

**** FOR SALE - \$650,000 – 4100 Business Park Dr. Amarillo, TX | 5,100 sq ft | Income Producing ****



*** For Sale By Owner Metrics ***

Asking Price	\$650,000
Asking Price/SF	\$127
Stabilized Cap Rate	9.3%
Stabilized NOI	\$60,500
Occupancy	33%
Square Feet	5,100
Vacant Square Feet	3,400

Turnkey Asset Highlights

- ❖ Exceptional opportunity to own a fully improved commercial building **on a corner lot** in a prime Amarillo location. **Totalling 5,100 sq ft**, this property offers two separate suites, one of which is **newly leased through August of 2027 generating \$2,000 per month**, providing positive immediate cash flow.
- ❖ Built out and updated with **new HVAC, flooring, and paint**, the vacant suite is move-in ready for an owner-user or tenant, **making this asset an ideal candidate for a user or investor.**
- ❖ The flexible zoning, modern layout, and ceiling heights ranging from 14' – 20' are suitable for multiple uses including **warehouse/showroom, professional services, fitness, or retail.**
- ❖ The property delivers strong potential at full-occupancy with **net operating income of ~\$60,000 per year, or nearly a 10% cap rate.**
- ❖ At a \$650,000 asking price (\$127/ sq ft), **the asset is priced below replacement cost of approximately \$130 / sq ft**, allowing a potential owner/user to occupy space quickly at an attractive price when compared to building a new facility.
- ❖ The “flex” commercial market in Amarillo has performed well recently with **rent growth exceeding 4% per year since 2020, vacancy at 3%, and minimal new competitive assets under construction.**

For More Information Contact:

Zach Davis | Owner | (806) 584-1384 | ZacharyDavis10@gmail.com

PRIVATE SALE – no brokers required – shown by appointment only. All information above deemed reliable for marketing but not guaranteed.

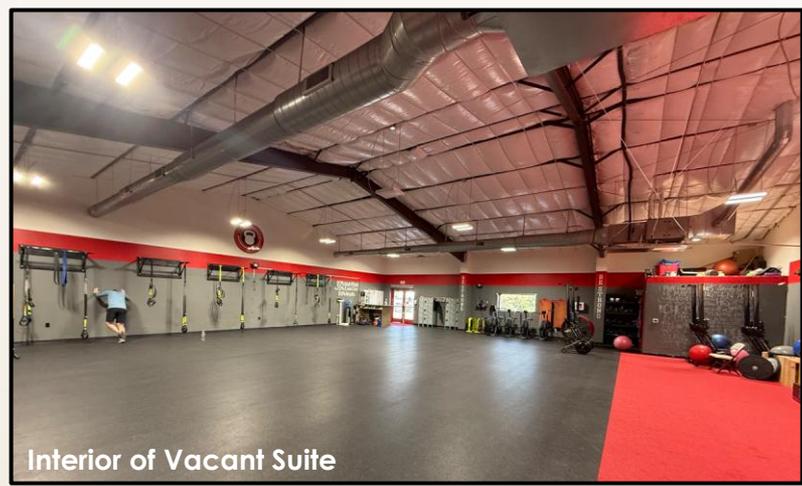
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Attractive Investor Opportunity

- ❖ The asset is currently **33% leased through August 2027**, with the existing tenant covering **all operating expenses at the property** and generating **\$12,900 in annual net operating income** - even at one-third occupancy.
- ❖ With **limited comparable square footage** available in the submarket, the remaining **3,400 SF vacancy** presents a compelling lease-up opportunity. Market rental rates have recently been proven on the adjacent suite at **\$14/SF**, supporting a **stabilized income potential exceeding \$60,000 per year when fully leased**.
- ❖ A speculative lease-up analysis is below detailing the income potential available to an investor after leasing the only vacancy.

Property Rent Roll Assuming Speculative Lease-Up

Suite	Tenant	Tenant Share	Square Feet	Lease Start	Lease Expiration	Rent PSF	Monthly Rent	Annual Rent	Lease Type	Annual OpEx	NOI	Cap Rate	Value
100	Confidential	33%	1,700	12/1/2024	8/30/2027	\$14	\$2,000	\$24,000	Modified Gross	\$3,774	\$20,226	9.3%	\$217,000
200	VACANT	67%	3,400	3/1/2026	2/28/2029	\$14	\$3,967	\$47,600	Modified Gross	\$7,326	\$40,274	9.3%	\$433,000
Totals/ WAVG		100%	5,100			\$14	\$5,967	\$71,600	Modified Gross	\$11,100	\$60,500	9.3%	\$650,000



Interior of Vacant Suite

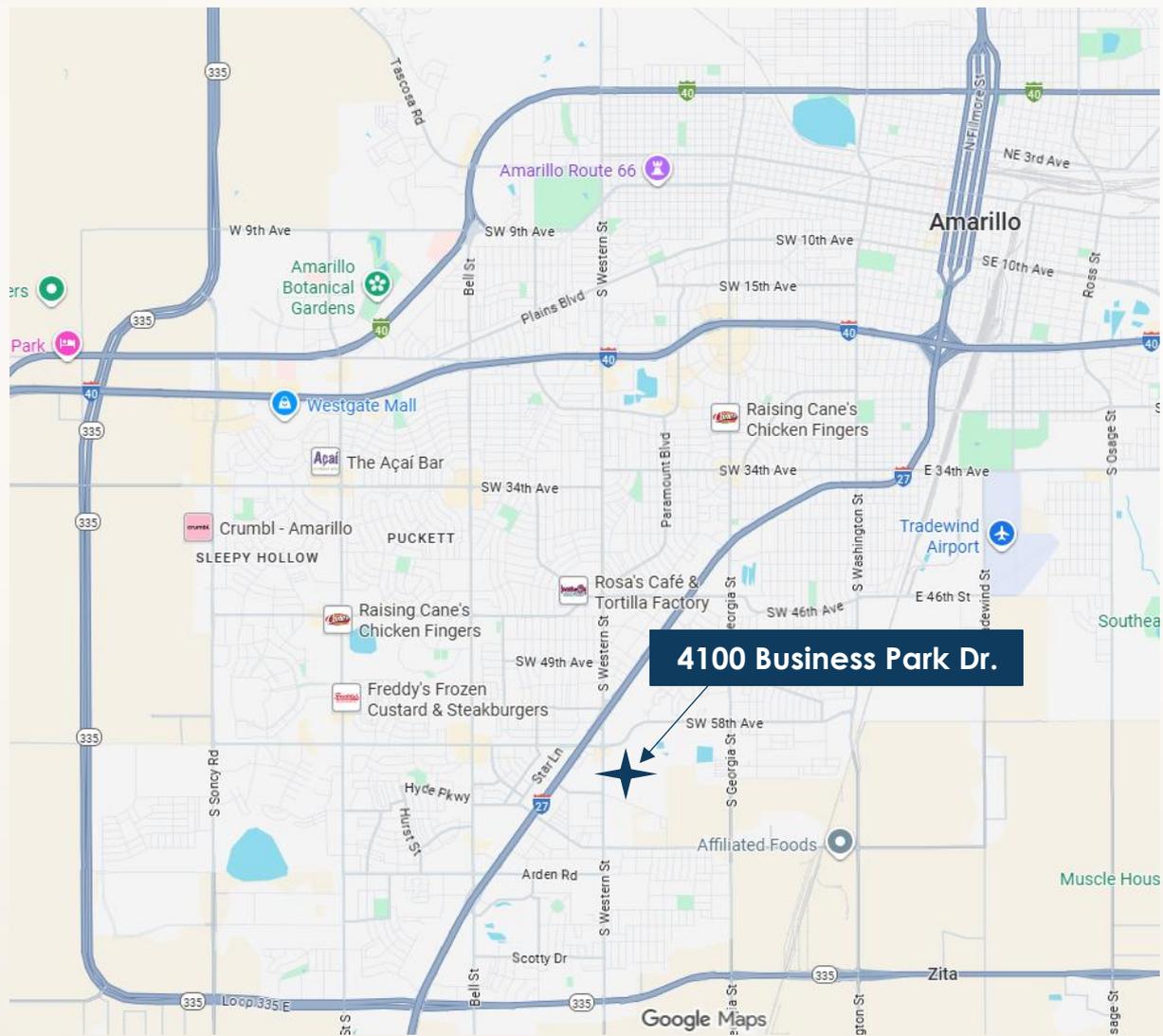


Exterior

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