

RETAIL FOR LEASE

SECOND GENERATION RESTAURANT SPACE

I-40 FRONTAGE W/EXISTING DRIVE-THRU, AMARILLO, TX



FOR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

C: (806) 683-1330

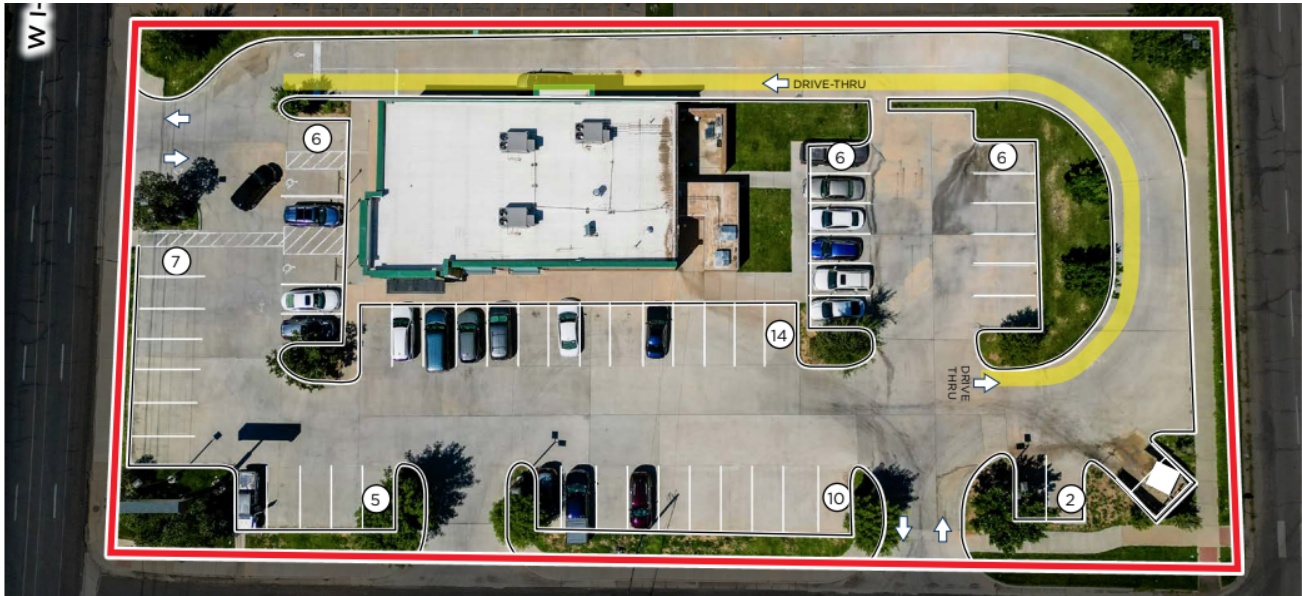
hollycoats@kwcommercial.com

606152, TEXAS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

SECOND GENERATION RESTAURANT FOR LEASE

4104 INTERSTATE 40 FRONTAGE ROAD



Property Overview

Prime Interstate Frontage: Exceptional visibility and access directly on the highly traveled Interstate 40 Frontage Road.

High-Traffic Location: Exposure to approximately 93,705 Vehicles Per Day (VPD) traveling along Interstate 40. The nearby signalized intersection of S Western Street and Wolflin Avenue adds a combined traffic count of over 25,000 VPD.

2nd Generation Restaurant: Save significant build-out costs with this turnkey restaurant space, previously a national deli franchise.

Essential Drive-Thru: Features a dedicated drive-thru lane and pick-up window, essential for quick-service, catering, and modern customer convenience.

Excellent Visibility: Prominent pylon signage on the Frontage Road and positioned directly after the I-40 exit ramp.

Lease Type: Absolute NNN Lease - tenant responsible for all taxes, insurance, maintenance and repairs.

Property Highlights

- Drive-thru
- Pylon Sign
- +/- 93,705 VPD on I-40 (2023)
- Prime Interstate 40 Frontage
- Freestanding 2nd Generation Restaurant

Building SF:	4,216
Lot Size:	1.06 Acres
Year Built:	2014
Frontage:	147 feet
Signage:	Pylon Sign
Occupancy:	134
Parking:	34 spaces
Parking Ratio:	8 : 1000
Lease Rate:	\$37 sf/yr + Absolute NNN

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

PROPERTY PHOTOS

4104 INTERSTATE 40 FRONTAGE ROAD



KELLER WILLIAMS REALTY-AMARILLO
3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

PROPERTY PHOTOS

4104 INTERSTATE 40 FRONTAGE ROAD



KELLER WILLIAMS REALTY-AMARILLO
3955 S Soncy Rd
Amarillo, Texas 79119

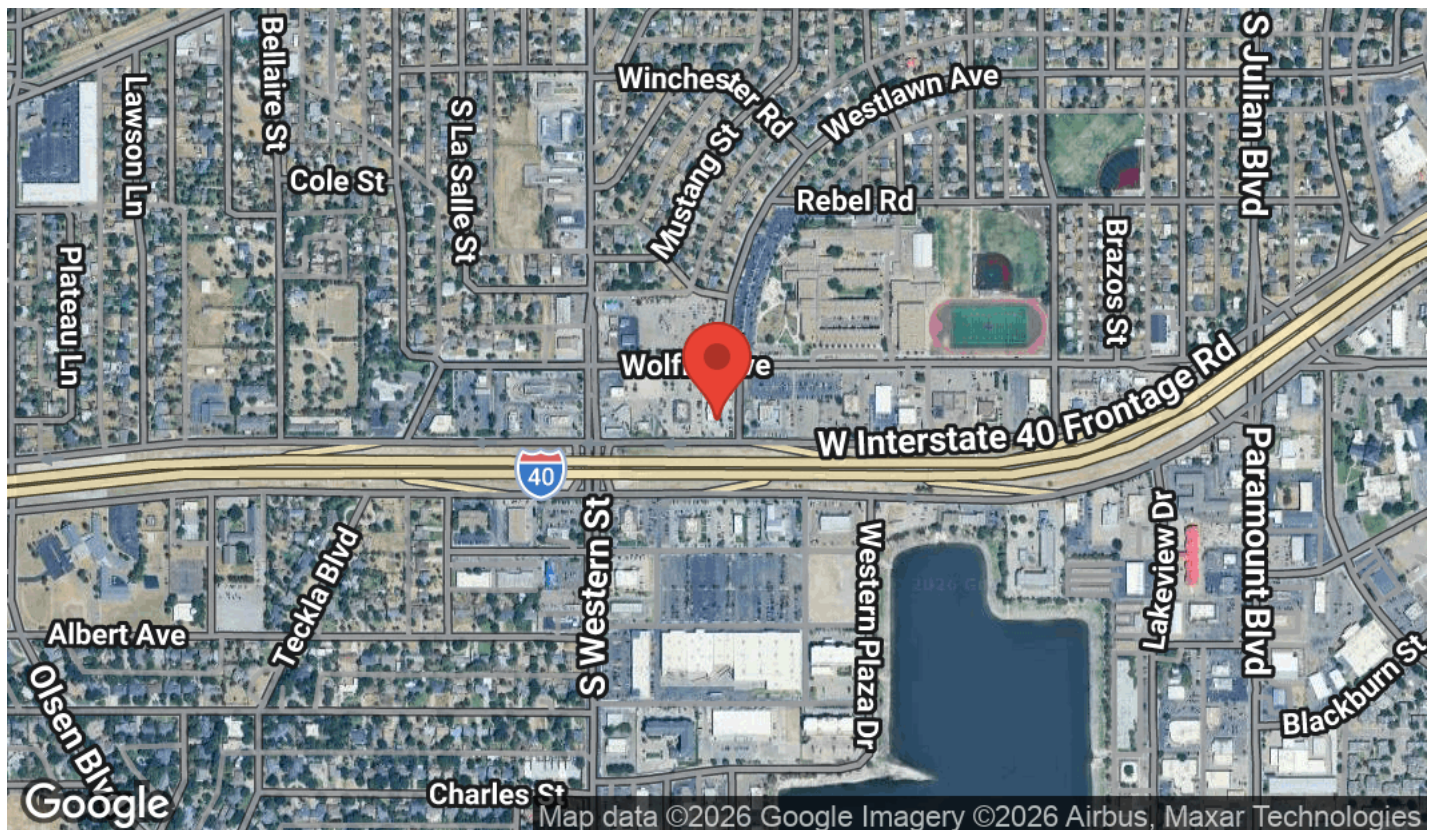


Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM
Commercial Broker Associate
O: (806) 683-1330
C: (806) 683-1330
hollycoats@kwcommercial.com
606152, TEXAS

LOCATION MAPS

4104 INTERSTATE 40 FRONTAGE ROAD



KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

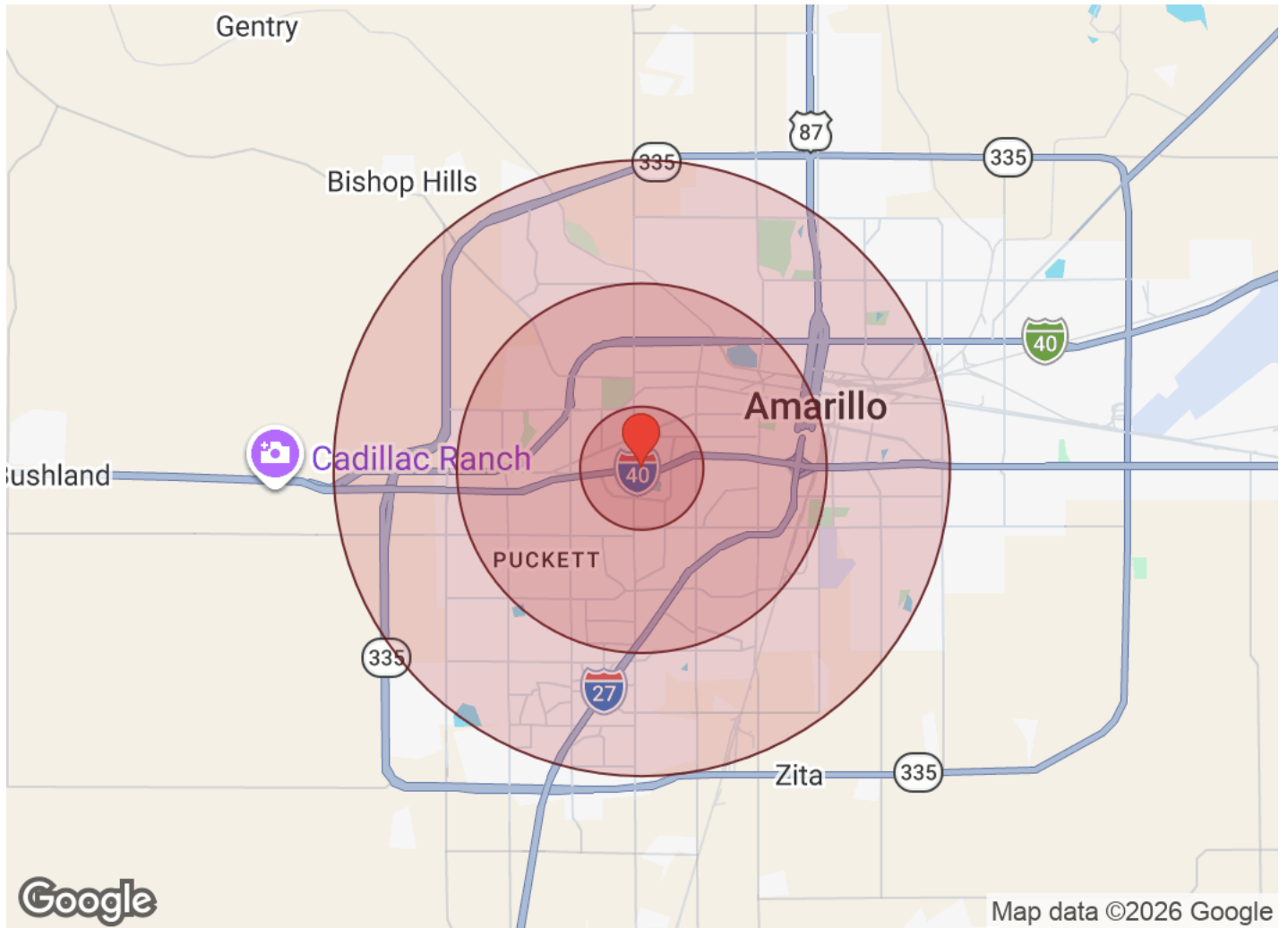
C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

DEMOGRAPHICS

4104 INTERSTATE 40 FRONTAGE ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,607	43,354	81,138
	Female	5,972	43,989	83,054
	Total Population	11,579	87,343	164,192
Age	Ages 0 - 14	2,678	17,522	33,913
	Ages 15 - 24	1,531	11,529	22,077
	Ages 25 - 54	4,552	33,116	64,004
	Ages 55 - 64	1,130	9,180	16,910
	Ages 65+	1,688	15,997	27,287
Income	Median	\$56,234	\$63,114	\$70,532
	Under \$15k	684	3,509	5,546
	\$15k - \$25k	231	3,022	4,729
	\$25k - \$35k	545	3,473	5,396
	\$35k - \$50k	677	5,265	8,449
	\$50k - \$75k	1,033	6,711	11,765
	\$75k - \$100k	576	4,538	8,710
	\$100k - \$150k	769	6,033	11,671
	\$150k - \$200k	277	2,657	5,139
	Over \$200k	121	2,942	6,392

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

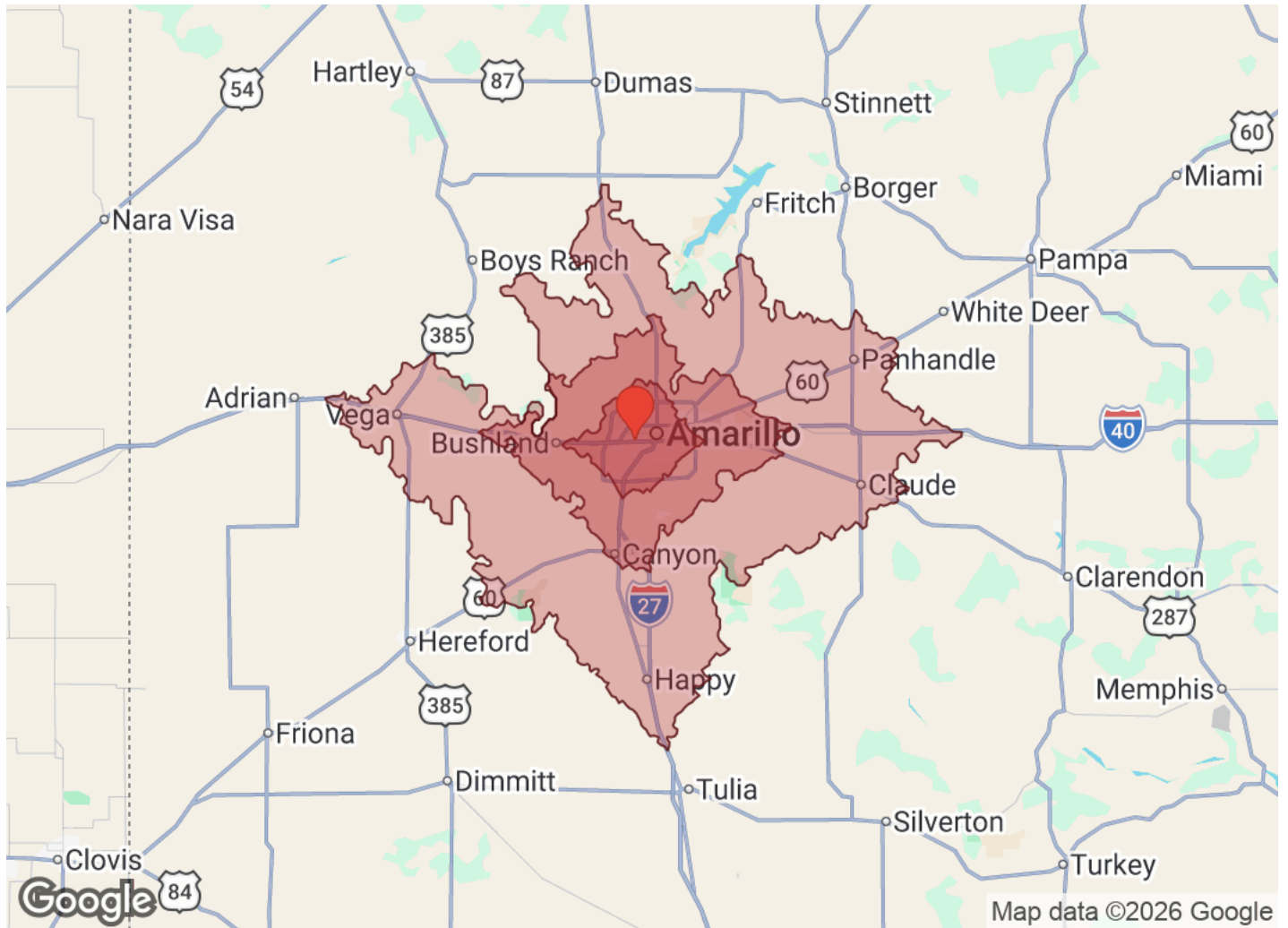
C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

DEMOGRAPHICS

4104 INTERSTATE 40 FRONTAGE ROAD



Driving Time: 15 Mins 30 Mins 60 Mins

Category	Sub-category	15 Mins	30 Mins	60 Mins
Population	Male	96,450	133,160	139,134
	Female	98,674	128,961	134,300
	Total Population	195,124	262,121	273,434
Age	Ages 0 - 14	40,995	53,222	55,373
	Ages 15 - 24	26,625	37,092	38,453
	Ages 25 - 54	76,297	103,292	107,440
	Ages 55 - 64	19,874	27,545	29,020
	Ages 65+	31,333	40,972	43,148
Income	Median	\$69,829	\$73,424	\$73,925
	Under \$15k	6,612	8,225	8,590
	\$15k - \$25k	5,665	6,932	7,255
	\$25k - \$35k	6,621	8,044	8,337
	\$35k - \$50k	9,507	11,217	11,550
	\$50k - \$75k	13,758	17,429	18,040
	\$75k - \$100k	10,000	12,786	13,451
	\$100k - \$150k	13,517	18,547	19,477
	\$150k - \$200k	5,916	8,420	8,869
	Over \$200k	7,248	9,963	10,466

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate
O: (806) 683-1330

C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS



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

Name of Sponsoring Broker (Licensed Individual or Business Entity)

474896

License No.

klrw162@kw.com

Email

(806)359-4000

Phone

Adrian Farris

Name of Designated Broker of Licensed Business Entity, if applicable

467078

License No.

adriankwrec@gmail.com

Email

(806)672-7725

Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable

License No.

Email

Phone

Holly Coats

Name of Sales Agent/Associate

606152

License No.

hollycoats@kwcommercial.com

Email

(806)683-1330

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

KW Commercial, 3955 S Soney Rd Amarillo TX 79119

Phone: 8064572222

Fax: (806)359-6411

IABS

Holly Coats

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com