

RETAIL FOR SALE

TURNKEY COMMERCIAL OPPORTUNITY

620 SW 16TH AVE, AMARILLO, TX 79102



FOR SALE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

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606152, TEXAS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Overview

Exceptional Turnkey Commercial Opportunity:

Situated on a 0.8-acre lot near Central Amarillo with fast access to I-40 and Washington St, this versatile turnkey facility is fully outfitted for an established or expanding restaurant, brewery, banquet hall, or premier event space. This property offers a functional, high-capacity layout and major infrastructural upgrades ready for immediate operation. This price includes the equipment!

Located on SW 16th Avenue between Washington Street and Madison Street, this property offers easy navigation and cross-city connectivity. It is blocks from I-40 (Exit 69-B), making it effortless for patrons traveling from anywhere across the Texas Panhandle to drop in. The property is positioned just south of downtown Amarillo, the area bridges historic residential neighborhoods with active commercial corridors.

Property Highlights

- Generous Capacity: Rated for 250 occupancy, ideal for high-volume dining, private banquets, or community events.
- 2 Dining Rooms
- 2 Fully Outfitted Kitchens featuring 2 commercial vent hoods
- 1,500-Gallon Grease Trap
- Large interior walk-in refrigerator and freezer
- Fire protection including full wet sprinkler system
- 60 parking spaces
- Fully fenced outdoor storage area
- Equipment included

Price:	\$850,000
Building SF:	8,643
Price / SF:	\$98
Lot Size:	0.80 Acres
Signage:	Two pylon
Year Built:	1951
Parking:	60 spaces
Parking Ratio:	1:144
Zoning:	PD (planned development)

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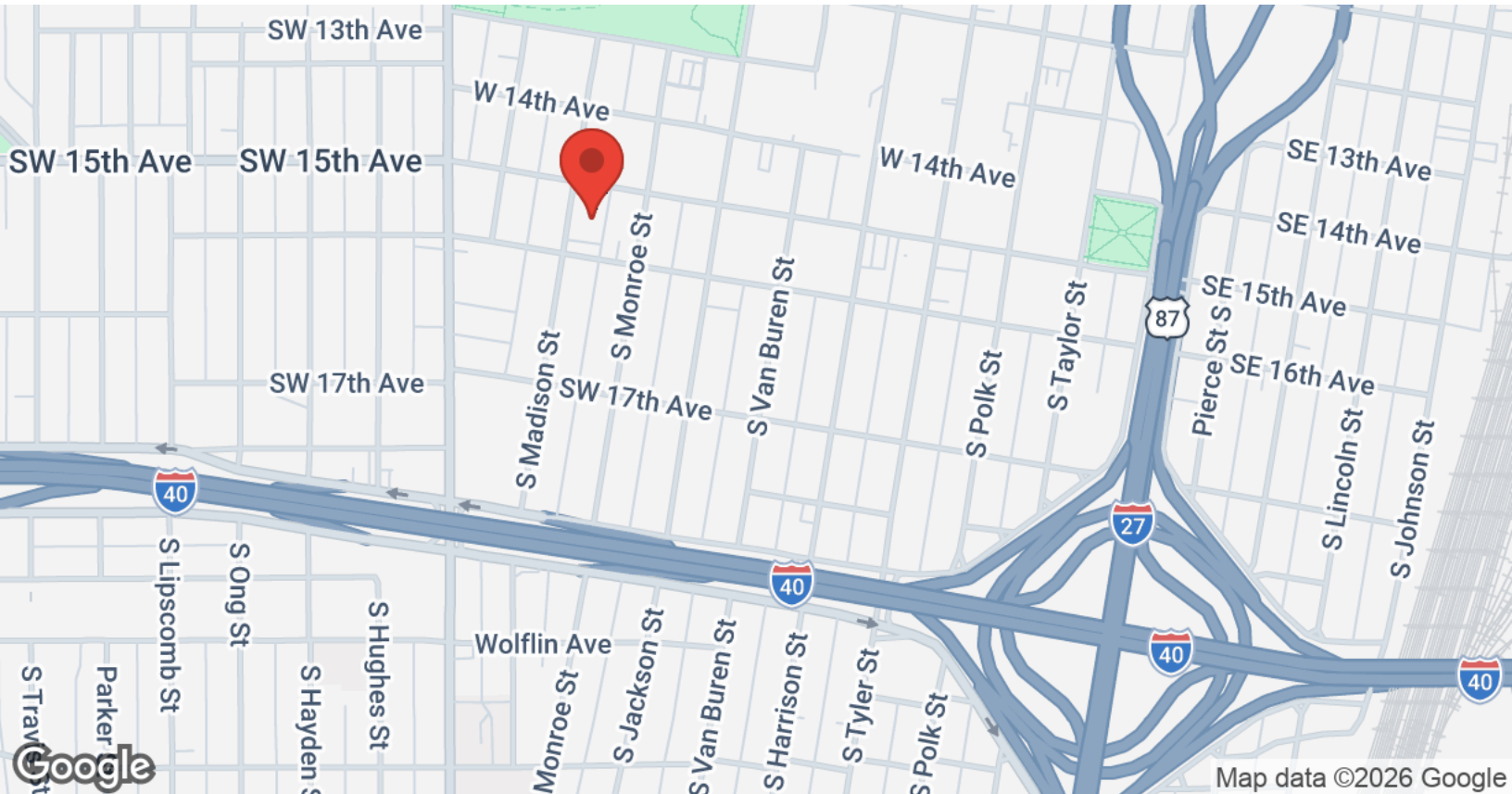
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LOCATION MAPS

