



214.378.1212

725 PIERCE STREET FOR LEASE

AMARILLO, TX

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LOCATION

725 PIERCE ST

AVAILABLE SPACE

2,650 SF

LOT SIZE

1.16 AC

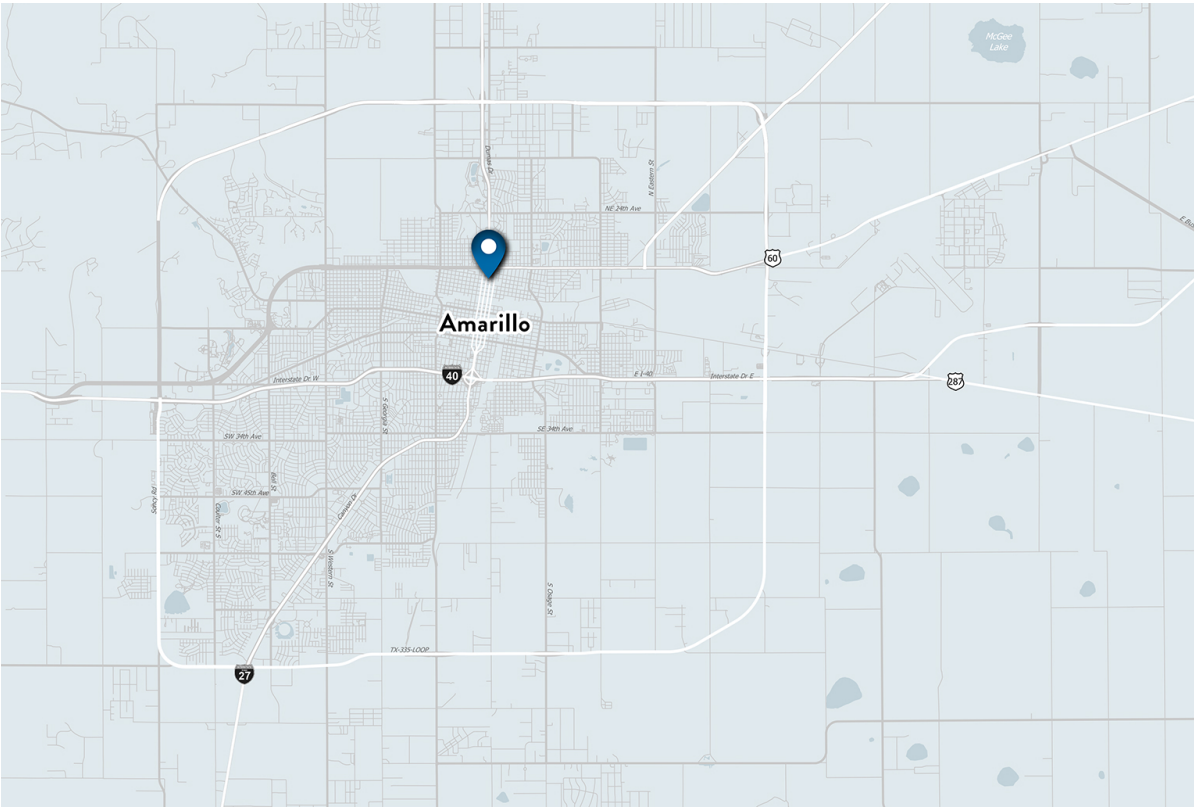
TRAFFIC COUNTS

I-40 (HWY 66)      PIERCE ST  
21,688 VPD      8,169 VPD

FILLMORE ST  
6,071 VPD

PROPERTY HIGHLIGHTS

- ★ 2,650 SF FREESTANDING 2ND GEN RESTAURANT WITH DRIVE THRU ON 1.16 AC PAD
- ★ LOCATED JUST OFF HISTORIC HWY 66, WHICH CARRIES OVER 15,000 VPD RETAIL SPACE AND PAD SITE AVAILABLE
- ★ SURROUNDED BY OTHER NATIONAL QSR USERS SUCH AS MCDONALD'S, WHATABURGER, KFC, TACO BELL, BURGER KING AND MORE



