

RETAIL SPACE FOR LEASE
FORMER FAMILY DOLLAR
420 W AMARILLO BLVD.



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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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.

FORMER FAMILY DOLLAR

420 WEST AMARILLO BOULEVARD



Lease Space

Building SF:	8,915
Lease Rate:	\$10.00 Per SF/Yr
Lot Size:	1.15 Acres
Year Built:	2001
Zoning:	Light Commercial
Date Available:	01/01/2027
Lease Type:	NNN

Property Highlights

- Excellent visibility along W. Amarillo Boulevard (Historic Route 66)
- Prominent monument signage
- Large paved parking lot with multiple access points
- Open retail floor plan suitable for a variety of commercial uses
- Convenient access to Downtown Amarillo, I-40, and US 287/87
- Established retail trade area with surrounding residential density
- Existing HVAC systems
- Multiple service entrances and rear access for deliveries

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Location Information

Building Name:	Former Family Dollar
Street Address	420 West Amarillo Boulevard
City, State, ZIP	Amarillo, TX 79107
Cross Streets:	N Jackson & Amarillo Blvd

Location Overview

420 W. Amarillo Boulevard is located on Historic U.S. Route 66 (Amarillo Boulevard) just northwest of Downtown Amarillo. The corridor serves as a major east-west roadway connecting central Amarillo with Interstate 40, U.S. Highway 287/87, and the city's established residential neighborhoods. The surrounding area consists of a diverse mix of national retailers, neighborhood businesses, industrial users, medical facilities, schools, churches, and established residential communities. Amarillo Boulevard remains one of the city's most heavily traveled commercial corridors, providing excellent visibility and convenient access from every direction. The property's location benefits from its proximity to Downtown Amarillo, the North Heights neighborhood, and

Property Highlights

Positioned along one of Amarillo's most recognizable commercial corridors, 420 W. Amarillo Boulevard presents a rare opportunity to lease a highly visible freestanding retail building with exceptional frontage and accessibility. The property is currently occupied by Family Dollar and features approximately 8,915 square feet on approximately 1.15 acres, providing ample customer parking and multiple points of ingress and egress. Originally developed as a single-tenant retail facility, the building offers an open sales floor, attractive storefront, and generous parking. The site enjoys outstanding visibility from Amarillo Boulevard (Historic U.S. Route 66) with prominent monument signage and excellent exposure to daily commuter traffic. The combination of a strong retail presence, oversized lot, and strategic location makes this property well suited for continued

