

FOR LEASE

1720 NELSON ST.
FOUR SUITES AVAILABLE



FOR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

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606152, TEXAS

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY SUMMARY

1720 SOUTH NELSON STREET



Property Summary

Available SF:	6,840
Total Building SF:	6,840
Lease Rate:	\$10 to \$11 Per SF/yr
Tenants/Units:	4
Zoning:	LC
Suite 100	1440 SF \$10.00 SF/yr + \$1.50 NNN
Suite 200	1800 SF \$10.00 SF/yr + \$1.50 NNN
Suite 300	1800 SF \$11.00 SF/yr + 1.50 NNN
Suite 400	1800 SF \$ 11.00 SF/yr + 1.50 NNN

Property Overview

Small shop spaces on I-40
10'x10' overhead doors
Fenced in parking lot
Zoned LC (light commercial)
Spaces can be combined from 3240 - 6840 SF

Location Overview

Located at the highly visible intersection of I-40 & Nelson St, the property offers exceptional highway access and exposure. The surrounding area features a mix of automotive services, industrial shops, commercial retailers, and hospitality properties. Its central positioning makes it convenient for businesses serving the entire Amarillo region. Nearby amenities and quick access to major east-west and north-south corridors enhance convenience for employees, customers, and delivery logistics.

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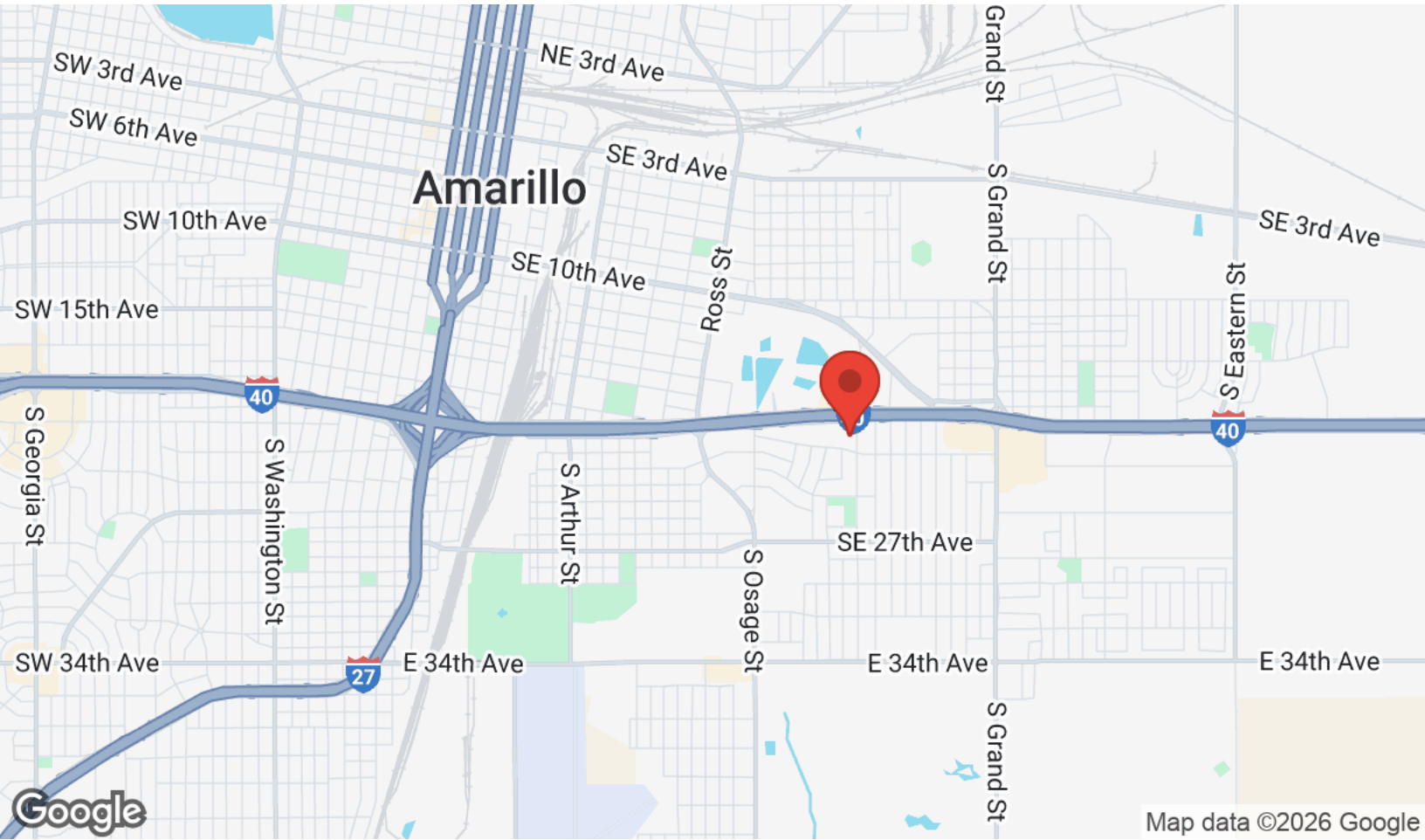
PROPERTY PHOTOS

