

# RETAIL FOR LEASE

## SECOND GENERATION RESTAURANT SPACE

HIGHEST AND BEST USE FAST CASUAL OR QSR



FOR LEASE

### KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd  
Amarillo, Texas 79119



Each Office Independently Owned and Operated

### PRESENTED BY:

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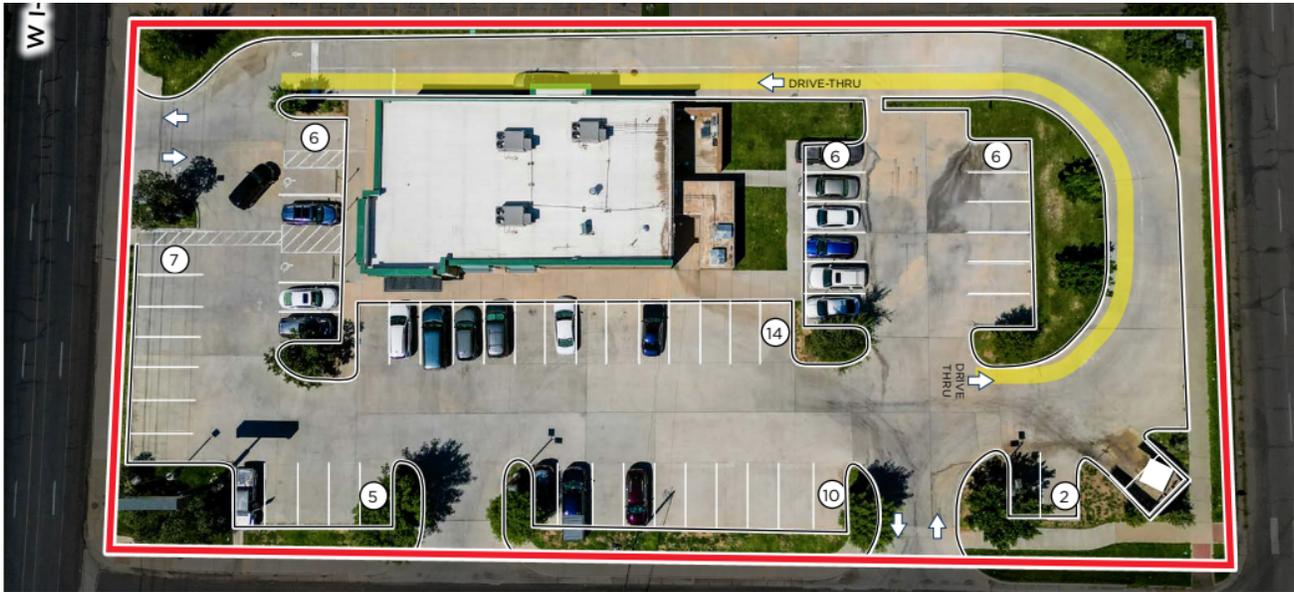
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# SECOND GENERATION RESTAURANT FOR LEASE

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

<b>Building SF:</b>	4,216
<b>Lot Size:</b>	1.06 Acres
<b>Year Built:</b>	2014
<b>Frontage:</b>	147 feet
<b>Signage:</b>	Pylon Sign
<b>Occupancy:</b>	134
<b>Parking:</b>	34 spaces
<b>Parking Ratio:</b>	8 : 1000
<b>Lease Rate:</b>	\$40 sf/yr + Absolute NNN

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# PROPERTY PHOTOS

4104 INTERSTATE 40 FRONTAGE ROAD



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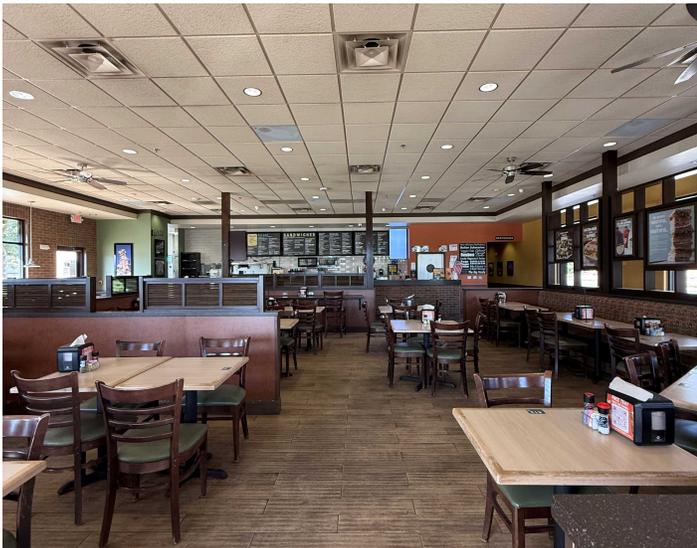