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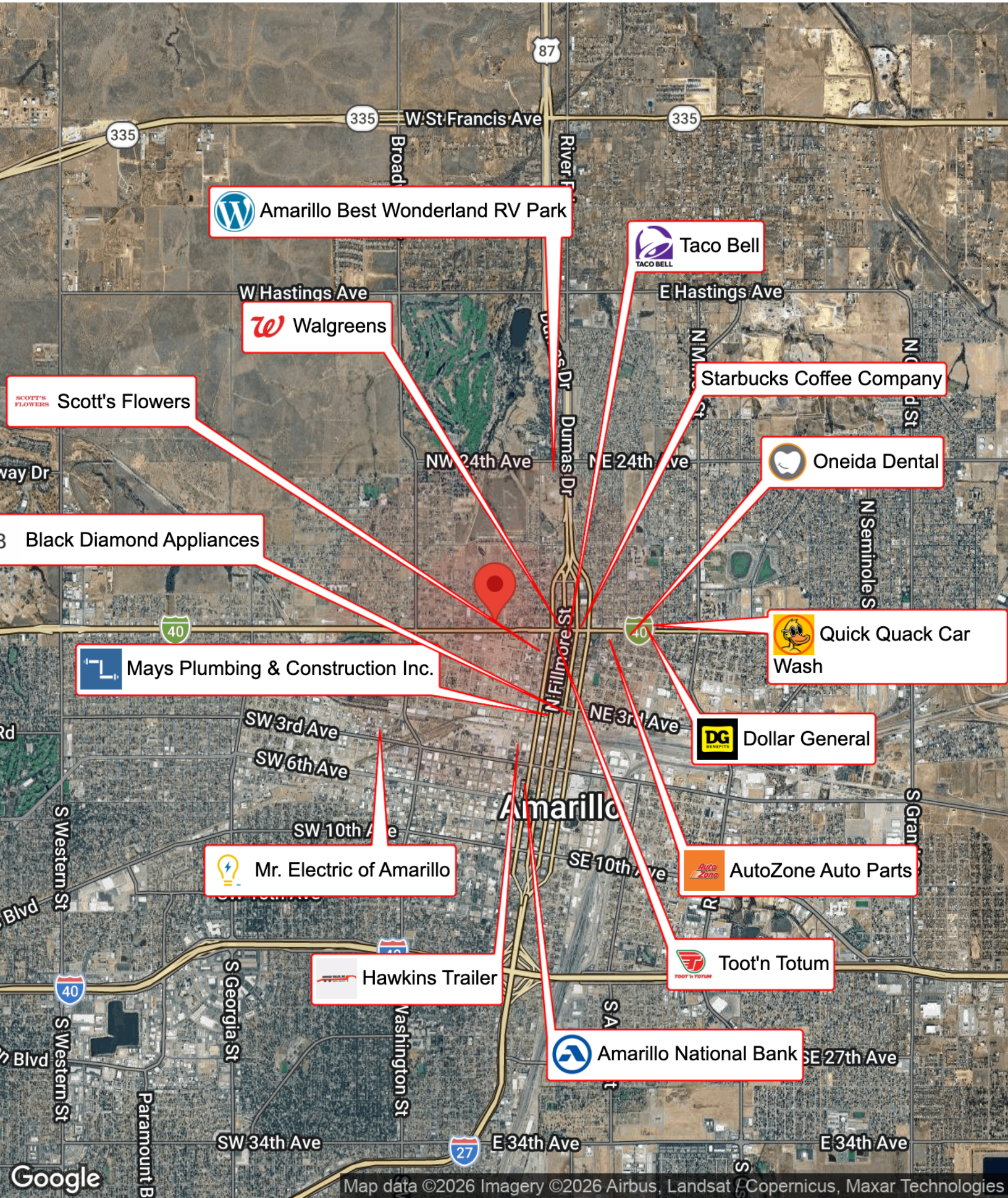
PROPERTY PHOTOS

420 WEST AMARILLO BOULEVARD



BUSINESS MAP

420 WEST AMARILLO BOULEVARD



 Amarillo Best Wonderland RV Park

 Walgreens

 Scott's Flowers

 Black Diamond Appliances

 Mays Plumbing & Construction Inc.

