

Ling D. Tan & Associates, LLC Present Exclusive Listing For Sale or For Lease

Listing agent: Sandy PhanGillis. Cellphone: 832-709-5057. Email: Houstonteam1sandy@gmail.com

Formal DQ Fast Food Restaurant For Sales or For Lease Listing

1105 Brownfield Hwy, Plains, TX 79355

For Sales Price reduced to: \$720,000.00 - negotiable

For Lease Asking Price:

Base Rent Reduced to: \$6500/Per Month [\$2.15 per SF.]) + (NNN \$0.50/per month/per sf.) – negotiable.

Lease term: Long term. (Min. 5 years with option of renewal of 3 to 5 more years)

Both for Sales or for lease “ AS IS “

About the Property:

Plains is a town in and the county seat of Yoakum County^[4] of western Texas, United States. Yoakum County is in the Texas High Plains Wine country

The property is located in the center point transits of multiple very traffic's highways, the frontage is a major road and out parcels. Convenience access to all HWY from (HWY 380) to (HWY 214) to (HWY 82) with high visibility. This restaurant is the one and only eatery in Plains, Texas with great location and high traffic from out of towners. It is a potential investment to any investors who want to open retail business. Nearby major franchise stores, Lowe's Market, Uncle's, Ole Mexican Foods, and West Texas gas station, and Plains High School.

Legal description: LT 3-4 BLK 108 OT Plains

Address: 1105 Brownfield Hwy, Plains, TX 79355

County / State: Yoakum County, Texas

Total areas: 1.72 AC (74,923 SF)

Property type: Retail / **Property subtype:** Restaurant / **Highway Visibility** / **Signage**

Building size: 3050 SF

Year built: 1976 / **Parcel ID:** 2986

Existing FAR: 0.04 / **Exterior Walls:** Brick Veneer / **No. of Building:** 1 / **Roof:** Hip

Demographic: Plains, Texas has a population of 1,355 people. The median age is 25.7 years. The median household income is \$74,187. The population density is 1,466 inhabitants per square mile. The majority of the population is White. The age distribution was 32.6% under 18, 8.1% from 18 to 24, 27.4% from 25 to 44, 20.7% from 45 to 64, and 11.2% 65 or older. The median age was 34 years. For every 100 females, there were 97 males. For every 100 females 18 and over, there were 91 males.

The median income for a household was \$32,188 and for a family was \$36,250. Males had a median income of \$27,188 versus \$21,042 for females. The per capita income for the town was \$14,624. About 17.2% of families and 20.2% of the population were below the poverty line, including 28.9% of those under 18 and 23.5% of those 65 or over.

School District: Plains Independent School District.

Plains, Texas was a Hometown of the Professional Football Hall of Fame, Mr. Clyde “Bulldog” Turner.

For additional information, please contact listing agent Ms. Sandy PhanGillis. Cellphone: 832-709-5057.

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Co-op Broker : Wise Cardinal Realty. Robert Whitfield, associate

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Photos:









