

RESTAURANT FOR SALE

# INVESTMENT OR OWNER/USER

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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606152, TEXAS

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**FOR SALE**

# RESTAURANT FOR SALE

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## Property Overview

Prime Commercial Opportunity | 2028 Paramount Blvd, Amarillo, TX

### High-Visibility Restaurant & Value-Add Investment Opportunity:

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:

**Roof:** Energy-efficient TPO Roof

**Electrical:** updated in 2022.

**Plumbing:** Modernized throughout with durable PVC & PEX piping.

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

Whether you choose to maintain the current lease for immediate cash flow or eventually transition the space for your own business, the recent upgrades to the grease trap, roof, and utilities provide a "plug-and-play" opportunity that is rare for properties in this price bracket.

## 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 5/31/2026
- 40 parking spaces

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

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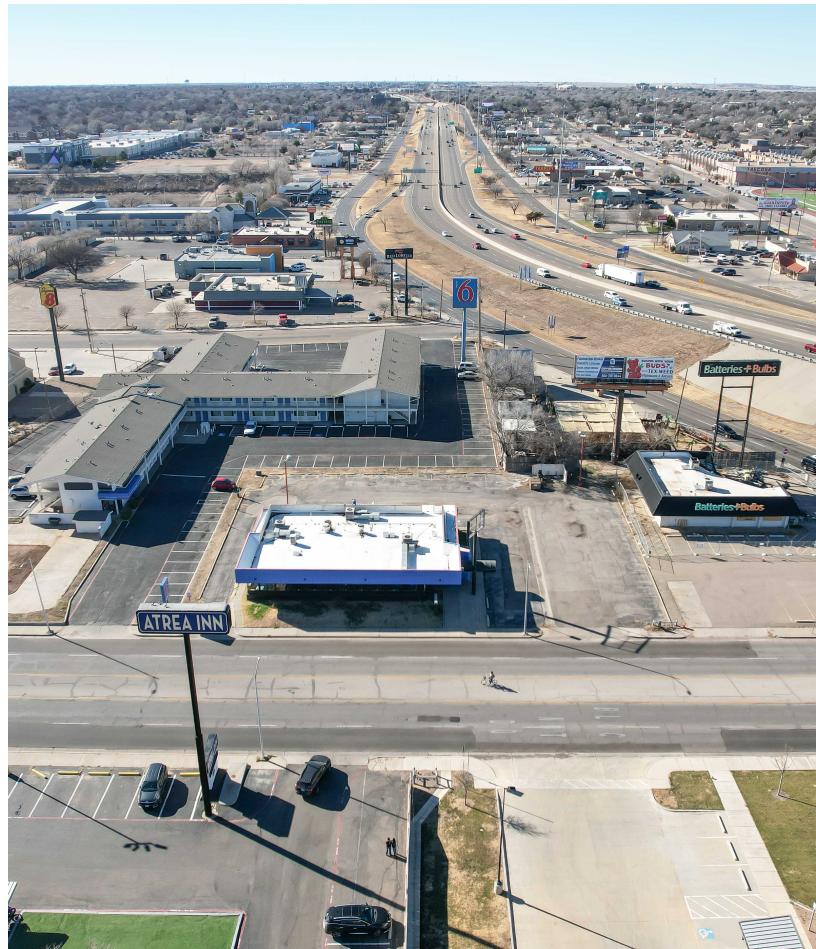
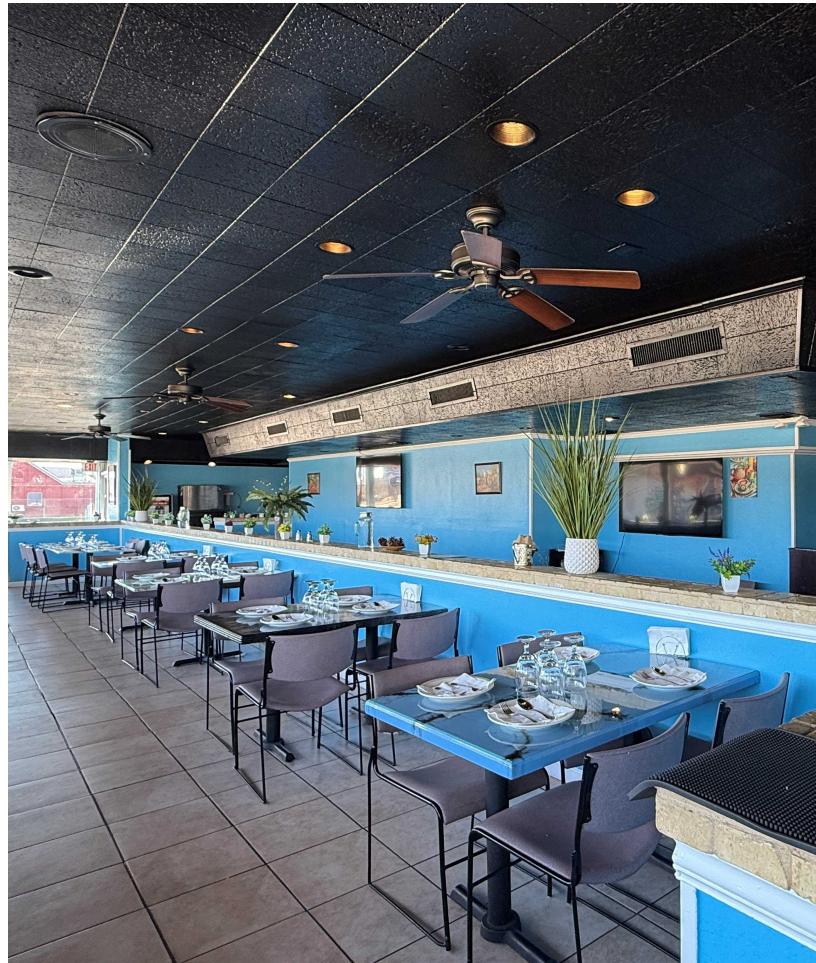


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# PROPERTY PHOTOS

2028 PARAMOUNT BOULEVARD, AMARILLO, TX 79109



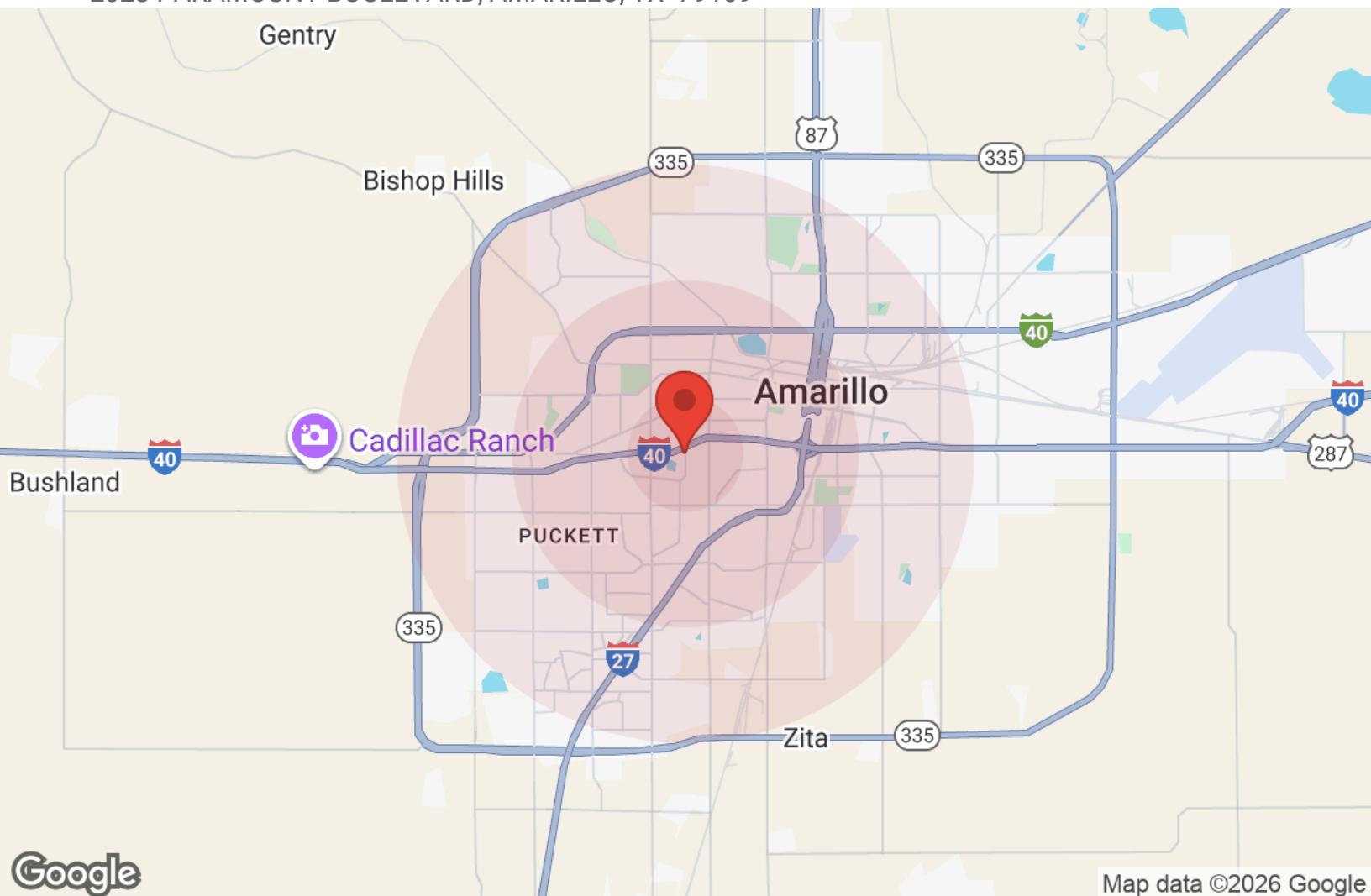
## BUSINESS MAP

2028 PARAMOUNT BOULEVARD, AMARILLO, TX 79109



## DEMOGRAPHICS

2028 PARAMOUNT BOULEVARD, AMARILLO, TX 79109



Google

Map data ©2026 Google

Population	1 Mile	3 Miles	5 Miles
Male	5,594	44,167	83,441
Female	5,887	44,809	85,487
Total Population	11,481	88,975	168,928
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,572	18,139	35,161
Ages 15-24	1,465	11,816	22,918
Ages 25-54	4,575	34,005	65,761
Ages 55-64	1,173	9,313	17,345
Ages 65+	1,696	15,702	27,745
Race	1 Mile	3 Miles	5 Miles
White	5,998	49,586	89,295
Black	1,056	7,509	13,447
Am In/AK Nat	34	311	524
Hawaiian	N/A	18	17
Hispanic	3,207	27,235	56,963
Asian	900	2,313	5,271
Multi-Racial	259	1,877	3,227
Other	26	125	186

Income	1 Mile	3 Miles	5 Miles
Median	\$52,399	\$56,974	\$64,919
< \$15,000	732	3,890	6,138
\$15,000-\$24,999	399	3,547	5,562
\$25,000-\$34,999	471	3,605	5,838
\$35,000-\$49,999	753	5,636	9,001
\$50,000-\$74,999	809	6,598	11,812
\$75,000-\$99,999	595	4,309	8,604
\$100,000-\$149,999	746	5,912	11,856
\$150,000-\$199,999	243	2,455	4,946
> \$200,000	167	2,130	4,679

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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.*



### 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.

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<b>Adrian Farris</b>	<b>467078</b>	<b>adriankwrec@gmail.com</b>	<b>(806)672-7725</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Holly Coats</b>	<b>606152</b>	<b>hollycoats@kwcommercial.com</b>	<b>(806)683-1330</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Regulated by the Texas Real Estate Commission

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