

# Former Hooters Restaurant

8201 W Interstate 40, Amarillo, TX 79121

FOR SALE / LEASE 5,689 SQ.FT FORMER HOOTERS RESTAURANT ON 1.55 ACERS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Acuity Private Capital / Parasell Inc in compliance with all applicable fair housing and equal opportunity laws.

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## PROPERTY SUMMARY



### Property Description

Former Hooters Restaurant and Bar, fully built out. Freestanding building with frontage along I-40 and at the entrance of the Westgate Mall and adjacent to Target. There is parking across the street which the combined lot square footage is 1.55 Acres.

### Property Highlights

- 5,689 sq.ft Former Hooters Restaurant Space
- Freestanding Restaurant Facility with All FF&E's included in the sale of the real estate
- At the Entrance to Westgate Mall, per Placer AI, has 225K monthly visits

### OFFERING SUMMARY

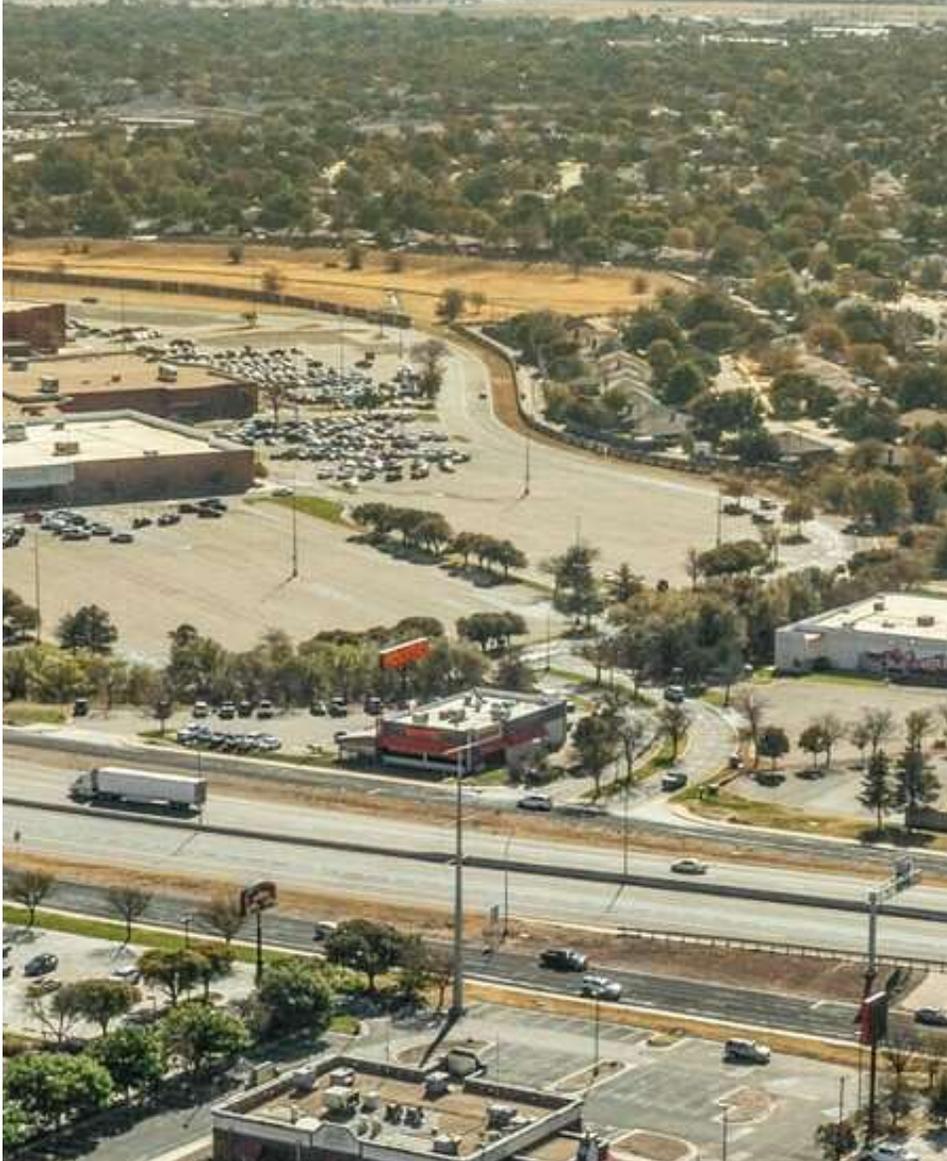
Sale Price:	<b>\$1,600,000</b>
Lease Rate:	\$30.00 SF/yr (NNN)
Available SF:	5,689 SF
Lot Size:	1.55 Acres
Building Size:	5,689 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,777	48,965	86,623
Total Population	4,084	115,845	221,038
Average HH Income	\$96,538	\$94,810	\$84,847

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## PROPERTY DESCRIPTION



### Property Description

Former Hooters Restaurant and Bar, fully built out. Freestanding building with Frontage along I-40 and at the entrance of the Westgate Mall and adjacent to Target. There is parking across the street which the combined lot square footage is 1.55 Acres.