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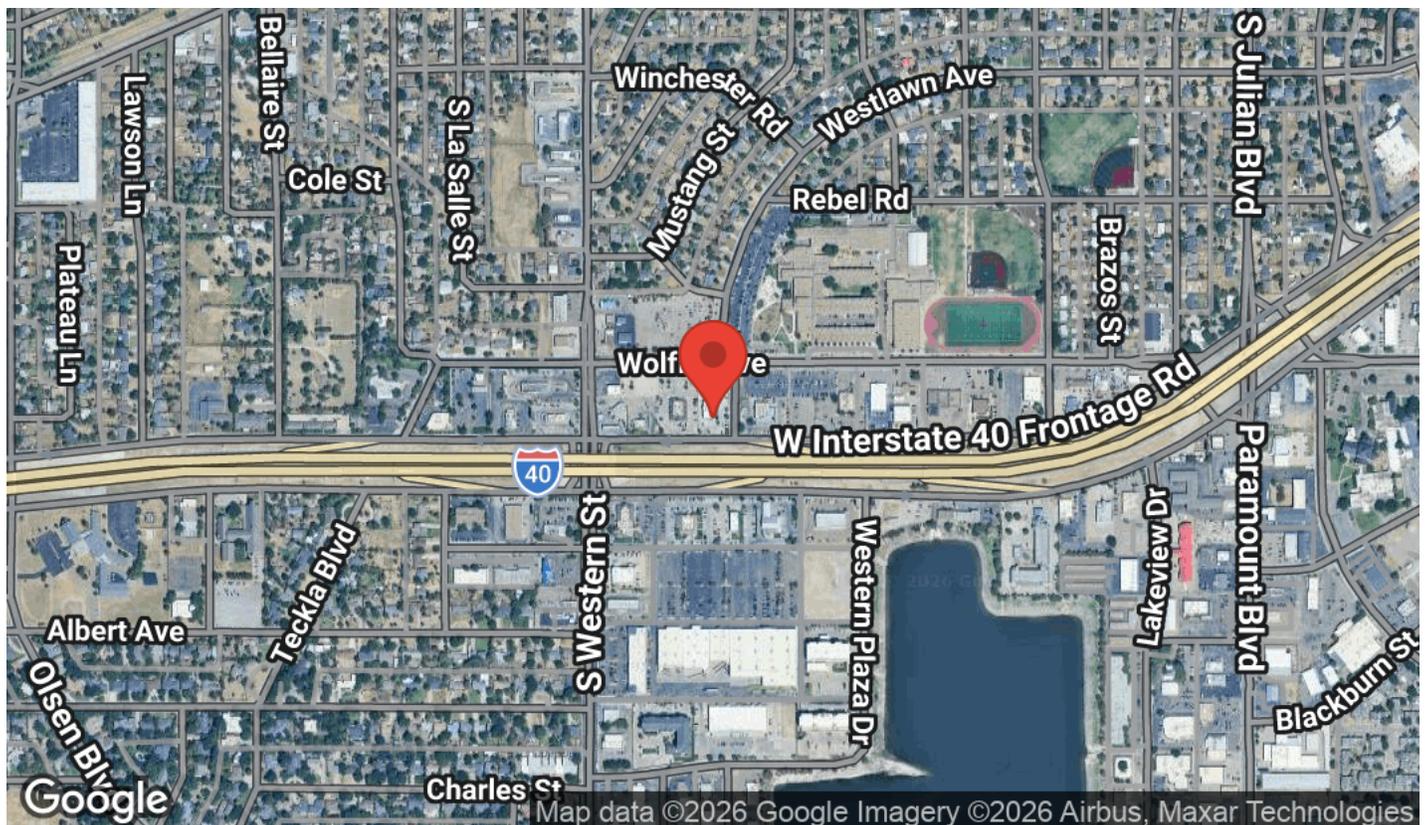


