

Freestanding Drive-Thru Restaurant Building in Olton, TX



Sale Price	\$449,000
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OFFERING SUMMARY

Building Size:	2,160 SF
Available SF:	2,160 SF
Lot Size:	0.64 Acres
Price / SF:	\$207.87
Market:	Olton
Submarket:	North Texas
Cross Streets:	Hwy 70 & Ave H
APN:	R22056

PROPERTY HIGHLIGHTS

- Like-New Restaurant w/ Drive Thru in Olton, Texas
- Quality Clean Kitchen, Storage Room, & Large Open Areas
- \$500 Monthly Income from Twice Pure Water on ±11,814 SF of Additional Land
- Previously Occupied By Dairy Queen | Well-Known Building
- All Improvements and Kitchen Equipment Included
- Functional Layout w/ Endless Opportunities | Recently Operated
- Superior Location w/ Limited Competition | Strategic Trade Area
- Located In The Primary Retail/Restaurant Corridor In The Area
- Excellent Location, Great Tenant Mix, High Traffic Flows
- Located on the Main Thoroughfare - U.S. 70

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PROPERTY DESCRIPTION

±2,160 SF recently occupied freestanding drive thru restaurant space located in Olton, Texas. The site features a turn key restaurant which was a former Dairy Queen. The functional floorplan includes an up-to-date, formerly operational kitchen improvements such as a hood, range, oven, flat top, grill, several refrigerators and freezers, large open areas, separate kitchen and food preparation area, multiple restrooms, & more. The property offers excellent visibility and convenient access, with a fully lit parking lot (13.9/1,000 SF), excellent existing signage, & direct access to Hwy 70 & Hwy 385 making it an ideal rest stop for travelers & nearby employees.

Additional Income - The property also features an ice machine from Twice Pure Water who pays \$500 monthly on included ±11,814 SF piece of land situated next to the main building.

LOCATION DESCRIPTION

Subject property is located off Highway 70 just west of Main Street, & north of 2nd street in Olton, Texas. Olton Texas is located in northeast Lamb County just twenty miles northeast of Littlefield and 45 miles north of Lubbock. Olton was the first town in Lamb county and as such became the first county seat when the county was organized in 1908. Olton is home of Racing Hall of Famer Carl Nafzger as well as American country music singer, actor, television host, and businessman, Jimmy Dean. A large source of income in Olton comes from the Olton Grain Coop which are leaders in the area of fertilizer application, and were the first in the area with GPS guidance systems.



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Retail For Sale | 1612 U.S. 70 Olton, TX 79064



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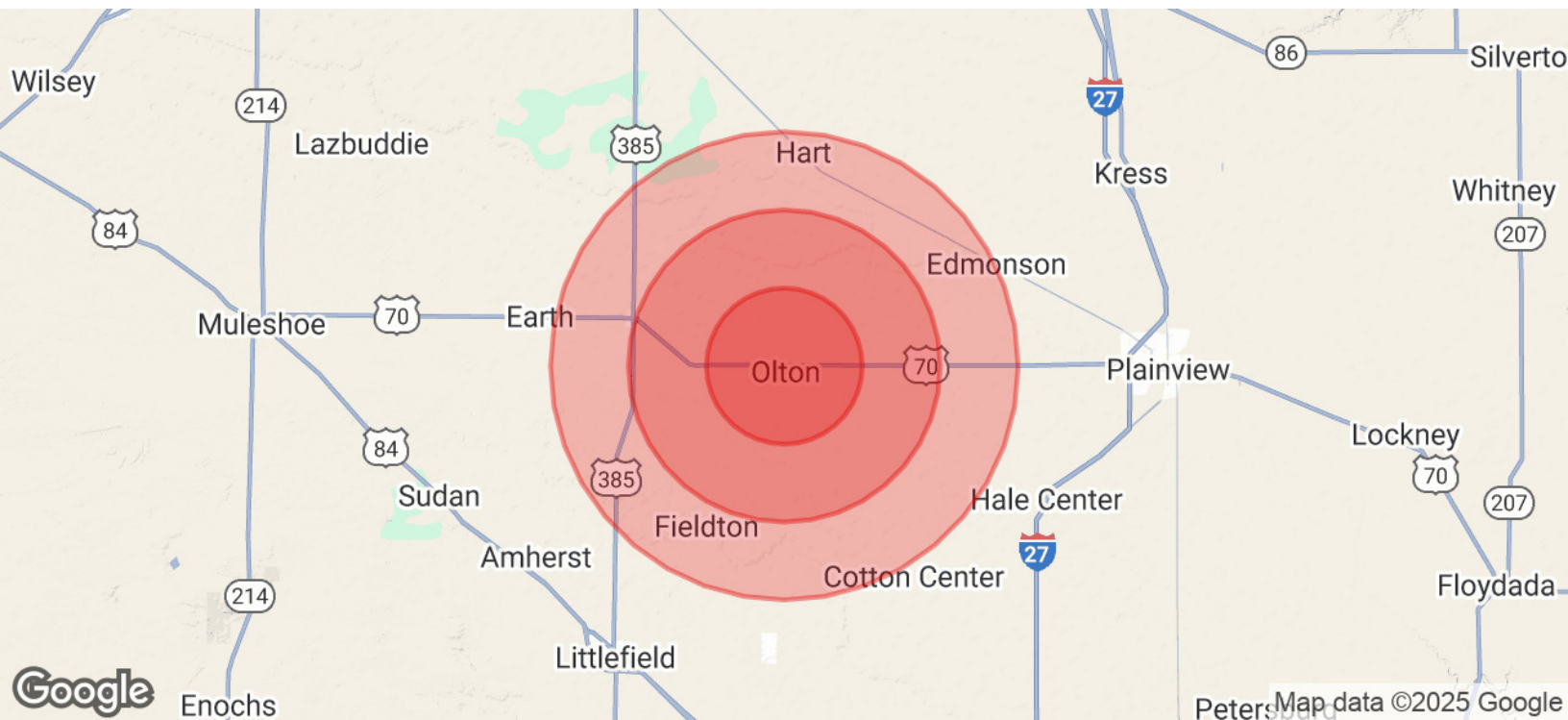
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	2,214	2,650	4,858
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	799	959	1,768
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$88,788	\$88,170	\$82,991
Average House Value	\$114,683	\$122,701	\$132,992

ETHNICITY (%)	5 MILES	10 MILES	15 MILES
Hispanic	69.4%	65.5%	61.6%

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