

GROUND LEASE

**1504-1508 S Grand St.
Amarillo, Texas 79104**

Roy Murguía
806-433-5441
amarillotexasholdings@gmail



The property benefits from a bustling commercial area, with neighboring businesses such as Oreilly Auto Parts, Donut Stop, Bank Of America, Happy State Bank, Walmart, 2-Toot'n Totum Convenience stores, Advance Auto Parts, McDonalds, Whataburger, Chicken Express, Ross, Starbucks, Taco Villa, Subway, Amigos United, Braums, Auto Zone, Wingstop, Sonic, Take 5 Oil, Amarillo National Bank, and United Rentals. Its strategic location and nearby anchor tenants make it an attractive choice for businesses seeking high visibility and potential foot traffic. Daily average I-40 HWY Amarillo traffic is 50,000 (TxDOT)