### Location Description

Conveniently located just off of I-40 and Soncy, this retail location is a prime commercial opportunity formally leased to Hooters, is the only parcel just outside of Westgate Mall that has ingress egress off of I-40. This property is located adjacent to Target, Best Buy, Westgate Mall and several other local and national retailers.

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## PROPERTY HIGHLIGHTS



### Property Highlights

- 5,600 sq.ft Former Hooters Restaurant Space
- Freestanding Restaurant Facility with All FF&E's included in the sale of the real estate
- At the Entrance to a major Mall "Westgate Mall" per Placer AI, has 225K monthly visits
- Adjacent to a Target/Grocery per placer AI has 110K monthly visits
- The subject sits along the main Interstate frontage road along I-40 57K Vehicals passing per day
- Per costar Food and Alcohol is the number one in the trade area for consumer spending \$77M One mile radius for 2024.
- Ingress Egress on the frontage road connecting to the interstate I-40, the only parcel with this access
- Additional Parking across the street
- Excellent visibility with monumental signage included
- Zoning is Planned Development, Allows for a variety of commercial uses

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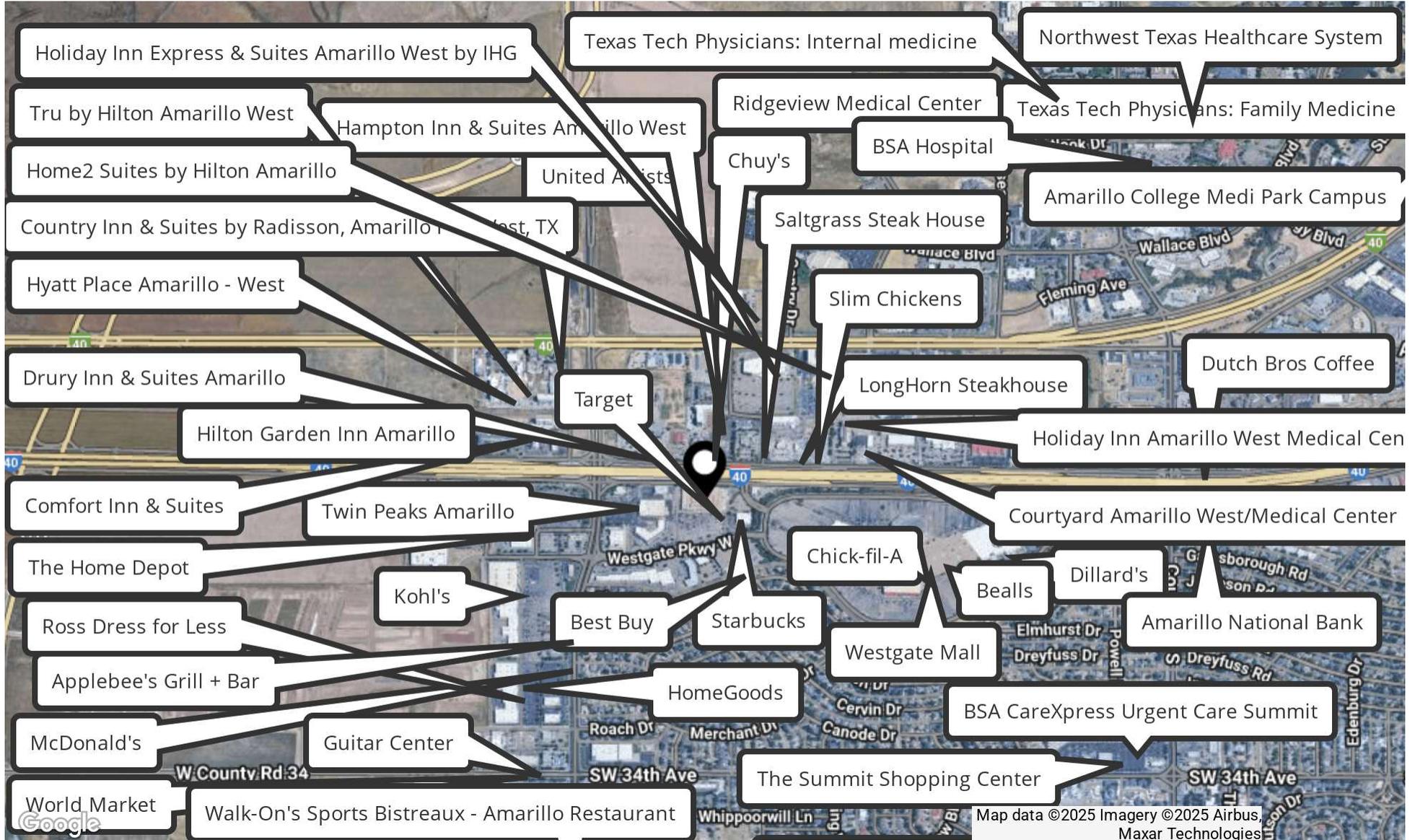
## INTERIOR PHOTOS



# Former Hooters Restaurant

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## AERIAL MAP





# Former Hooters Restaurant

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DRONE SHOT FACING WEST



# Former Hooters Restaurant

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DRONE SHOTS FACING NORTH AND SOUTH



# Former Hooters Restaurant

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DRONE PHOTOS FACING SOUTH



# Former Hooters Restaurant

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DRONE PHOTOS FACING SOUTH



# Former Hooters Restaurant

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DRONE PHOTOS FACING EAST



# Former Hooters Restaurant

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AERIAL PHOTOS FACING EAST



# Former Hooters Restaurant

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ROOF/HVAC PHOTOS





# Former Hooters Restaurant

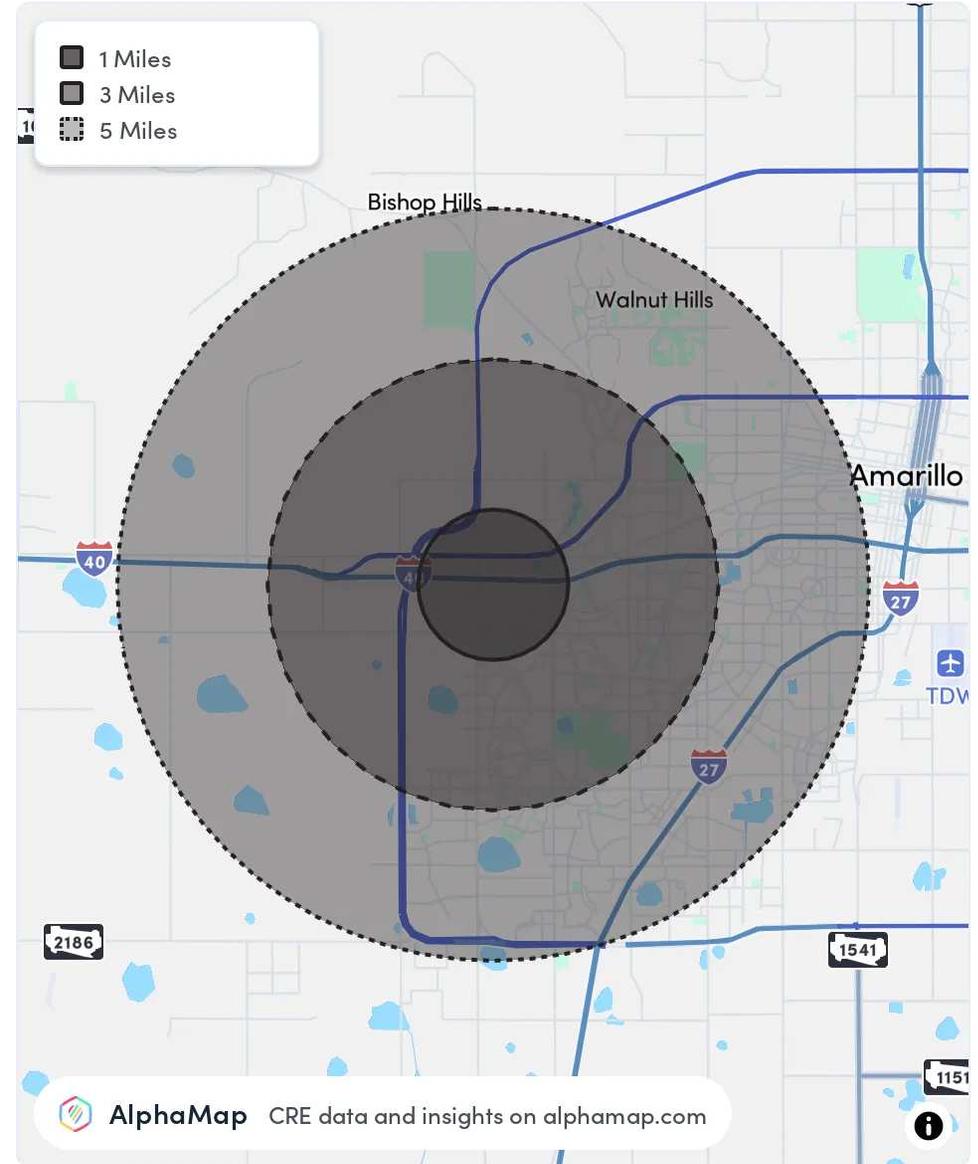
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## AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,084	45,666	115,845
Average Age	44	42	41
Average Age (Male)	43	40	39
Average Age (Female)	45	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,777	19,408	48,965
Persons per HH	2.3	2.4	2.4
Average HH Income	\$96,538	\$102,550	\$94,810
Average House Value	\$220,163	\$287,312	\$252,365
Per Capita Income	\$41,973	\$42,729	\$39,504

Map and demographics data derived from AlphaMap



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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.

2-10-2025



## 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.

## 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 or subagent 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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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Date