620 SOUTHWEST 16TH AVENUE



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PROPERTY PHOTOS

620 SOUTHWEST 16TH AVENUE



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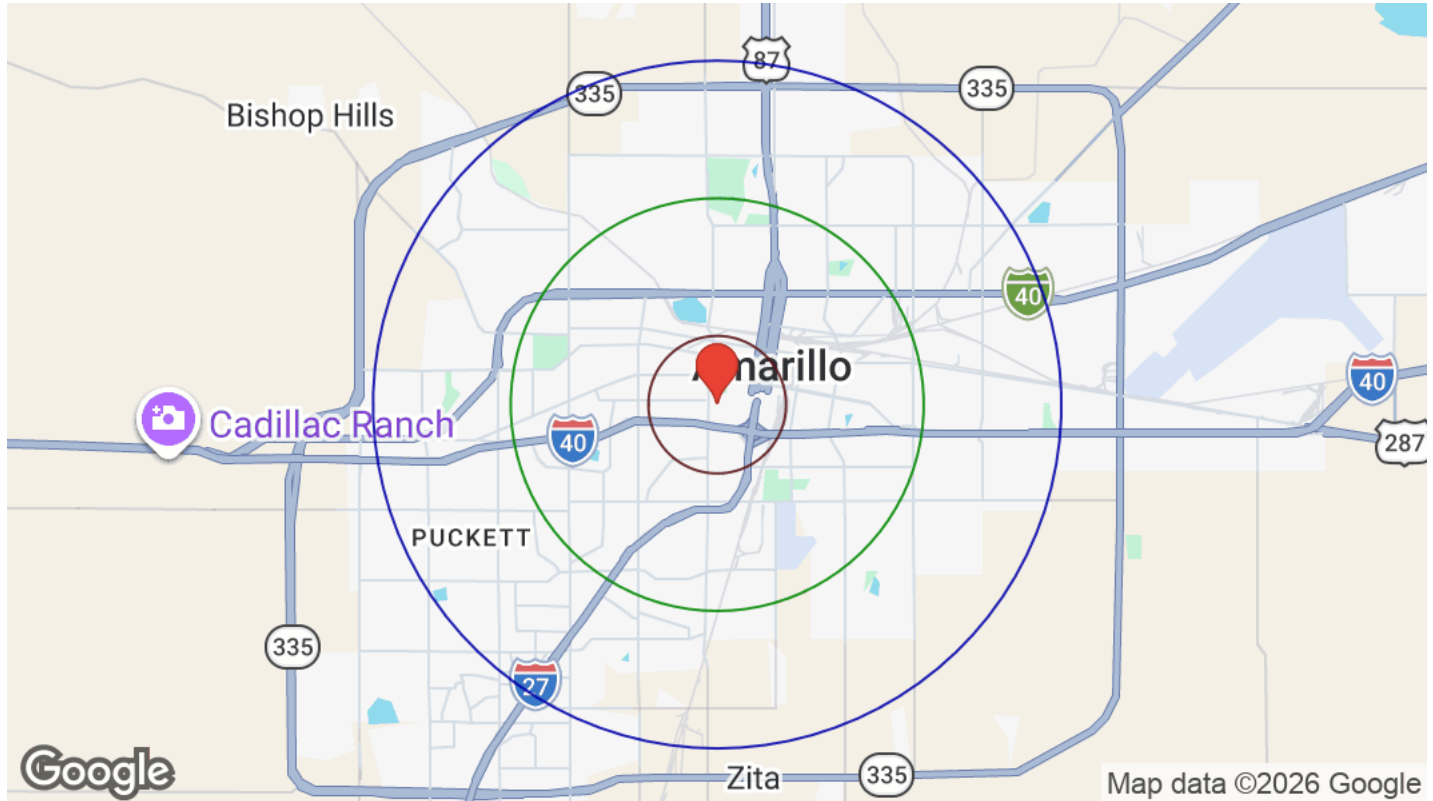
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DEMOGRAPHICS

620 SOUTHWEST 16TH AVENUE



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,609	39,769	80,169
	Female	4,365	40,154	82,027
	Total Population	8,974	79,923	162,195
Race / Ethnicity	White	5,022	35,606	78,129
	Black	624	7,633	14,581
	Am In/AK Nat	34	272	519
	Hawaiian	1	16	16
	Hispanic	2,905	32,273	59,590
	Asian	143	2,518	6,131
	Multiracial	223	1,495	3,017
	Other	22	112	195
Age	Ages 0 - 14	1,731	17,726	35,186
	Ages 15 - 24	1,206	11,266	22,908
	Ages 25 - 54	3,337	32,193	63,341
	Ages 55 - 64	912	7,843	16,024
	Ages 65+	1,788	10,895	24,735
Income	Median	\$59,688	\$56,733	\$62,368
	Under \$15k	390	3,237	6,149
	\$15k - \$25k	363	2,939	5,377
	\$25k - \$35k	306	3,089	6,308
	\$35k - \$50k	588	4,936	8,560
	\$50k - \$75k	721	5,943	11,517
	\$75k - \$100k	372	4,158	8,392
	\$100k - \$150k	571	4,521	10,375
	\$150k - \$200k	366	1,693	4,063
	Over \$200k	355	1,356	4,159

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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
<u>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<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

IABS 1-2

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