



# 6103/6107 S Coulter St Amarillo, TX 79119

AMARILLO, TX



## RETAIL PROPERTY FOR SALE

*PRESENTED BY:*

**KW COMMERCIAL**  
4000 Southwest 34th Avenue  
Amarillo, TX 79109

**BOBBY TYLER**  
Agent  
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## PROPERTY DESCRIPTION

This prominently positioned retail asset on Coulter Street offers a bright and adaptable environment for retailers seeking an established presence. The building features generous glazing, abundant natural light, and a thoughtfully configured interior conducive to a variety of merchandising strategies. A dedicated display entry enhances visibility while the existing layout supports seamless customer flow. Ample parking allows for convenient access and encourages repeat visits. Efficient systems and a well-maintained exterior present a polished first impression for shoppers. This property delivers a blend of professionalism and flexibility, ideal for retailers focused on creating a compelling destination.

## PROPERTY HIGHLIGHTS

- Retail-dedicated building with strong frontage along Coulter Street
- Large window lines maximize natural light throughout the sales floor
- Flexible interior layout supports multiple merchandising

## OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	8
Building Size:	10,402 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,045	3,867
Total Population	558	2,253	8,551
Average HH Income	\$127,987	\$129,297	\$134,755

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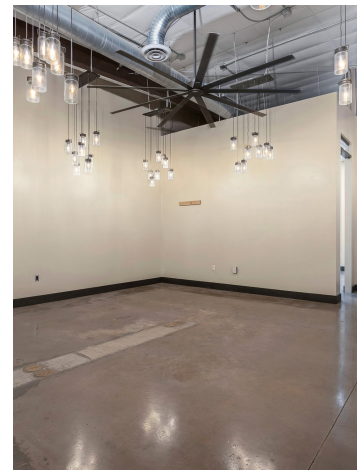
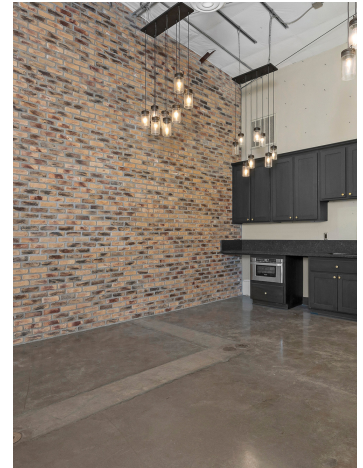
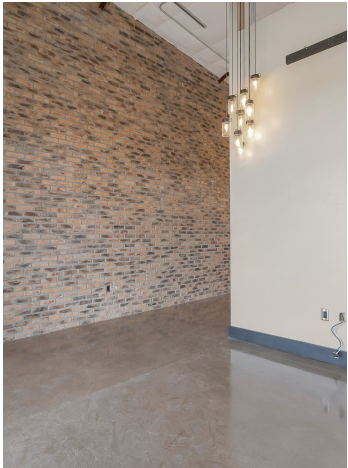
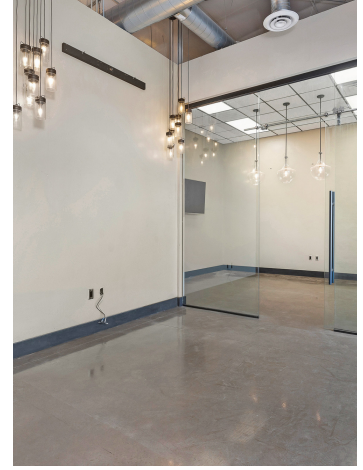
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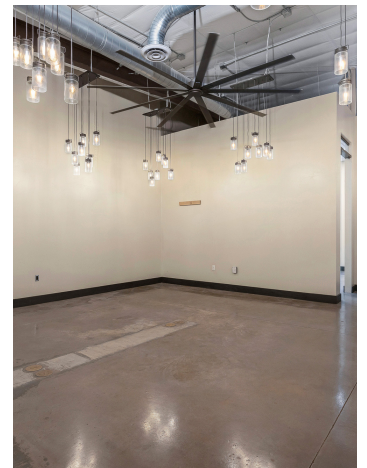
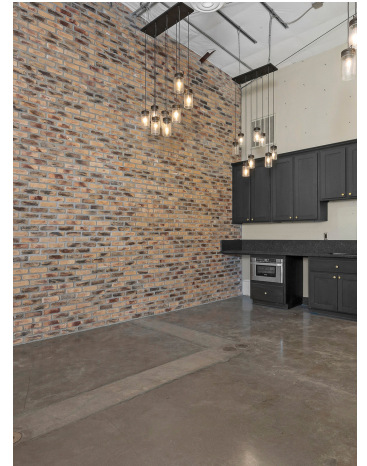
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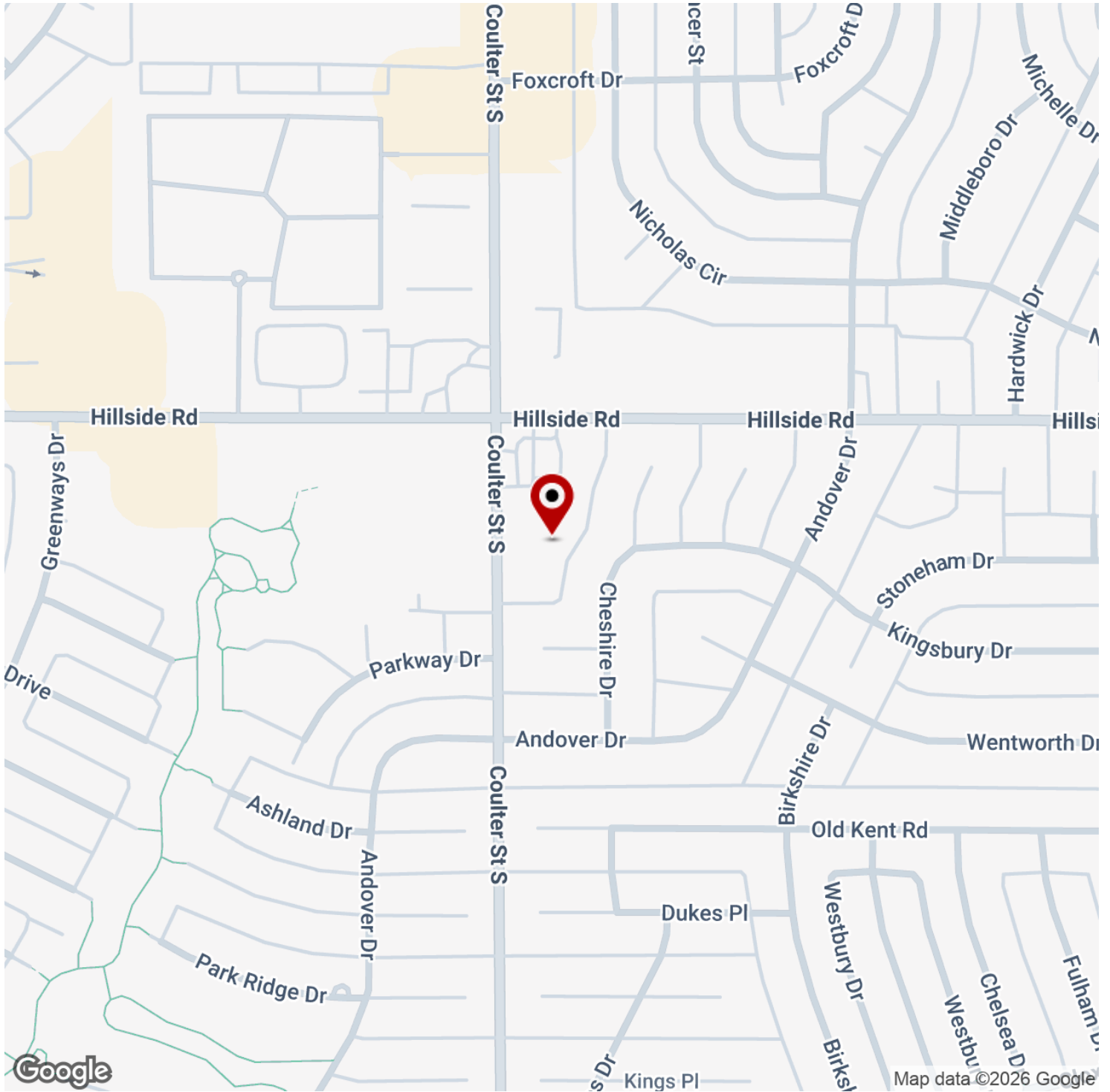
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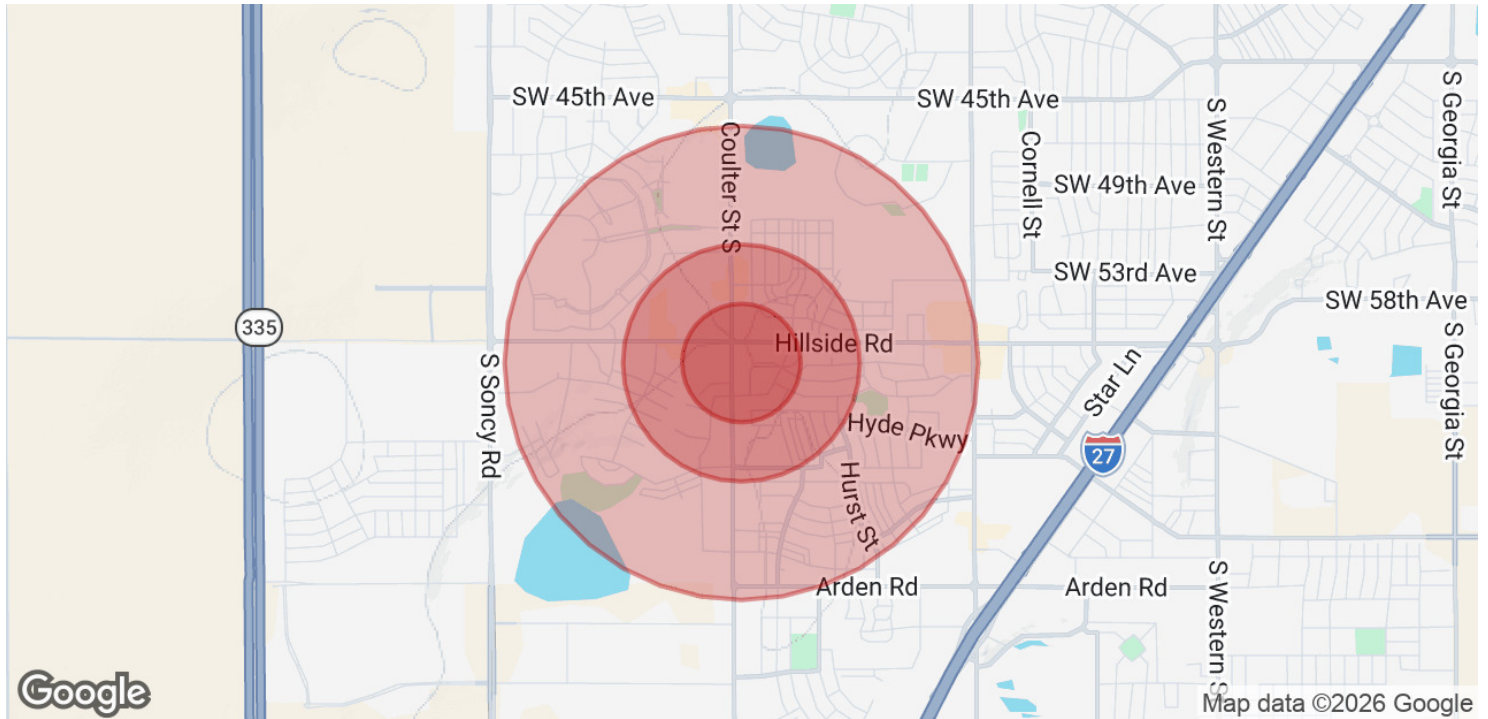
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	558	2,253	8,551
Average Age	47.5	45.4	45.3
Average Age (Male)	47.8	45.7	44.9
Average Age (Female)	48.7	47.3	49.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	254	1,045	3,867
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$127,987	\$129,297	\$134,755
Average House Value	\$322,534	\$322,154	\$323,166

2023 American Community Survey (ACS)

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING
6103 Coulter Ste 100	Zen Nails	2,550 SF	24.51%
6103 Coulter Ste 100	Zen Nails	1,050 SF	10.09%
6103 Coulter Ste 200	Vacant	-	-
6103 Coulter Ste 400	West Texas Stretch	1,250 SF	12.02%
6107 Coulter Ste 100	Village Cleaners	1,000 SF	9.61%
6107 Coulter Ste 200	Major League Barbershop	1,600 SF	15.38%
6107 Coulter Ste 300	Abrix Roofing	1,400 SF	13.46%
6107 Coulter Ste 400	Edward Jones	1,000 SF	9.61%
<b>TOTALS</b>		<b>9,850 SF</b>	<b>94.68%</b>
<b>AVERAGES</b>		<b>1,407 SF</b>	<b>13.53%</b>

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