

AVAILABLE FOR SALE

RECENTLY VACATED DAIRY QUEEN

514 Main Street, Sunray, TX 79086





- Recently Vacated 2,920 SF +/- DQ Restaurant for Over 20 years on 0.366 AC
- Furniture, Fixtures & Equipment (FF&E) Currently in Premises Included
- Excellent Plug-n-Play Opportunity for Another Restaurant Operator
- Zoning "H" Designation, Heavy Retail in the Heart of Sunray
- Nearby Activity Generators Include Family Dollar, Valero, USPS, Allsup's, and Sunray Farm & Home Center
- Longtime Stable Economic Engine in this TX Panhandle Town, Sunray is Home to McKee Oil Refinery that is One of the Most Widely Connected Refineries Owned by Valero that Serves Kansas, Colorado, and Oklahoma, as well as from the Gulf of Mexico, and the Permian Basin
- Agriculture and Ranching Also Play a Major Role in Sunray's Economy
- Available For Sale with FF&E at \$250,000

Contact:

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TEXAS BROKER OR RECORD



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PROPERTY PROFILE

Project: Former longtime Dairy Queen restaurant site

Location: 514 S. Main Street (NWC of Main St. and 6th St.), Sunray Texas

Land Area: 0.366 Acres

Gross Building Area; 2,920 SF

Legal Description: Lots 7 & 8, and the S. 14' of Lot 6, Block 33, Original Town of Sunray, Moore County, Texas

Improvements Description: This facility is a masonry structure, while the exterior wall is concrete block with face brick veneer at the north, east and south elevations in combination with an aluminum and glass storefront, plus a sheet metal mansard. The roof is flat with a built-up surface, all over a concrete slab foundation. The interior consists of a ceramic tile floor, gypsum board interior walls (taped and bedded, with a vinyl wall covering), plus a suspended acoustical tile ceiling with recessed fluorescent lights. The interior is heated and cooled with a roof mounted package system. Site improvements include an asphalt paved parking lot, concrete walk around the building perimeter, plus sodium mercury vapor or equivalent lights on the exterior.

Zoning: "H" Heavy Retail, City of Sunray, Moore County, Texas

Year Built: Built in 1975, with extensive remodels completed in 2003 & 2012

of Parking Spaces: 12 total inclusive of 1 handicap accessible spaces

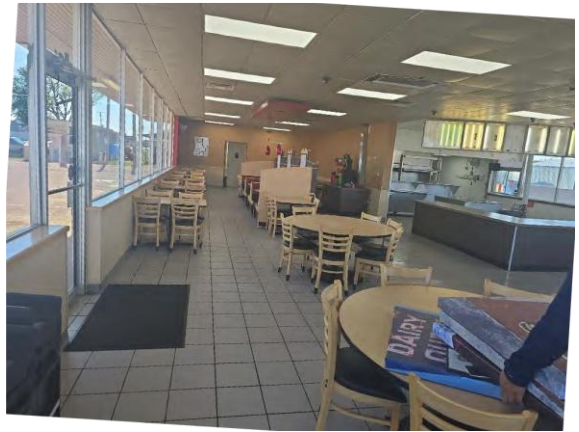
Lease Information: Vacant as of September 2025 after being operated as a Dairy Queen for over 20 years

SALE PRICE: \$250,000

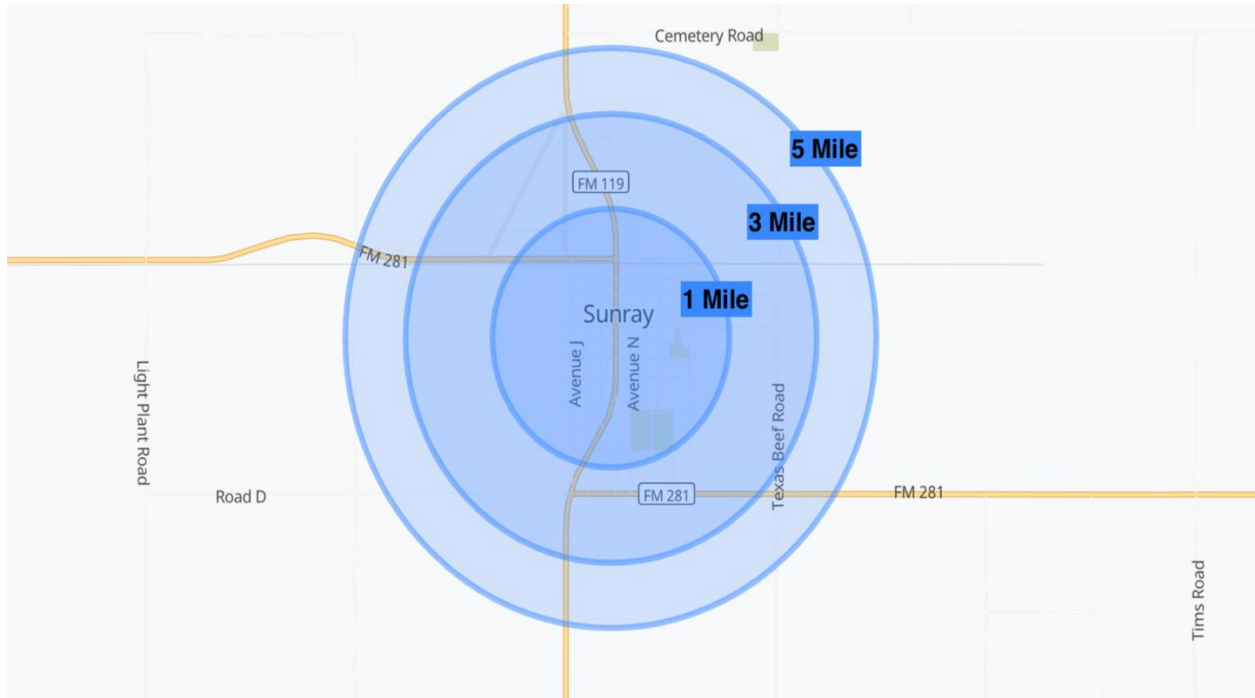
EXTERIOR PIX



INTERIOR PIX



DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
1,807	1,829	1,841

POPULATION



1 MILE	3 MILE	5 MILE
\$82,136	\$82,094	\$82,222

**AVG
HOUSEHOLD
INCOME**



1 MILE	3 MILE	5 MILE
653	681	756

**DAYTIME
EMPLOYMENT**



Main St.	Ruby Ave
3,565 VPD	2,622 VPD

TRAFFIC