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# LOCATION MAPS

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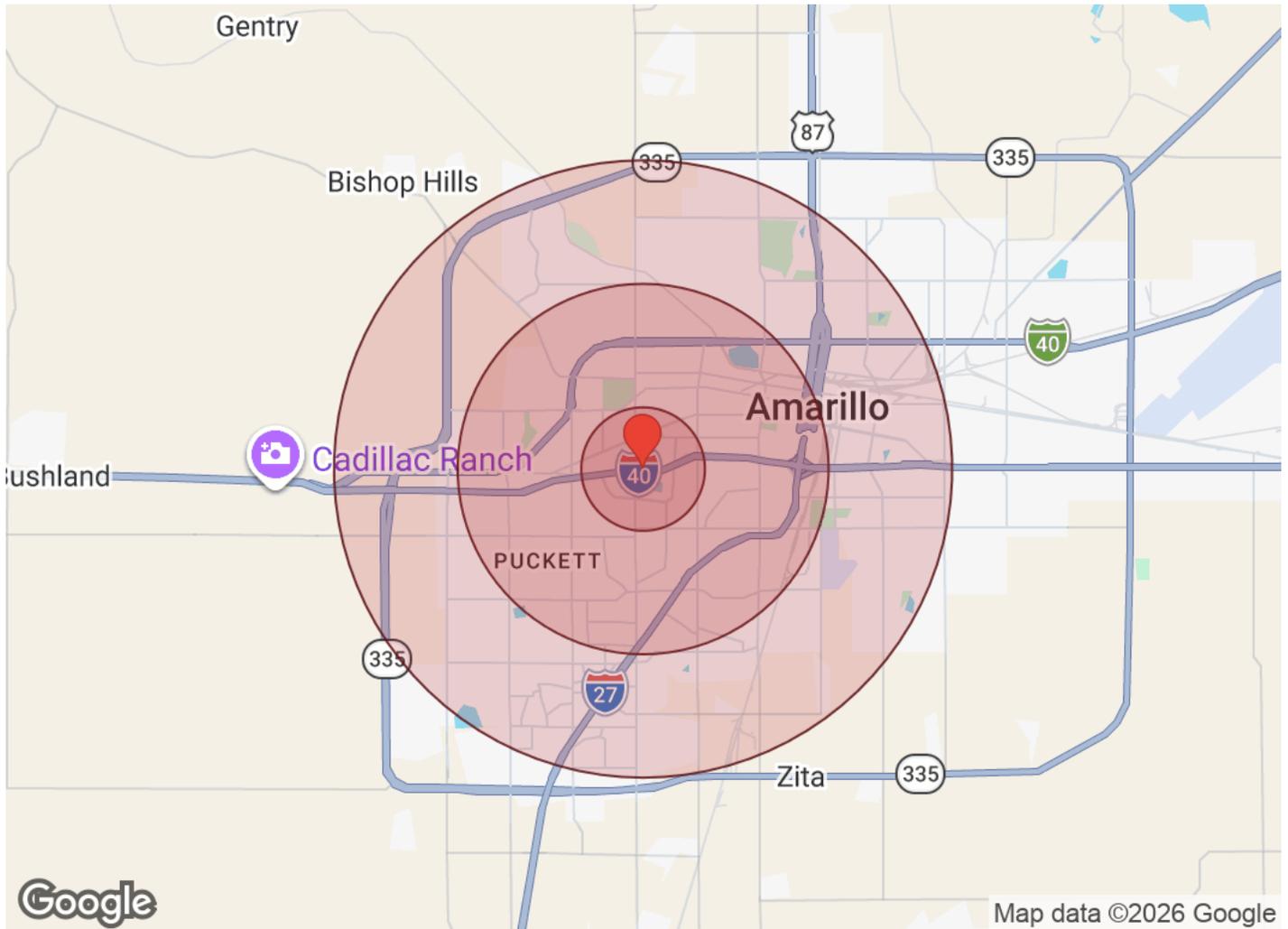
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# DEMOGRAPHICS

4104 INTERSTATE 40 FRONTAGE ROAD



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,671	43,856	80,974
	Female	6,032	44,550	82,942
	Total Population	11,704	88,406	163,916
Age	Ages 0 - 14	2,696	17,751	33,820
	Ages 15 - 24	1,539	11,638	21,959
	Ages 25 - 54	4,583	33,515	63,885
	Ages 55 - 64	1,161	9,308	16,916
	Ages 65+	1,723	16,195	27,335
Income	Median	\$53,342	\$57,512	\$66,262
	Under \$15k	770	3,859	5,914
	\$15k - \$25k	406	3,600	5,380
	\$25k - \$35k	491	3,535	5,555
	\$35k - \$50k	617	5,616	8,683
	\$50k - \$75k	879	6,559	11,483
	\$75k - \$100k	639	4,347	8,378
	\$100k - \$150k	718	6,006	11,691
	\$150k - \$200k	248	2,507	4,994
Over \$200k	109	2,212	4,993	

