

RESTAURANT FOR SALE

INVESTMENT OPPORTUNITY-I-40 CORRIDOR

2028 PARAMOUNT BOULEVARD, AMARILLO, TX 79109



KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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Property Overview

Prime Commercial Investment Opportunity | 2028 Paramount Blvd, Amarillo, TX

Positioned in the heart of Amarillo, this versatile property offers a unique opportunity for both savvy investors and owner-users.

This isn't just a standard "value-add" play; the heavy lifting on infrastructure has already been completed. Since 2020, the property has undergone significant mechanical and structural updates, ensuring long-term viability and reduced deferred maintenance costs. The price PSF is below replacement cost.

Roof: Modern, energy-efficient TPO Roof installation.

Electrical: updated in 2022.

Plumbing: Modernized throughout with durable PVC & PEX piping.

Grease Trap: Brand new, high-capacity 1,000-gallon grease trap installed in 2025, meeting the highest standards for modern commercial kitchen requirements

A new four year lease agreement is in place at the rental rate of \$4,500.00 per month modified gross. Taxes and insurance are approximately \$14,000 annually. Annual net income of \$40,000 which is a 6.6% cap rate.

Property Highlights

- Visible from I-40 E & W bound traffic (70-80,000 vpd)
- Large Pylon sign
- 1,000 gal grease trap installed in 2025
- Leased through 5/31/2030 for \$4,500/month

Price:	\$600,000
Building SF:	4,593
Price / SF:	\$130.63
Lot Size:	24,829 SF
Signage:	Tall Pylon Sign
Frontage:	179.00
Year Built:	1970
Parking:	Asphalt
Parking Ratio:	1:114

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PROPERTY PHOTOS

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BUSINESS MAP

2028 PARAMOUNT BOULEVARD, AMARILLO, TX 79109



AVIS Avis Car Rental

6 Motel 6 Amarillo, TX - West

 Tascosa High School

 Atrea Inn | Hotel in Amarillo

 Super 8 by Wyndham Amarillo West

 Pacific Rim

 Popeyes Louisiana Kitchen

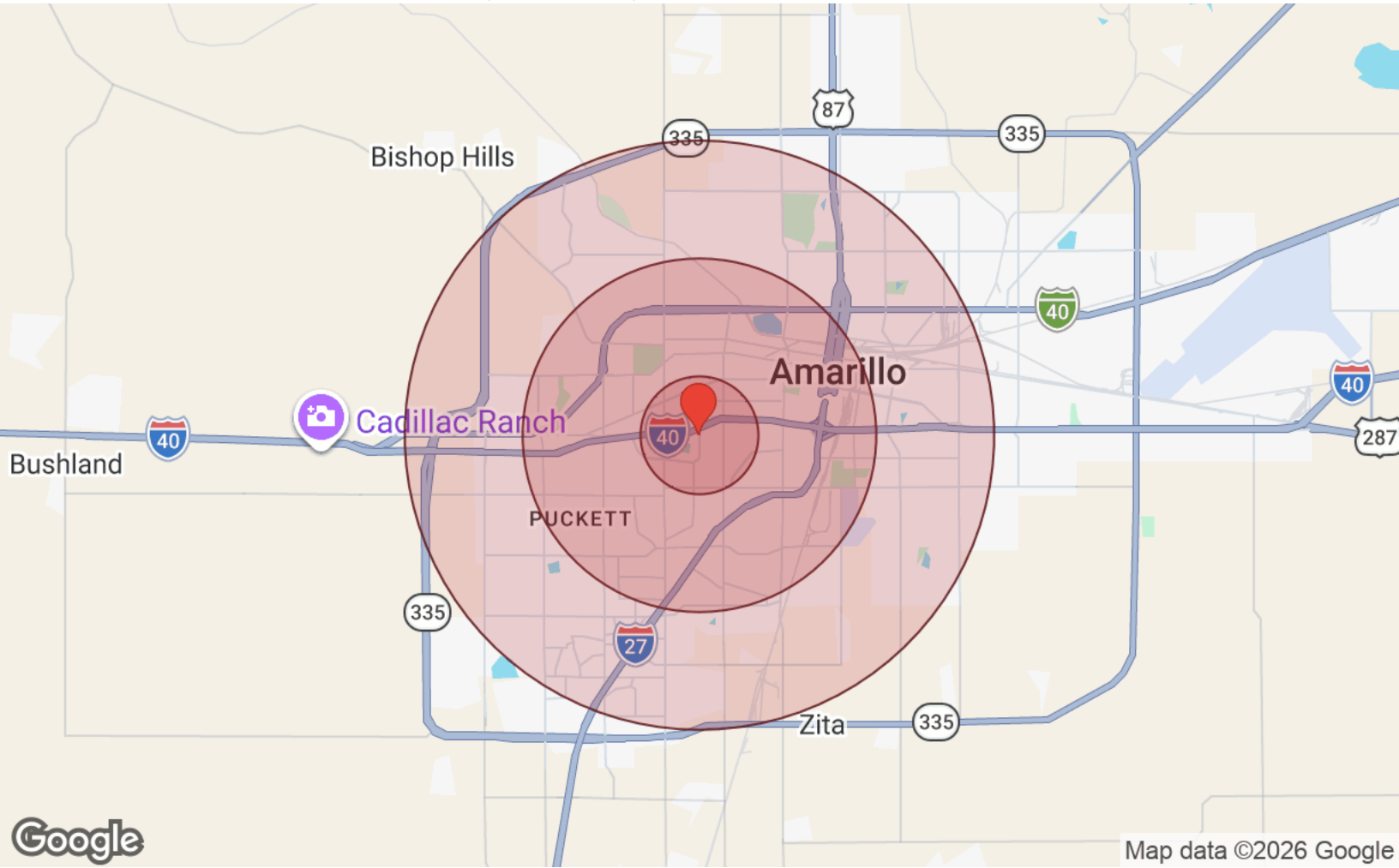
 Pizza Planet

 The Home Depot

 Calico County Restaurant

DEMOGRAPHICS

2028 PARAMOUNT BOULEVARD, AMARILLO, TX 79109



Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,521	43,929	83,596
Female	5,843	44,525	85,583
Total Population	11,364	88,454	169,179

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,946	49,260	89,293
Black	1,041	7,466	13,484
Am In/AK Nat	35	310	524
Hawaiian	N/A	18	34
Hispanic	3,171	27,093	57,149
Asian	882	2,309	5,295
Multiracial	265	1,875	3,231
Other	25	124	186

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,541	18,033	35,256
Ages 15 - 24	1,464	11,790	23,029
Ages 25 - 54	4,542	33,829	65,892
Ages 55 - 64	1,149	9,239	17,326
Ages 65+	1,667	15,563	27,676

Income	1 Mile	3 Miles	5 Miles
Median	\$55,076	\$61,529	\$69,096
Under \$15k	634	3,582	5,859
\$15k - \$25k	283	2,990	4,891
\$25k - \$35k	509	3,618	5,762
\$35k - \$50k	820	5,335	8,617
\$50k - \$75k	935	6,865	12,167
\$75k - \$100k	582	4,535	9,035
\$100k - \$150k	762	5,816	11,742
\$150k - \$200k	232	2,589	5,047
Over \$200k	199	2,808	6,071

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Realty

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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