

904 S. GRANT

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | \$595,000 |
| Building Size: | 26,712 SF |
| Year Built: | 1928 |
| Lot Size: | 34,412 SF |
| Zoning: | I-1: Light Industrial |
| Market: | Downtown Amarillo |

PROPERTY OVERVIEW

This well-maintained distribution warehouse presents a compelling opportunity with a recently reduced asking price of \$595,000, priced at only \$22.27 per square foot. Key features include:

Versatile Use: With its charming old wood beams, this property offers versatile use potential, making it suitable for various business needs.

Ceiling Height: The warehouse boasts a ceiling height of 16 feet from the concrete floor to the ceiling, and 11 feet from the wood floor to the ceiling, providing ample space for storage or operations.

Office Space: The property includes a 1,600-square-foot office area, ensuring a functional workspace for administrative needs.

Warehouse Space: With a combined 25,112 square feet of both dock and grade-level warehouse space, this property provides flexibility for various logistics and distribution requirements.

Overhead Doors: Overhead door dimensions can be found on the floor plan, offering convenience for loading and unloading operations.

Well-Maintained: The property has been meticulously cared for, with a new roof installed by BCL Construction on November 27, 2017, ensuring both structural integrity and peace of mind for the new owner.

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Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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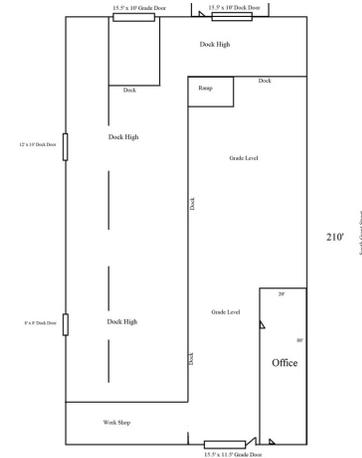
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FOR SALE/LEASE

904 S. GRANT ADDITIONAL PHOTOS

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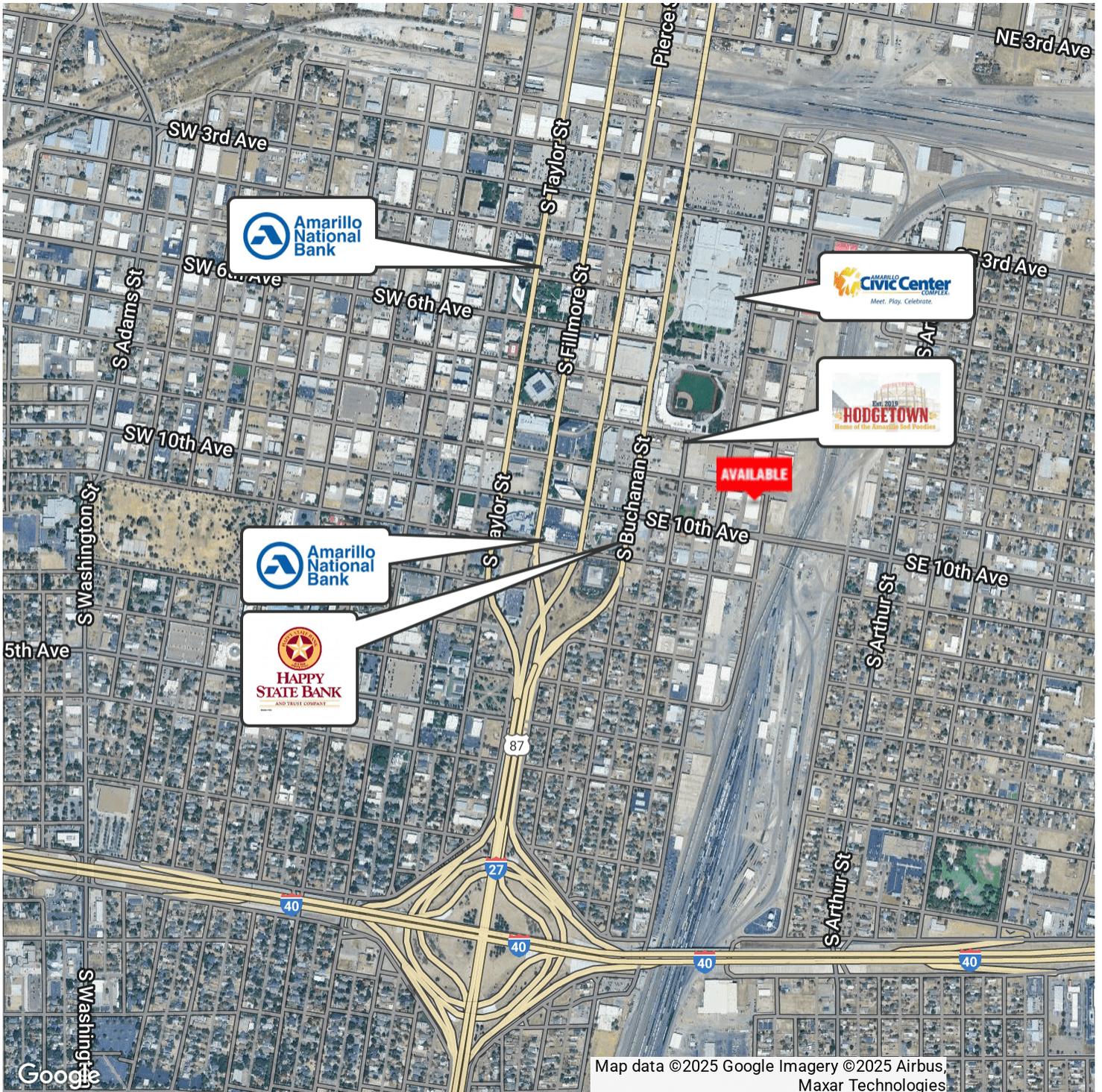
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904 S. GRANT RETAILER MAP



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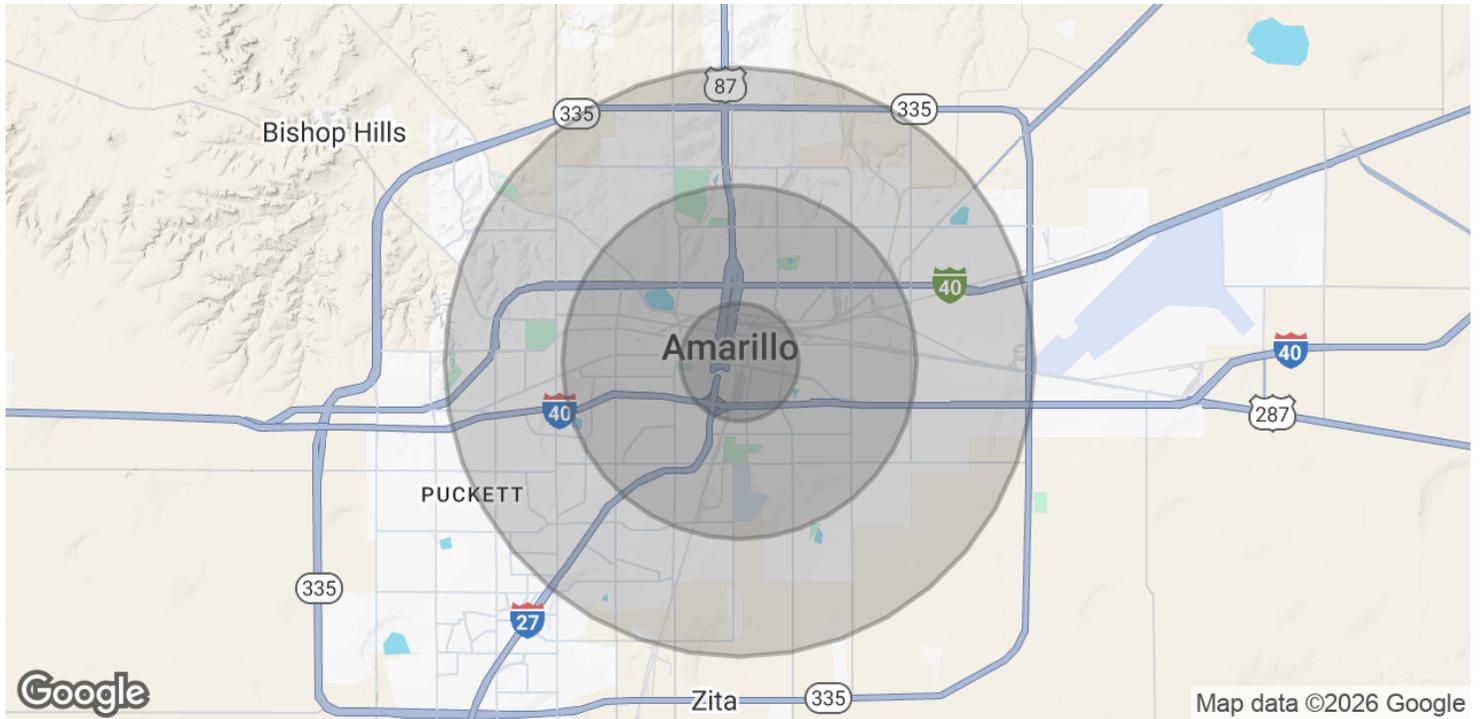
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,829 | 69,586 | 154,615 |
| Average Age | 29.4 | 31.3 | 32.3 |
| Average Age (Male) | 28.3 | 30.4 | 31.5 |
| Average Age (Female) | 29.7 | 31.9 | 33.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|----------|
| Total Households | 2,291 | 24,410 | 55,750 |
| # of Persons per HH | 3.0 | 2.9 | 2.8 |
| Average HH Income | \$36,719 | \$46,373 | \$48,616 |
| Average House Value | \$98,376 | \$88,148 | \$98,285 |

2020 American Community Survey (ACS)

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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.

2-10-2025



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.

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. **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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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|--------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------|-------------------------------|
| <u>Gaut Whittenburg Emerson CRE</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name | <u>475878</u> License No. | <u></u> Email | <u>(806)373-3111</u> Phone |
| <u>Aaron Emerson, CCIM SIOR</u> Designated Broker of Firm | <u>477647</u> License No. | <u>aaron@gwamarillo.com</u> Email | <u>(806)373-3111</u> Phone |
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| <u></u> Sales Agent/Associate's Name | <u></u> License No. | <u></u> Email | <u></u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov