

DELIVERED VACANT

2nd-Generation Restaurant

\$2,800,000

±8,138 SF BUILDING

**5080 COULTER ST S
AMARILLO, TX 79119**



Vacant Second-Generation Restaurant Opportunity | Freestanding ±8,138 SF Building on ±1.95 Acres | Prime South Coulter Street Retail Corridor in Amarillo | Adjacent to Walmart Supercenter and Lowe's and Surrounded by National Retailers | Positioned Within Amarillo's Rapidly Growing Southwest Trade Area

Marcus & Millichap
NFB GROUP

Why Invest?



Second-Generation Restaurant Opportunity Prime South Amarillo Retail Corridor Strong Demographics & Regional Draw

- **Strategically Positioned Along South Coulter Street Within Amarillo's Premier Retail Corridor**, Benefiting From Strong Traffic Counts, Excellent Visibility, And Direct Access To Surrounding Residential Communities, Retail Destinations, And Major Employment Centers
- **Freestanding ±8,138 Square Foot Restaurant Situated On Approximately 1.95 Acres**, Offering Ample Parking, Existing Restaurant Infrastructure, And A Flexible Layout Suitable For A Variety Of Full-Service, Fast-Casual, Entertainment, Or Specialty Dining Concepts
- **Located Adjacent To Walmart Supercenter, Lowe's And Surrounded By National Retailers And Numerous Dining Destinations**, Creating Consistent Consumer Traffic Throughout The Day
- **Positioned Within Amarillo's Rapidly Growing Southwest Trade Area**, Supported By Affluent Residential Growth, Strong Household Incomes, And Continued Commercial Development Along The Coulter Street Corridor



Below Replacement Cost Opportunity Modern Restaurant Asset | Value-Add Repositioning Potential

- **Offered At \$2,800,000 (\$344 Per Square Foot)**, Providing Investors And Owner-Users The Opportunity To Acquire A Modern Restaurant Asset At A Significant Discount To Estimated Replacement Cost
- **Constructed In 2017, The Property Features Contemporary Construction**, Existing Restaurant Improvements, And A Site Layout Designed To Support High Customer Volumes And Operational Efficiency
- **Delivered Vacant At Closing**, Allowing Immediate Occupancy For An Owner-User Or The Flexibility To Secure A New Tenant And Create Customized Lease Terms Tailored To Investment Objectives
- **Large ±1.95-Acre Parcel Provides Strong Long-Term Real Estate Fundamentals**, Including Ample Parking, Future Adaptability, And Potential Appeal To A Broad Range Of Restaurant, Entertainment, Or Service-Oriented Users
- **Located Within One Of Amarillo's Most Established Retail Nodes**, Offering Strong Residual Land Value And Long-Term Demand Supported By Population Growth, Consumer Spending, And Ongoing Commercial Expansion



Investment Summary

| | |
|---------------------|--|
| Address: | GOOGLE MAPS 5080 Coulter St S, Amarillo, TX 79119 |
| Property Type: | 2nd Generation Restaurant (Delivered Vacant - Do NOT Disturb Tenant) |
| Price: | \$2,800,000 |
| Building Size (SF): | ±8,138 SF |
| Building Price/SF: | \$344 |
| Lot Size (AC): | ±1.95 Acres |
| Year Built: | 2017 |

