appraised at \$240,657, while the building was valued at \$79,840.

Plaza Street purchased the property from Galaxie67 LLC. The property last changed hands in 2017, when Northeast Petro Holdings 1 LLC sold it for \$1.09 million.

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