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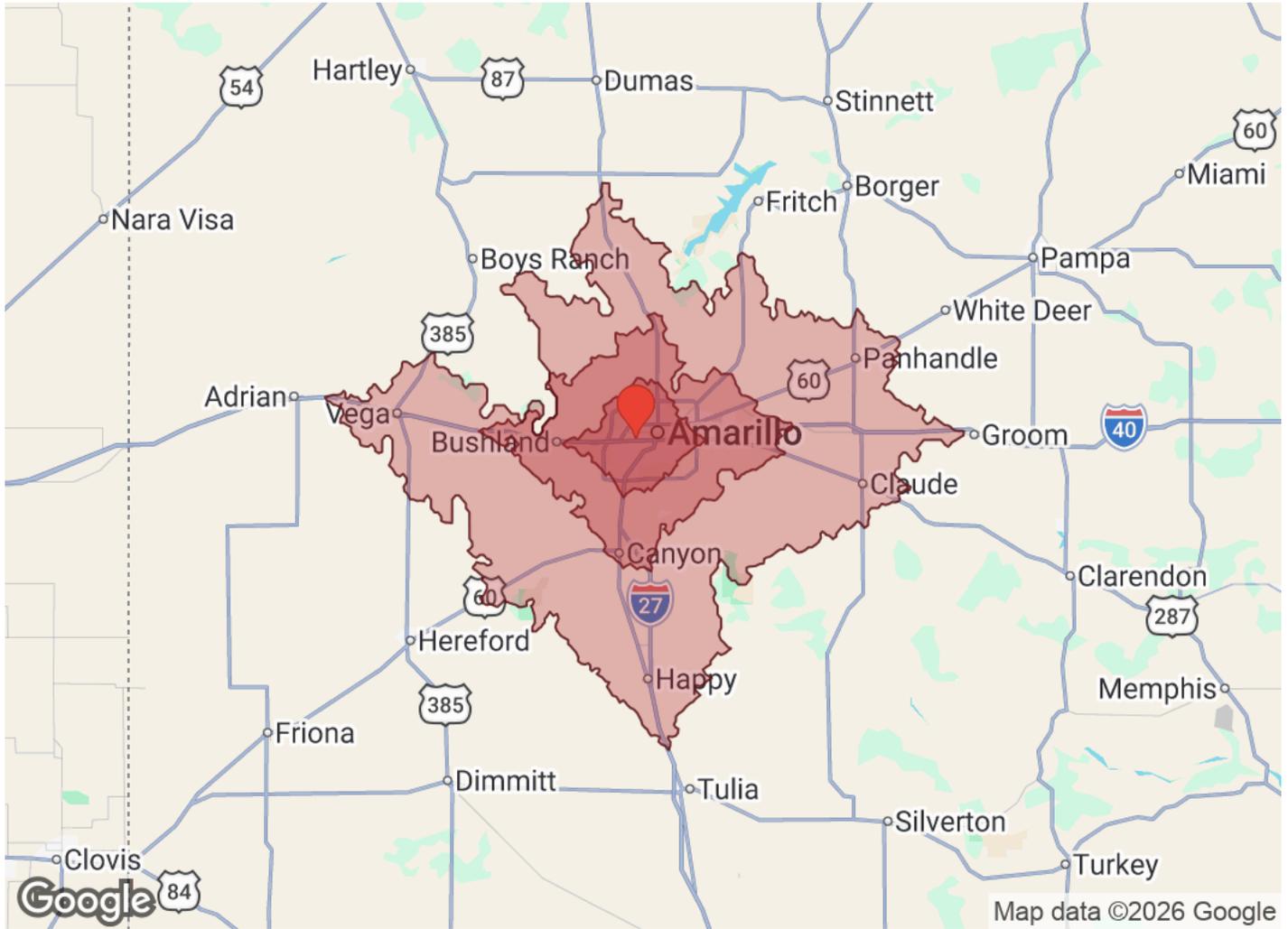
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# DEMOGRAPHICS

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Driving Time: ■ 15 Mins ■ 30 Mins ■ 60 Mins

Category	Sub-category	15 Mins	30 Mins	60 Mins
Population	Male	98,896	132,965	139,150
	Female	101,270	128,594	134,289
	Total Population	200,166	261,559	273,439
Age	Ages 0 - 14	42,251	53,069	55,372
	Ages 15 - 24	27,233	36,996	38,425
	Ages 25 - 54	78,068	103,002	107,433
	Ages 55 - 64	20,441	27,519	29,016
	Ages 65+	32,172	40,970	43,195
Income	Median	\$65,363	\$68,975	\$69,685
	Under \$15k	7,133	8,510	8,924
	\$15k - \$25k	6,605	8,020	8,244
	\$25k - \$35k	6,849	8,189	8,478
	\$35k - \$50k	10,179	11,983	12,448
	\$50k - \$75k	13,883	17,057	17,716
	\$75k - \$100k	9,926	12,644	13,357
	\$100k - \$150k	13,700	17,992	18,929
	\$150k - \$200k	5,772	7,943	8,443
Over \$200k	5,643	7,831	8,310	

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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.

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.

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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
<u>Holly Coats</u>	<u>606152</u>	<u>hollycoats@kwcommercial.com</u>	<u>(806)683-1330</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

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

**IABS 1-2**

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Holly Coats

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