 Mr. Electric of Amarillo

 Hawkins Trailer

 Taco Bell

 Starbucks Coffee Company

 Oneida Dental

 Quick Quack Car Wash

 Dollar General

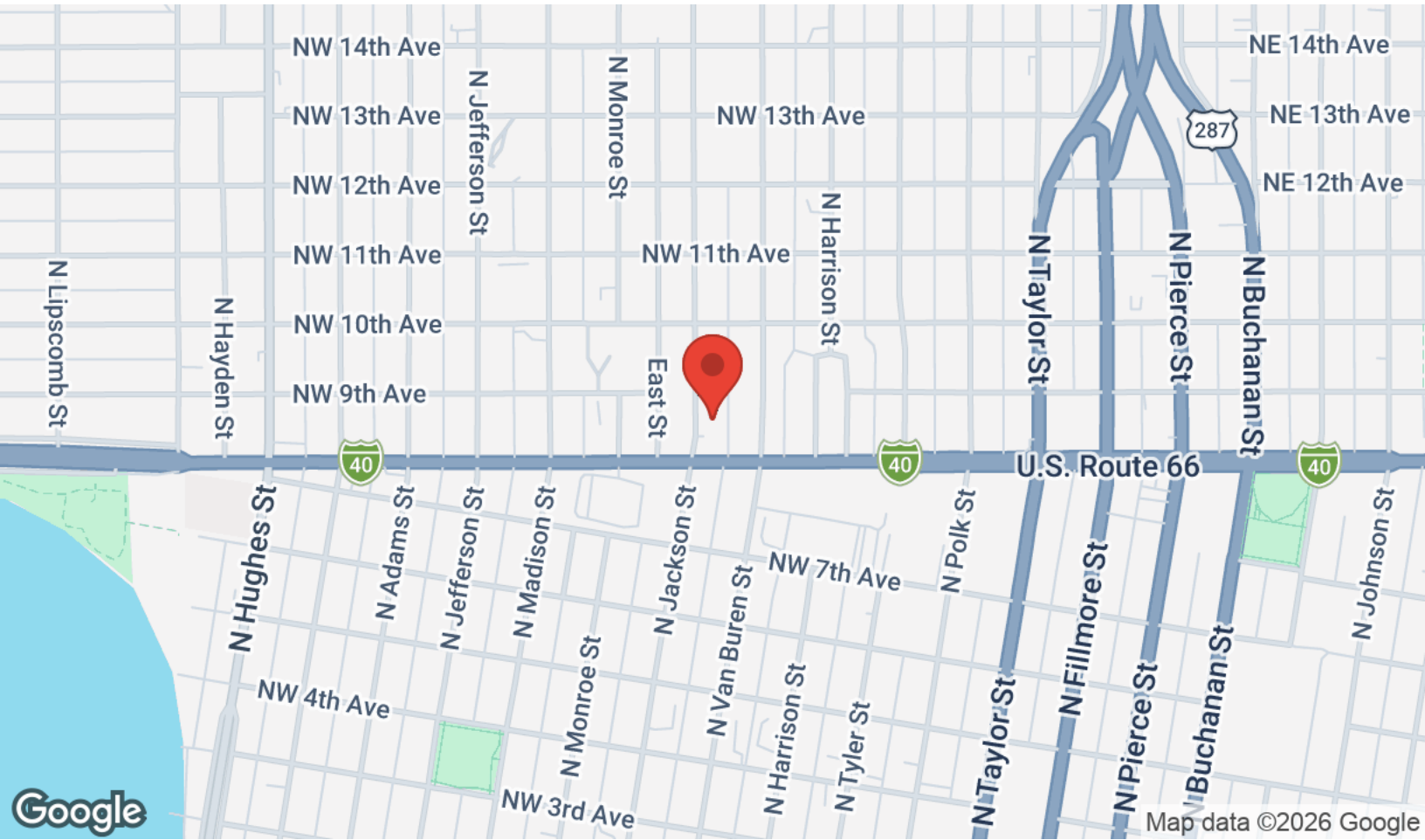
 AutoZone Auto Parts

 Toot'n Totum

 Amarillo National Bank

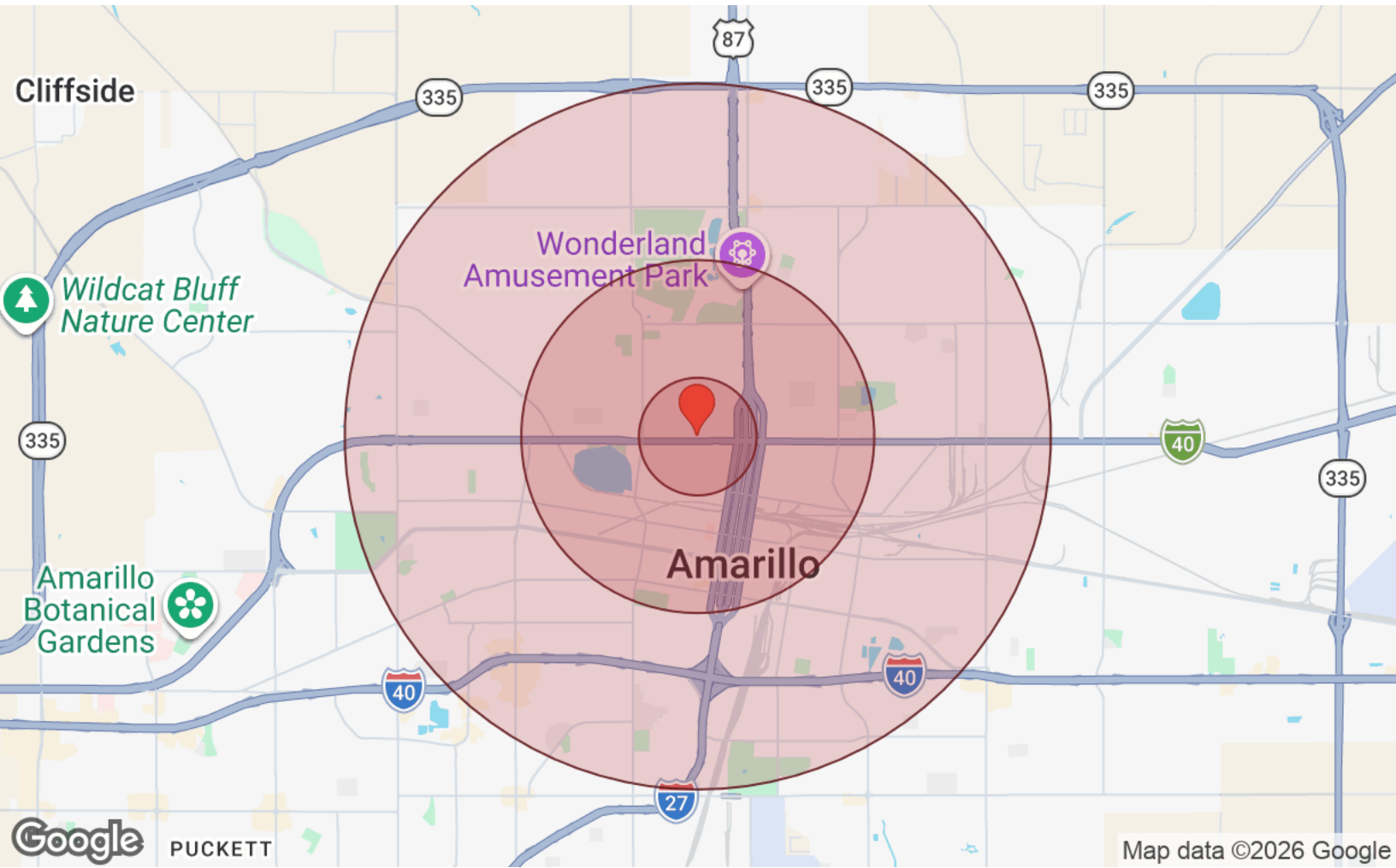
LOCATION MAPS

420 WEST AMARILLO BOULEVARD



DEMOGRAPHICS

420 WEST AMARILLO BOULEVARD



Distance: ● 0.5 Mile ● 1.5 Miles ● 3 Miles

Population	0.5 Mile	1.5 Miles	3 Miles
Male	1,206	7,219	30,209
Female	1,155	6,736	30,123
Total Population	2,361	13,955	60,332

Race / Ethnicity	0.5 Mile	1.5 Miles	3 Miles
White	629	3,651	21,834
Black	419	2,795	7,916
Am In/AK Nat	3	45	199
Hawaiian	4	6	12
Hispanic	1,189	6,856	27,143
Asian	65	360	2,033
Multiracial	44	209	1,068
Other	8	33	127

Age	0.5 Mile	1.5 Miles	3 Miles
Ages 0 - 14	545	3,297	14,090
Ages 15 - 24	399	2,243	9,190
Ages 25 - 54	940	5,499	23,152
Ages 55 - 64	199	1,351	5,951
Ages 65+	280	1,566	7,951

Income	0.5 Mile	1.5 Miles	3 Miles
Median	\$42,587	\$42,474	\$48,840
Under \$15k	54	642	2,979
\$15k - \$25k	178	725	2,300
\$25k - \$35k	45	634	2,763
\$35k - \$50k	139	950	3,617
\$50k - \$75k	225	940	4,142
\$75k - \$100k	72	524	2,360
\$100k - \$150k	6	413	2,858
\$150k - \$200k	2	61	929
Over \$200k	1	45	862

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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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Andrew Coats Sales Agent/Associate's Name	729466 License No.	andrewcoats@kwcommercial.com Email	(806)576-7228 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov