

OFFERING MEMORANDUM

I-40 Frontage Opportunity | Amarillo, Texas



From 6th Collective

18100 I-40, Amarillo, TX 79124

±15,000+ SF Building • ±2.5 Acres • Direct I-40 Frontage \$1,299,480

Property Overview

Positioned directly along Interstate 40 just west of Amarillo, this highly visible commercial property presents a rare opportunity to acquire a fully improved, multi-purpose facility with exceptional frontage, infrastructure, and room to grow. The building offers a turnkey foundation that would cost substantially more to recreate today.

With direct Interstate 40 exposure, the site captures both local and regional traffic while remaining easily accessible from Amarillo, Canyon, Bushland, and surrounding communities — with strong visibility and significant opportunities for signage and branding.

QUICK FACTS

Asking Price	\$1,299,480
Building Size	±15,288 SF
Lot Size	±2.4 Acres
Year Built	2019
Ceiling Height	14' – 17'
Loading Docks	1
Property Type	Hospitality / Retail / Industrial
Investment Type	Owner / User
Zoning	Outside City Limits
Occupancy	Available 1/1/2026

Investment Highlights

1

Prime Location & Visibility

Direct frontage on I-40 West, one of Amarillo's major thoroughfares, with high exposure to both local and transient traffic.

3

Significant Land Included

The ±2.4-acre site offers ample on-site parking today and room for future expansion or outdoor event use.

5

Flexible Use & Clean Ownership

Vendor operations are not included in the sale, giving the buyer full control over future use and tenant mix.

2

Substantial Existing Improvements

A ±15,288 SF building already in place, with high ceilings, an open floorplan, and loading dock built out in 2019.

4

Strong Local Demographics

Amarillo has 200,000+ residents with steady growth and a median household income near \$62,469.

6

Multiple Exit Strategies

Well suited for an owner-user flagship location, a value-add investor, or an entrepreneur whose vision can evolve with the space.

Flexible Use Potential

Originally designed as a destination retail and event venue, the property is equally suited for:

- Event & wedding venue operations
- Manufacturing or light industrial users
- Furniture, design, or home improvement showrooms
- Mixed-use commercial redevelopment
- Corporate headquarters or showroom space
- Distribution and logistics operations
- Entertainment concepts or family attractions
- Church, nonprofit, or educational facilities

Schedule your private tour and explore the possibilities.

Location & Demographics

The property is located at 18100 I-40, directly along the Interstate 40 frontage road just west of Amarillo, Texas, near the Bushland and Canyon communities. The site offers excellent ingress/egress and significant highway visibility, capturing both local commuter traffic and the steady flow of I-40 travelers.

200,000+

Amarillo-area population, with steady growth

\$62,469

Median household income

\$186,800

Median home value



Direct I-40 frontage view

Property Photos



Branded entrance signage along I-40 frontage



Rear elevation — loading access and mechanical systems

Property Photos (cont'd)



Open-concept interior with exposed wood truss ceiling



Mezzanine-level view of full building footprint

Property Photos (cont'd)



Reception / check-in area near the main entrance



Built-in canteen and bar area with custom mural finishes

Property Photos (cont'd)



Custom-finished interior gallery space



Large flexible open room for events, retail, or showroom use

FOR MORE INFORMATION

Contact the Listing Broker

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