

The Bandera PROPHET

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Changes at the Cross Roads

By Chris Darus
The Bandera Prophet

As you drive on Hwy. 16 S., you may have noticed a flurry of activity at the intersection of Kings Ranch and Polly Peak.

CrossRoads Fuel LLC, the new owners of the 4.5-acre corner lot, have already implemented many changes as they upgrade the facilities. The most noticeable change is the façade on the front of the store, or lack thereof. It will soon be replaced by a polymer stone front with cornices. A door will be added so visitors may enter the store without having to walk through the drive-in.

Additionally, awnings will be installed and wainscotting will be applied on the sides of the building.

The canopy signage over the fuel pumps has been replaced and a new affiliation with Valero, which was reportedly looking for a retailer in the area, is already in place.

All three grades of gasoline, as well as diesel, will be available. There are no plans at this time to offer E85, however that may materialize if there is a need for it.

The fuel island's new pumps will be EMV compliant and are scheduled to arrive on May 13, with everything fuel-related slated to be operational by May 25. The 20,000-gallon underground tank has been inspected by TCEQ, and leak monitors will be installed. Fuel ordering will be

automated when the tanks run low, so there should never be a fuel shortage.

Future plans include the installation of a second fuel island for big rigs and larger equipment at the rear of the property, near the carwash. When up and running, both will be available 24-hours a day with credit and debit cards.

There are no plans for a food establishment inside, as the "grassy knoll," between Polly Peak and the building, will become a food-truck park, with an ATM. Plans include landscaping, tree lighting and adding a crushed granite drive for parking.

The office area will be available for lease.

Extensive upgrades have been completed at the carwash, including new plumbing, new chemicals and new mixture percentages.

Although the area in front of the store is on the state's right of way, is considered a driveway by TxDOT, and the dirt will be hard surfaced.

Interior upgrades are in the works and the owners are looking for an operator with retail and convenience store experience. The base rental rate will include the operator eventually taking over the fuel side of the operation.

If you are interested, contact Jerrett Lamb at jv.lamb@jvlinvestments.com or call 830-815-1000.