The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



\$2,800,000

LISTING PRICE

\$344

PRICE PER SF

±8,138 SF

BUILDING SIZE

±1.95 AC

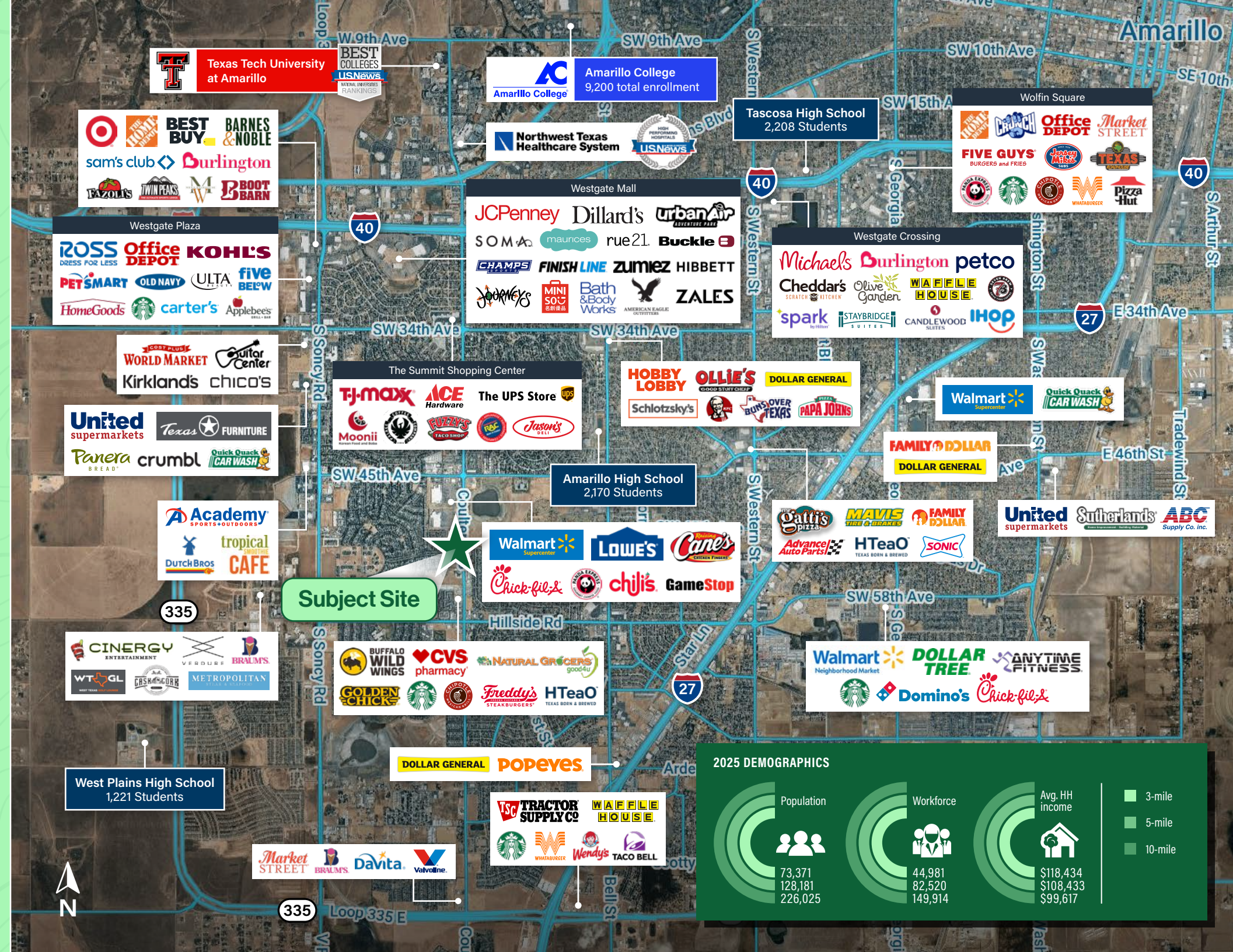
LOT SIZE

2nd Gen

PROPERTY TYPE

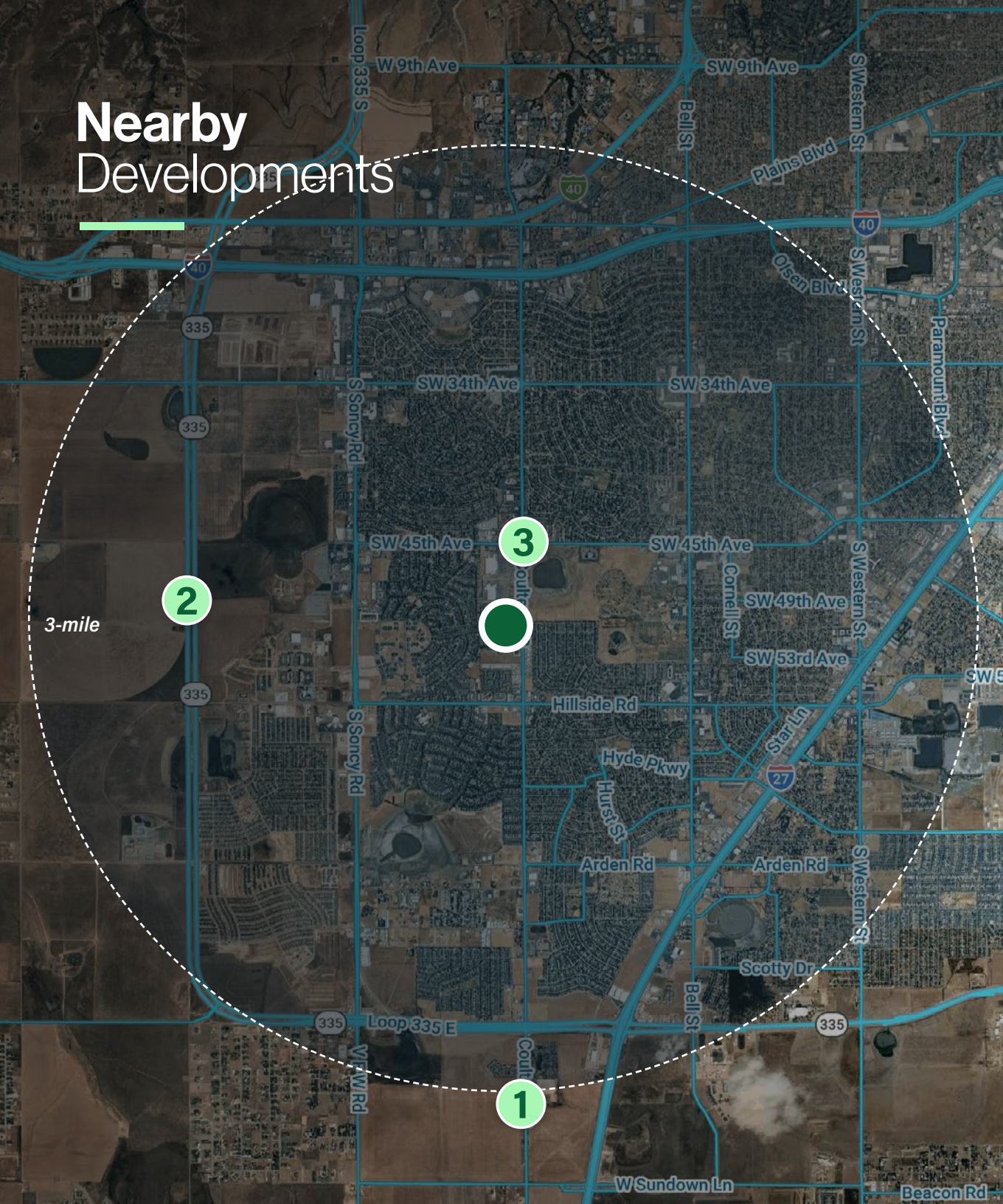
2017

YEAR BUILT





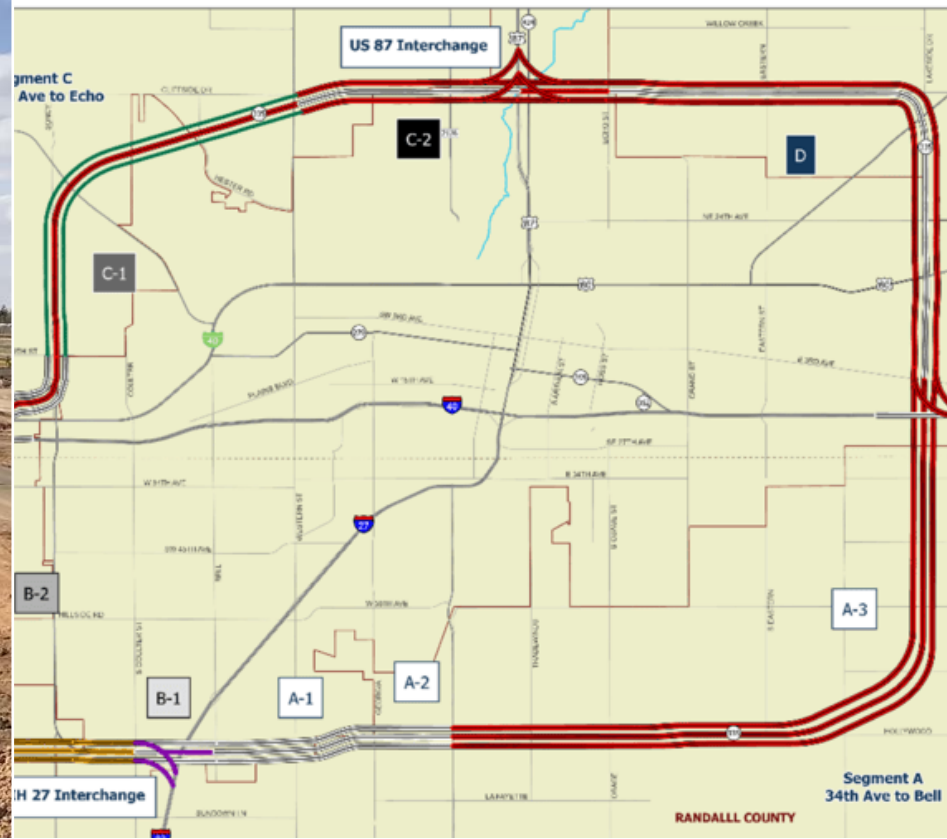
Nearby Developments



1. Coulter Road Extension: Loop 335 to Sundown Lane (Transportation Infrastructure)

In March 2026, Amarillo City Council approved an amendment to the professional engineering services agreement with J. Shehan Engineering, P.C. for the Coulter Road Extension project, adding traffic signal design services and driveway design services across a future drainage channel along the South Coulter corridor from State Loop 335 to Sundown Lane. The amendment, valued at \$138,000, reflects continued design advancement toward construction of the road extension, which will connect Loop 335 to Sundown Lane and improve north-south connectivity in southwest Amarillo directly serving the subject property's corridor. This project complements the broader Loop 335 freeway upgrade occurring along the same route.

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2. SL 335 Freeway Upgrade Segment C-1: SW 9th Avenue to Western Street (\$133 Million) (Transportation Infrastructure)

TxDOT is completing the \$133 million Segment C-1 upgrade of State Loop 335, expanding the western section of the loop from SW 9th Avenue to Western Street from a two-lane undivided road to a four-lane divided controlled-access freeway with frontage roads, shared-use paths, upgraded lighting, and grade separations at key arterials. Construction is active with completion targeted by late 2026. Segment C-1 is the final major segment needed to complete the western quadrant of SL 335's transformation into a full freeway, which will significantly improve high-speed access and freight movement around Amarillo's southwestern and western perimeter. The completed loop will serve as a primary commercial and transportation spine for the subject's south Coulter trade area, connecting it to I-40, I-27, and the broader regional highway network.

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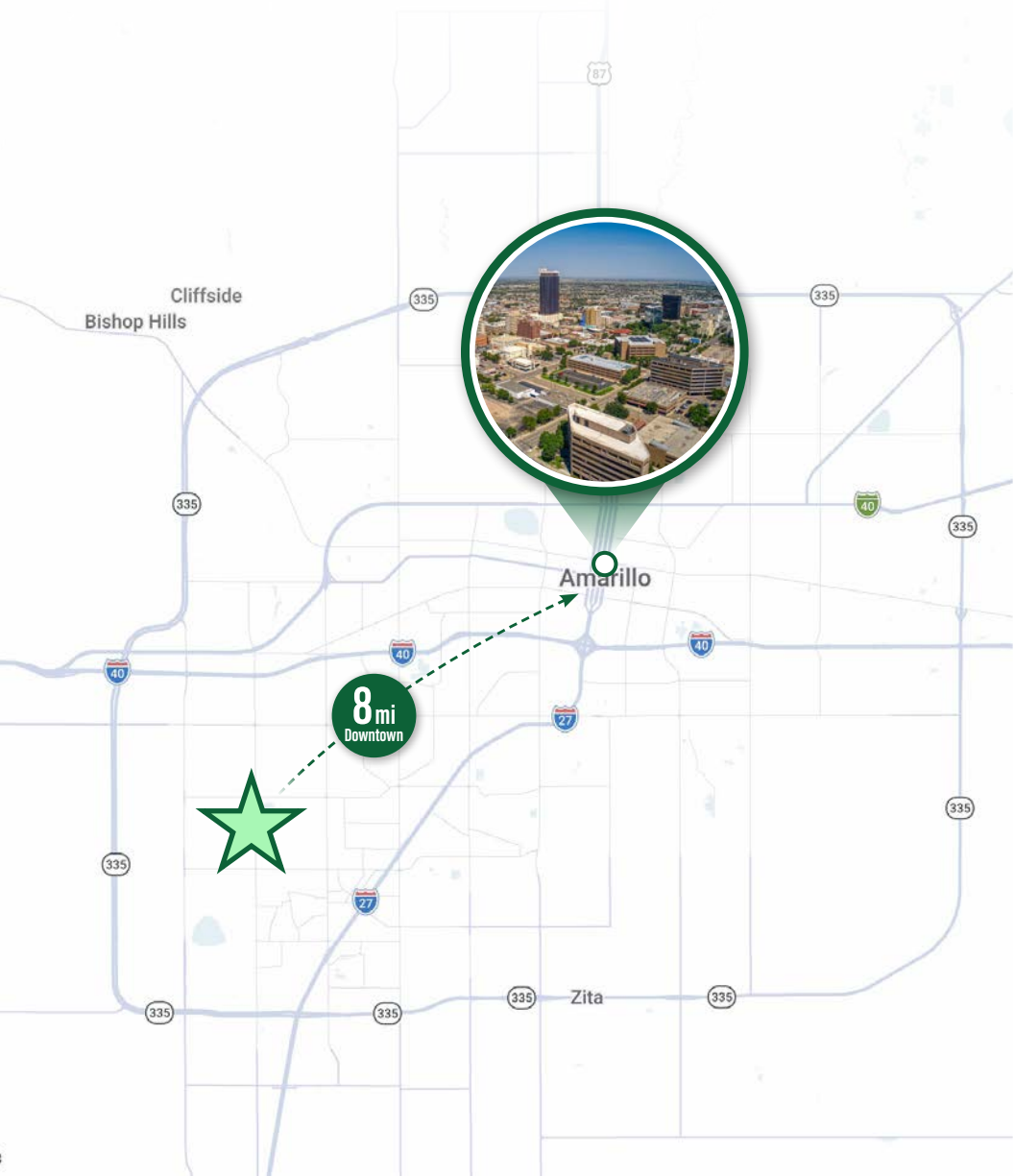
3. City of Amarillo Affordable Housing: SW 45th Avenue and South Coulter (73-Unit Workforce Housing) (Residential New Construction)