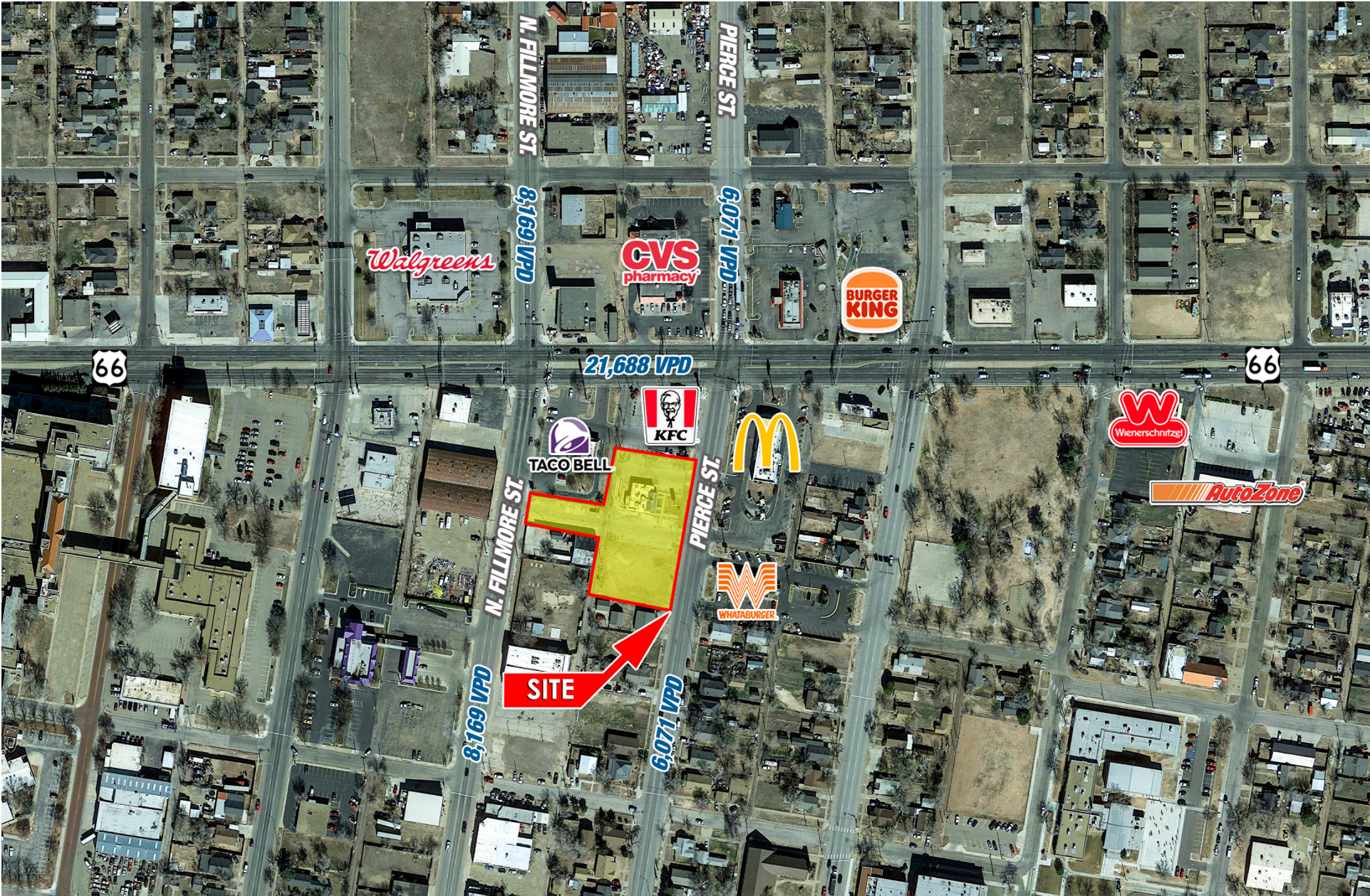
2025 DEMOGRAPHIC SUMMARY

	1 MILE	2 MILES	CITY OF AMARILLO
EST. POPULATION	7,068	28,277	201,051
EST. DAYTIME POPULATION	8,185	24,997	83,808
EST. AVG. HH INCOME	\$48,058	\$53,095	\$94,853

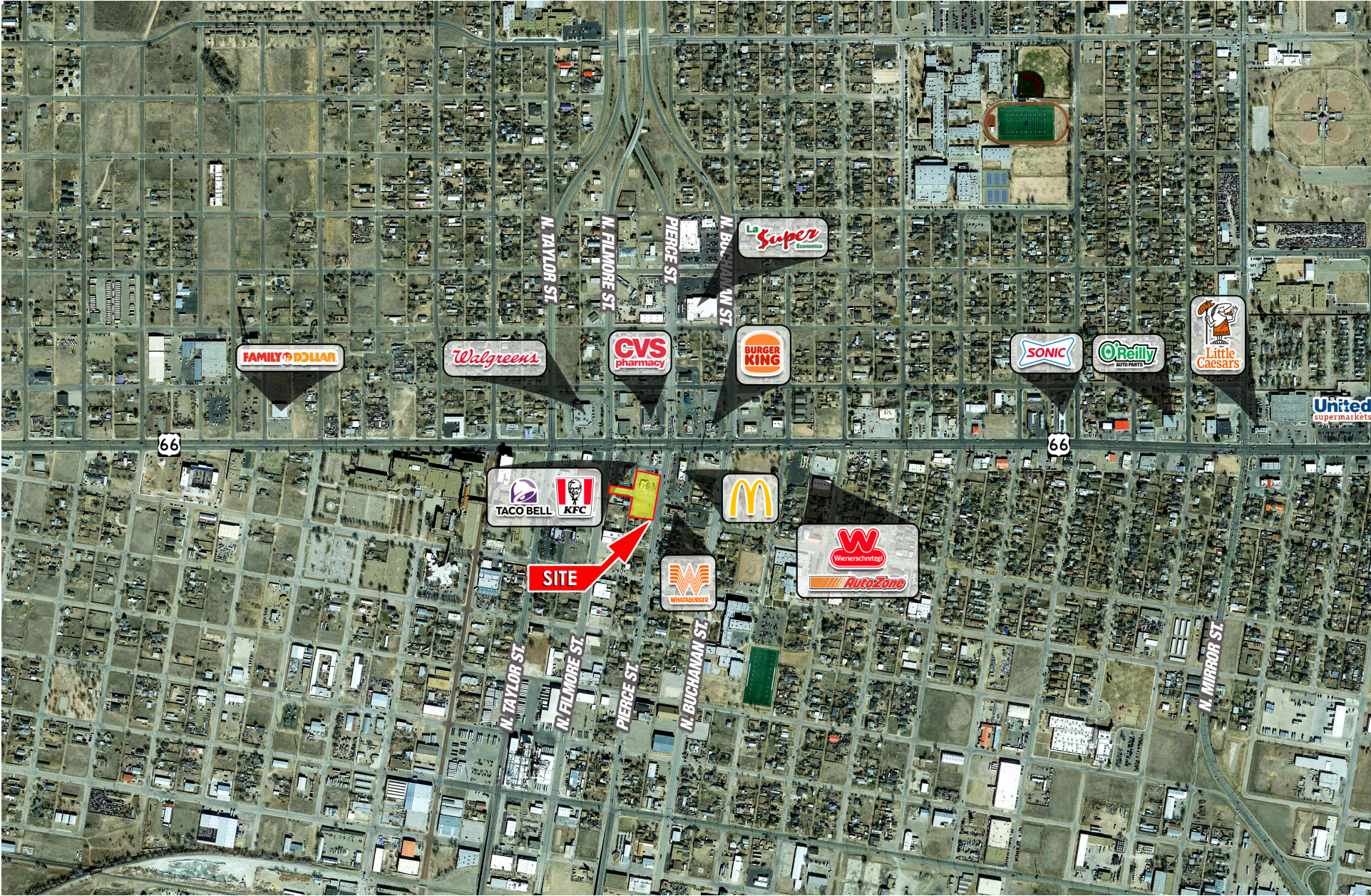
AREA ATTRACTIONS















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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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:

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**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.**

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<u> </u>	<u> </u>	<u> </u>	<u> </u>
<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
<u>Ian Peterman</u>	<u>707364</u>	<u><a href="mailto:ipeterman@venturedfw.com">ipeterman@venturedfw.com</a></u>	<u>214-378-1212</u>
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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