



# HUD'S

4411 Bell St | Amarillo, TX 79109

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# INVESTMENT HIGHLIGHTS

- Bite-sized deal listed for \$914,311 yielding a 6.75% cap rate
- Over 7.50 years remaining on the original 8-year lease with one, 6-Year option
- 6.50% rental increase in 2024 & in option
- 4 Personal guarantees backing the lease!
- Over 25,000 VPD on bell street with strong retail synergy
- Over 142,000 5-mile population
- Average HH income of over \$85,000
- Hud's is a local concept with two locations in Amarillo – 900 google reviews averaging 4.3/5 stars
- 2,840 SF brick building with a drive-thru



**BELL PLAZA**  
SHOPPING CENTER

**HARBOR FREIGHT**  
TOOLS FOR SCHOOLS

**DOLLAR TREE**

**WING-STOP**

**TACO BELL**

**United supermarkets**

The **People's**  
FEDERAL CREDIT UNION

**GRINDSTONE COWORKING**

**CVS pharmacy**

**DISCOUNT TIRE**

**HTeaO**

**Chick-fil-A**

**BURGER KING**

**Raising Cane's**  
CHICKEN FINGERS

**PANDA EXPRESS**  
CHINESE KITCHEN

**Walmart**  
Supercenter

**LOWE'S**

**JOHN STUFF MEMORIAL PARK**

**BSA**  
HEALTH SYSTEM

**MIDAS**

**FIRE DEPARTMENT**

S.W. 45TH AVE  
± 20,000 VPD

**Amarillo National Bank**

**W**  
Wienerschnitzel

**Valero**

**Arby's**

**SOUTHWEST AMARILLO PUBLIC LIBRARY**

**HUD'S**

BELL ST  
± 25,000 VPD

**suddenlink**

**LONE STAR**  
POWERSPORTS



Northwest Texas Healthcare System  
 TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER  
 COFFEE MEMORIAL BLOOD CENTER  
 Member of America's Blood Centers  
 VIBRA HOSPITAL OF AMARILLO  
 VA AMARILLO VA HEALTHCARE SYSTEM  
 BSA HEALTH SYSTEM  
 MEDICAL CENTER LEAGUE HOUSE

HOBBY LOBBY  
 Walgreens  
 KFC

THE VILLAGE ON BELL SHOPPING CENTER  
 Party City  
 SINCE 1945  
 Belmar BAKERY  
 PHILLIPS 66

AMARILLO HIGH SCHOOL

RIDGECREST ELEMENTARY

ups  
 OLLIE'S OUTLET  
 GOOD STUFF CHEAP  
 Schlotzsky's

SPANISH CROSSROADS SHOPPING CENTER  
 BIG LOTS!  
 Tuesday Morning  
 DOLLAR GENERAL

Arby's

BELL ST  
 ± 25,000 VPD

HUD'S

suddenlink

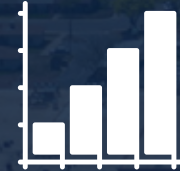
LONE STAR POWERSPORTS



**\$914,311**  
LIST PRICE



**\$61,716**  
NOI



**6.75%**  
CAP RATE

## BUILDING INFO

[Redacted]	
Address	4411 Bell St Amarillo, TX 79109
Year Built	2004
GLA of Building	±2,840 SF
Lot Size	±20,908 SF (±0.48 Acres)



## TENANT SUMMARY

Tenant:	HUD'S
Guarantor:	4 Personal Guarantees
Ownership:	Fee Simple
Lease Type:	NNN
Original Lease Term:	8 Years
Lease Commencement:	12/1/20
Initial Term Expiration:	11/30/28
Years Remaining:	±7.57 Years
Rent Increases:	6.50% In 2024 & in option
Options to Renew:	1, 6 year
Options	Three, 5-Year Options

## ANNUALIZED OPERATING DATA

Lease Years	Years	NOI/yr	NOI/mth	Price/SF	Cap
12/1/20-11/30/24	1-4	\$61,716	\$5,143	\$6.84	6.75%
12/1/24-11/30/28	4-8	\$65,728	\$5,477	\$7.28	7.19%
Option 2: 4/1/36-3/31/41	21-25	\$70,000	\$5,833	\$7.76	7.66%

## DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

**LTV:** 65.00%

**RATE:** 4.00%

**AMORTIZATION:** 25

**JESSE LILLARD**  
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# AMARILLO, TX

Named for clay soil in the area, Amarillo is a city set in the middle of the Texas Panhandle's rugged plains, bordered by New Mexico and Oklahoma. It is the largest city in the Texas Panhandle and the largest city between Dallas, Denver, Albuquerque, and Oklahoma City; Consequently, Amarillo is considered the regional economic center for that region in addition to Eastern New Mexico and the Oklahoma Panhandle. With origins as a railroad town due to the construction of the Fort Worth-Denver City railroad, Amarillo has been a key transportation hub due to its central location in the Panhandle area. The area's accessibility by modern transportation combined with modern heating and air-conditioning have led to population growth and buildup of the downtown area. A quintessentially Texan city, Amarillo takes pride in its Lone Star State culture while embracing the innovation of the future. This strong, vibrant community of neighborhoods provides a high quality of life assets to its 200,000 residents. Thousands of travelers visit the area each year, succumbing to the lure of the Old West at the ruggedly beautiful Palo Duro Canyon State Park and the world-famous outdoor musical, "TEXAS". Amarillo enjoys a flourishing arts scene that includes Amarillo Opera, the Amarillo Symphony, Lone Star Ballet, and the Amarillo Little Theatre, one of the oldest continuously operating theaters in the country. Furthermore, numerous museums highlight the city's colorful history, such as the American Quarter Horse Hall of Fame and Museum and the Panhandle-Plains Historical Museum.

## DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2025 Projection	13,909	98,593	148,499
2020 Estimate	12,707	93,372	142,466
2010 Census	12,566	86,360	131,499
Growth: 2020-2025	9.46%	5.59%	4.23%
Growth: 2010-2020	1.12%	8.12%	8.34%
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Projection	5,729	40,336	60,282
2020 Estimate	5,371	38,900	58,404
2010 Census	5,426	36,841	54,712
Growth: 2020-2025	6.65%	3.69%	3.22%
INCOME	1 Mile	3 Mile	5 Mile
2020 Est. Average Household Income	\$85,099	\$89,364	\$87,331

## THE LARGEST CITY BETWEEN DALLAS, DENVER, ALBUQUERQUE, AND OKLAHOMA CITY



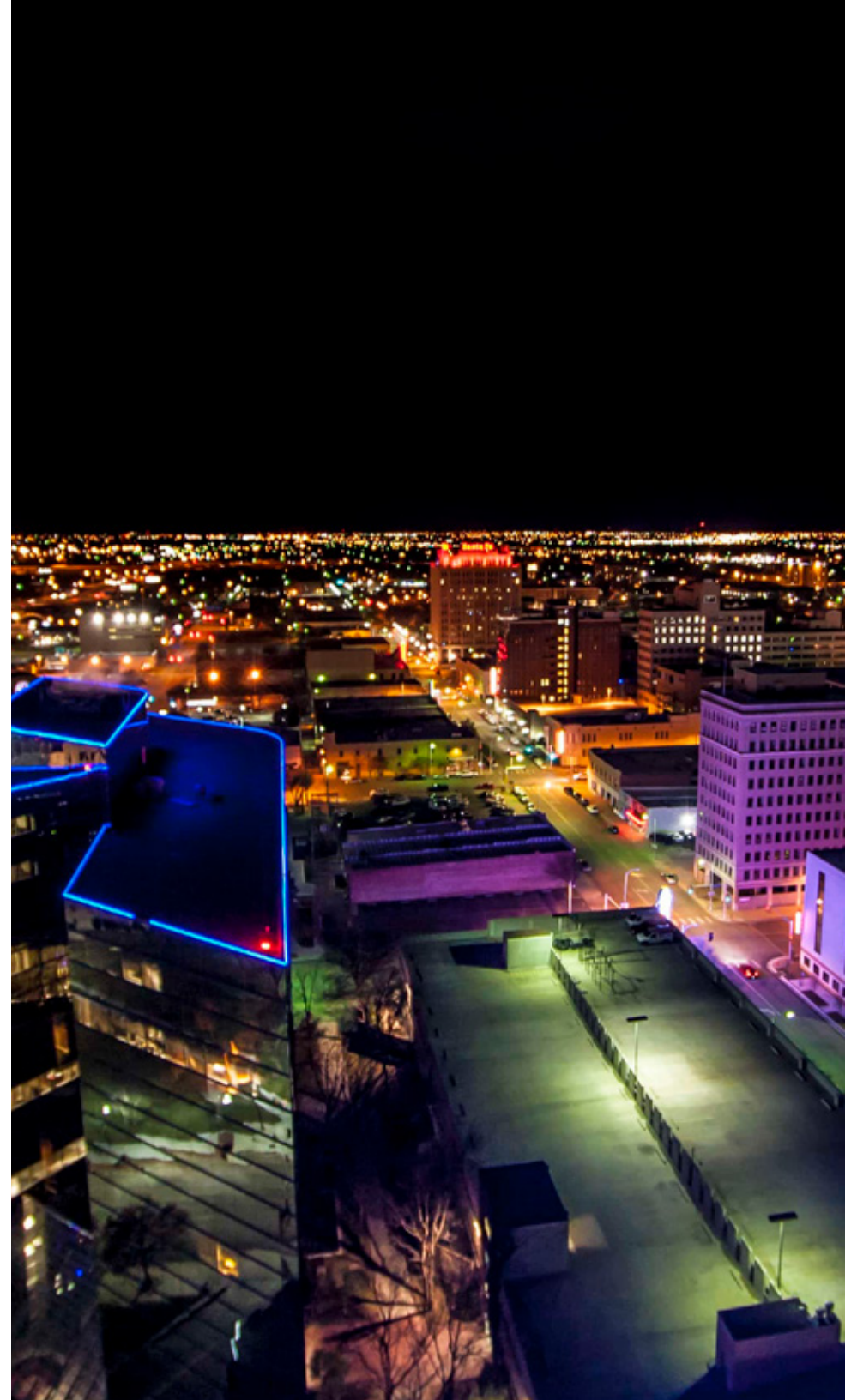
## ECONOMIC SNAPSHOT

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Amarillo's long-established transportation infrastructure and ample land have historically enabled a range of logistics and agriculture industries for Amarillo to have central access to major U.S. markets via two rail lines, airports, and highways. Combined with its mid-continent position, the multitude of transportation options has positioned Amarillo to become a distribution and logistics operations hub. With each passing year, an increasing number of companies are recognizing Amarillo's competitive advantages. More than 10,000 businesses have operations in the city in the manufacturing, retail, healthcare, and social service sectors. National companies, such as Ben E. Keith, Affiliated Foods, Inc., and AmeriCold, have established successful operations in Amarillo. Industry in the city has been closely tied to agriculture and the energy industry. More than just home to major manufacturers of alternative energy and agriculture, Amarillo has experienced a shift in its economy towards more high-tech enterprises. Today, businesses such as copper refining, fiberglass production, meat packing, petroleum extraction, weapons disassembly, customer service operations, and aircraft assembly plant have diversified the city's economy. Amarillo's position as a regional medical center also plays a key role in the local economy, providing many employment opportunities at the Baptist St. Anthony's Health Care System and the Northwest Texas Health Care System.

## TOP 100 RANKED NATIONAL MSA

- POLYCOM CORPORATION



## **PALO DURO CANYON STATE PARK**

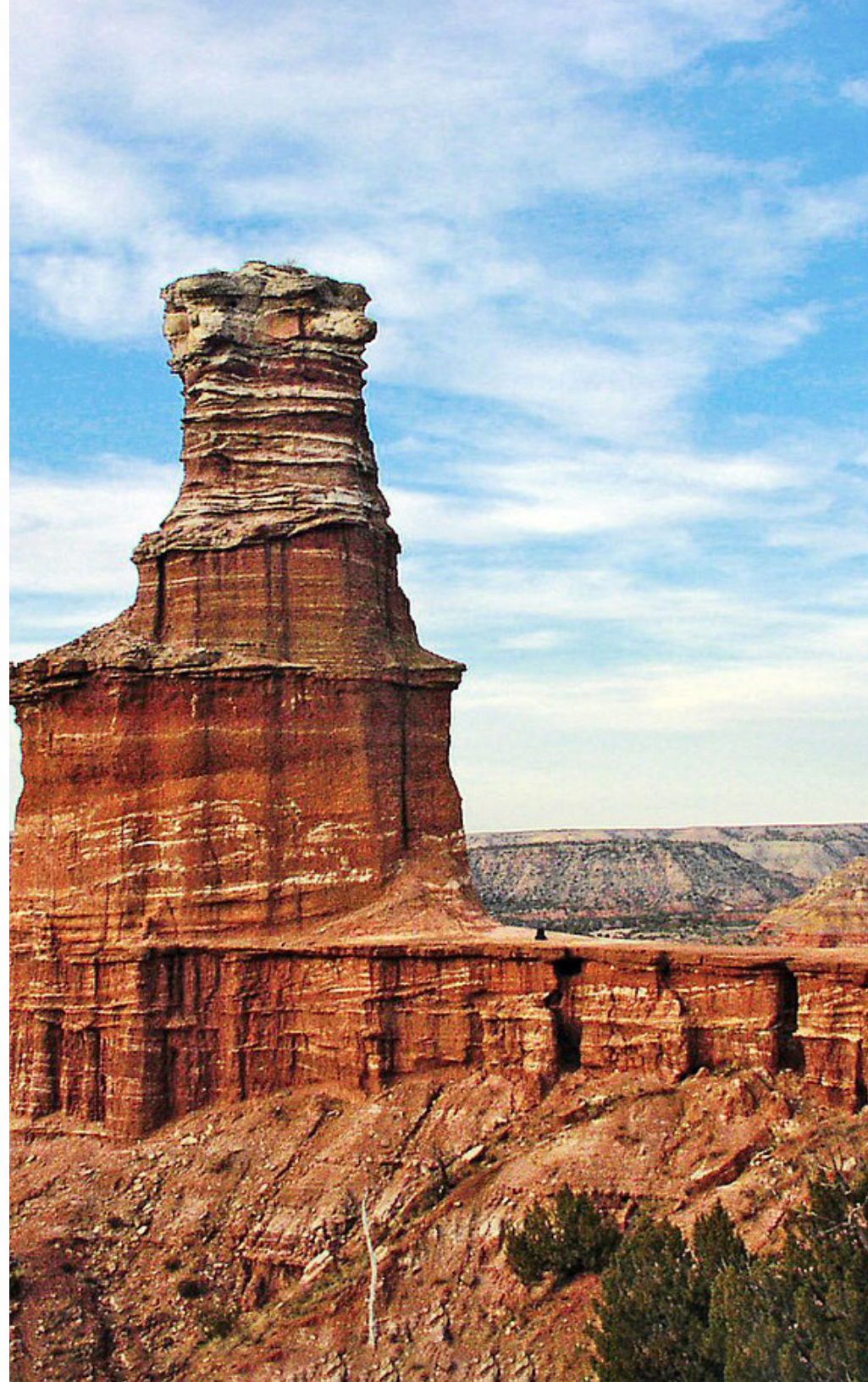
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A place big on scenic beauty and outdoor recreation, Amarillo is less than an hour drive from Palo Duro Canyon State Park, the second-largest canyon system in the United States. Roughly 120 miles long, Palo Duro has been named “The Grand Canyon of Texas” for its size and dramatic geological features, namely the multicolored layers of rock and steep mesa walls. Located south of the city, Palo Duro Canyon is a popular spot for those who enjoy hiking and biking as it offers over 30 miles of hiking, biking, and equestrian trails. An additional 1,500 acres are set aside for horseback riding. During the summer, visitors and locals can catch performances of the outdoor musical drama “TEXAS” at the Pioneer Amphitheater in the park.

## **CENTERPORT BUSINESS PARK**

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Amarillo’s Centerport Business Park is a 440-acre site that is well-suited for manufacturing and distribution. Employing approximately 850 people, the Park’s current tenants include Gestamp Renewables, Ben E. Keith Foods, Pacific Cheese, and Alstom Power.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **HUD'S** located at **4411 Bell St, Amarillo, TX 79109** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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OFFERING MEMORANDUM

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BROKER OF RECORD

LICENSE NO. 9005919 (TX)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES



### 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.

**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:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**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.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Kyle Matthews</b>	<u>678067</u>	<u>kyle.matthews@matthews.com</u>	<u>(310) 919-5757</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

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

\_\_\_\_\_  
Date