On February 10, 2026, the Amarillo City Council unanimously approved a resolution of support for four affordable and workforce housing projects across the city, including a 73-unit development at the intersection of SW 45th Avenue and South Coulter Street, approximately one block from the subject property. The project carries an estimated cost of \$21 million and will be pursued by the developer through the Texas Department of Housing and Community Affairs 9% competitive housing tax credit program, which the city's resolution of support enables. If awarded tax credits, construction would proceed in 2026 to 2027. The development is one of four citywide projects totaling over 266 units designed to address Amarillo's growing affordability gap, with the City Council citing rising construction costs and demand from middle-income households as key drivers.

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Amarillo

TEXAS



Located in the Texas Panhandle along the Interstate 40 corridor, Amarillo serves as one of the region's primary economic, transportation, and healthcare centers, supporting a metropolitan population of approximately 275,000. The Amarillo MSA is anchored by a diverse employment base including healthcare, energy, agriculture, logistics, manufacturing, and professional services, creating long-term economic stability supported by major employers, medical institutions, and higher education facilities.

Known for its business-friendly environment and strong regional influence, Amarillo blends western heritage with a growing mix of healthcare, commerce, tourism, and industrial development. The city is recognized for its strategic location along major transportation corridors, affordable cost of living, established residential communities, and ongoing public and private investment, helping position Amarillo as a key commercial hub within the Texas Panhandle. Amarillo's combination of economic diversity, regional connectivity, and quality-of-life amenities continues to support steady growth throughout the metro area.



#1 Mid-Size U.S. City for Projected Growth
 — USA Today, 2025



| POPULATION | AVG. HH INCOME | DAYTIME POPULATION |
|---|---|---|
| 276,145 <small>within MSA</small> | \$100,195 <small>within MSA</small> | 179,135 <small>within MSA</small> |

The Amarillo MSA offers a diverse mix of cultural, educational, and recreational amenities anchored by institutions such as Amarillo College, Amarillo Civic Center, and the city's vibrant downtown district. Outdoor recreation and tourism play an important role in the local lifestyle, supported by public parks, trail systems, golf courses, and nearby attractions including Palo Duro Canyon State Park. Together, Amarillo's healthcare presence, educational institutions, recreational amenities, and established population base create a stable foundation for long-term investment and sustained retail demand.

In addition to its energy and agricultural economy, Amarillo benefits from a substantial healthcare and education employment base that supports year-round economic stability. Major institutions including BSA Health System, Northwest Texas Healthcare System, and Texas Tech University Health Sciences Center employ thousands of residents throughout the region, helping support stable household incomes and consistent consumer spending. Continued investment in healthcare, infrastructure, and economic development initiatives has further strengthened Amarillo's role as a leading regional center within West Texas and the Texas Panhandle.



Amarillo's economy is further supported by steady visitor activity tied to tourism, regional events, conventions, and outdoor recreation throughout the metro area. The city benefits from recurring spending associated with attractions such as Cadillac Ranch, sporting events, conferences, and regional travel along Interstate 40, supporting retail, dining, and hospitality demand across the region. This mix of tourism, diversified employment, and regional significance helps position Amarillo as a stable market for long-term commercial investment.

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