1720 SOUTH NELSON STREET



LOCATION MAPS

1720 SOUTH NELSON STREET




BUSINESS MAP

1720 SOUTH NELSON STREET



 The Cactus Cove Inn and Suites

 Toot'n Totum

 Happy State Bank

 Starbucks

 McDonald's

 Walmart
Supercenter


 Ross Dress for Less

 Gerber Collision & Glass

 AutoNation Chevrolet
Amarillo

AutoNation Chevrolet Amarillo

 Tri-State Ford

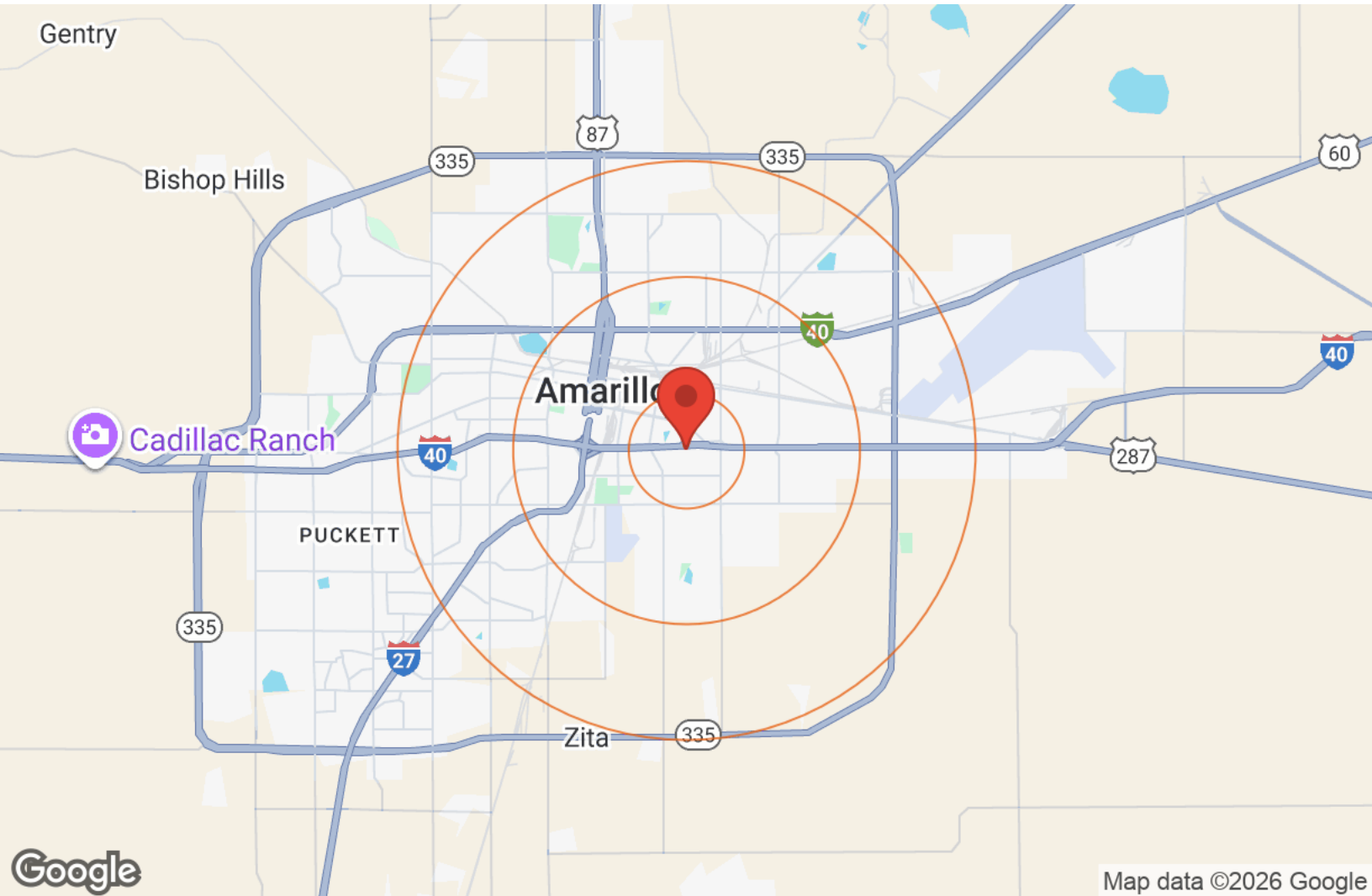
 Amarillo Hyundai

 Harbor Freight

 Dutch Bros Coffee

DEMOGRAPHICS

1720 SOUTH NELSON STREET



Map data ©2026 Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	4,615	26,641	61,330	Median	\$53,581	\$53,584	\$53,320
Female	4,880	26,842	62,499	< \$15,000	486	2,199	5,298
Total Population	9,494	53,483	123,829	\$15,000-\$24,999	338	2,163	4,728
				\$25,000-\$34,999	239	1,901	4,896
				\$35,000-\$49,999	503	2,912	7,315
				\$50,000-\$74,999	501	4,115	8,665
				\$75,000-\$99,999	443	2,317	5,735
				\$100,000-\$149,999	467	2,688	7,032
				\$150,000-\$199,999	204	809	2,189
				> \$200,000	115	578	1,448
Age	1 Mile	3 Miles	5 Miles				
Ages 0-14	2,191	12,101	28,200				
Ages 15-24	1,551	8,256	18,073				
Ages 25-54	3,692	21,870	49,939				
Ages 55-64	890	4,859	11,868				
Ages 65+	1,170	6,397	15,750				
Race	1 Mile	3 Miles	5 Miles				
White	3,030	19,789	52,541				
Black	421	3,439	12,271				
Am In/AK Nat	28	166	409				
Hawaiian	N/A	5	12				
Hispanic	5,741	27,587	50,497				
Asian	132	1,610	5,758				
Multi-Racial	140	834	2,192				
Other	3	53	149				

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty

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Adrian Farris

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License No.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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Holly Coats

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