

FOR SALE

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



PARADISE VILLA'S OFFICE PARK

BUILD TO SUIT OR PURCHASE UNIT 100



OFFERING SUMMARY

Sale Price: \$550,000

Building Size: 5,197 SF

Year Built: 2023

Zoning: LC - Light Commercial

PROPERTY OVERVIEW

Paradise Villa's Office Park, situated in southwest Amarillo, just south of I-27 and Western on Business Park Drive, presents a strategic location with easy access to I-27. This new development features stand-alone metal buildings, offering flexible space solutions for diverse business requirements.

Key features of this development include:

- Gated Business Community with controlled evening access.
 - Option to purchase additional parking for \$120,000, with a lot next door completed or \$95,000 for a lot as is.
 - 16 lots available with build-to-suit options.
- Unit 100 available for purchase at \$550,000.**
- Office configuration: 3 offices, reception, break room, and restroom.
 - Warehouse specifics: clear span area with 16' side walls, 26' middle peak, equipped with LED Lighting. The warehouse area has a flexible layout.
 - Two 14' x 14' overhead doors enabling drive-in, drive-out access.
 - Loft area inclusive of a bathroom and shower.
 - Covered entry for added convenience. This property has an association, \$200 per month for water, sewer, and trash.

MILES BONIFIELD | miles@gwamarillo.com | 806.373.3111

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GWAMARILLO.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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ADDITIONAL PHOTOS



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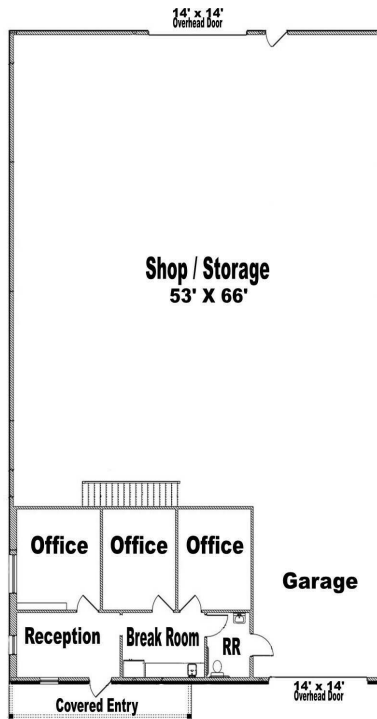
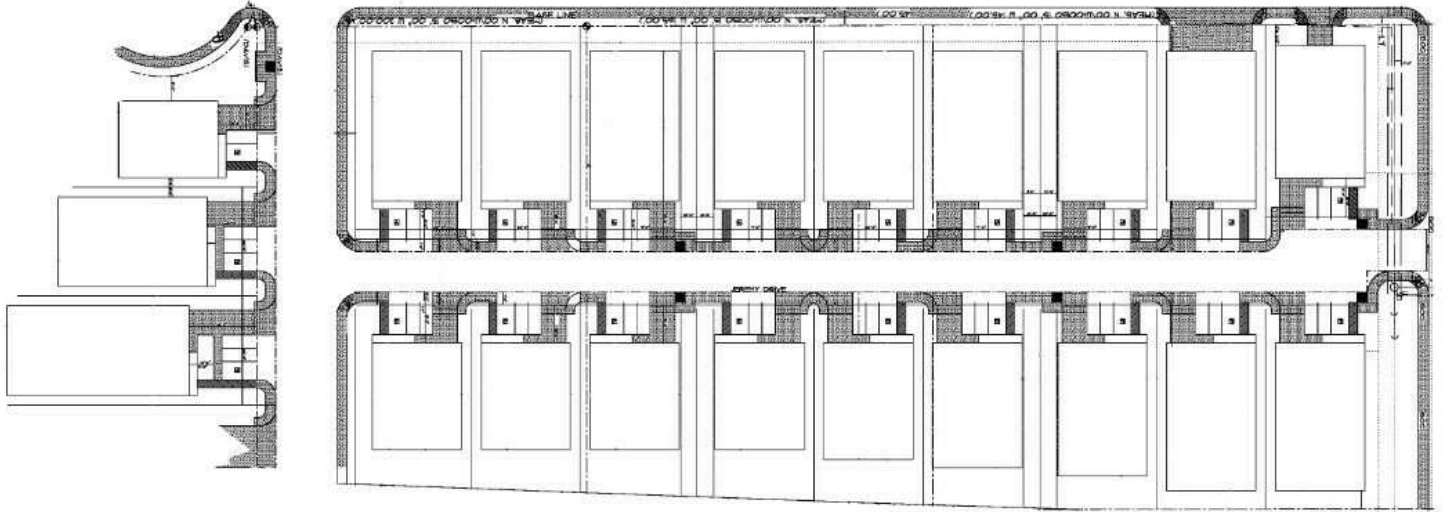
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PARADISE VILLA'S OFFICE PARK RETAILER MAP



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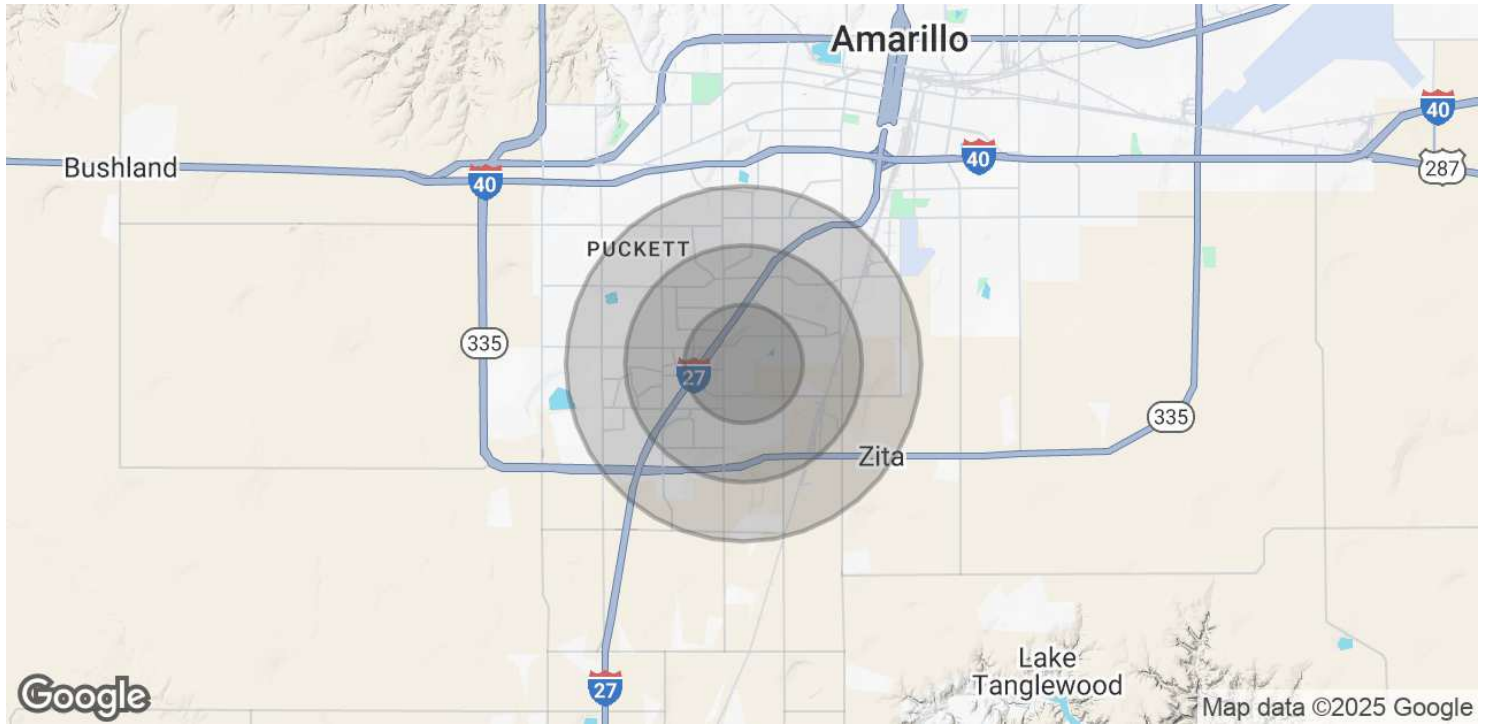
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PARADISE VILLA'S OFFICE PARK DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	8,011	37,795	71,051
Average Age	33.2	35.4	37.3
Average Age (Male)	34.3	33.7	35.7
Average Age (Female)	33.8	36.6	38.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,155	14,773	29,155
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$74,709	\$74,558	\$76,569
Average House Value	\$139,731	\$145,731	\$164,497

2020 American Community Survey (ACS)

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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

GAUT WHITTENBURG EMERSON CRE	475878		(806)373-3111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov