

LAND FOR SALE - W AMARILLO BLVD & GEM LAKE

5551 WEST AMARILLO BOULEVARD



OFFERING SUMMARY

PRICE: \$899,000

LOT SIZE: 7.60 Acres

ZONING: GR

FRONTAGE: 175.00' on Amarillo Blvd

TRAFFIC COUNT: 31,233 vpd

UTILITIES: To Site

PROPERTY OVERVIEW

This property is located on W Amarillo Blvd and Gem Lake Rd and is adjacent to United Supermarkets. There is a reciprocal easement via a common area drive to access the property from Gem Lake Rd. A small portion of the property is in a flood zone which provides drainage for the plot. Owner will subdivide. The traffic count at the intersection of Amarillo Blvd W and Gem Lake is 31,233 vehicles per day per the City of Amarillo. The property is surrounded by many national retailers including, United Supermarkets, Wingstop, T-Mobile, Pizza Hut, Chick-fil-A, McDonalds, Starbucks, O'Reilly Auto Parts and Walgreens. All utilities are available to the site.



KELLER WILLIAMS REALTY-AMARILLO
3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

HOLLY COATS, CPA, CCIM

Commercial Broker Associate

O: (806) 683-1330

C: (806) 683-1330

hollycoats@kwcommercial.com

606152, TEXAS

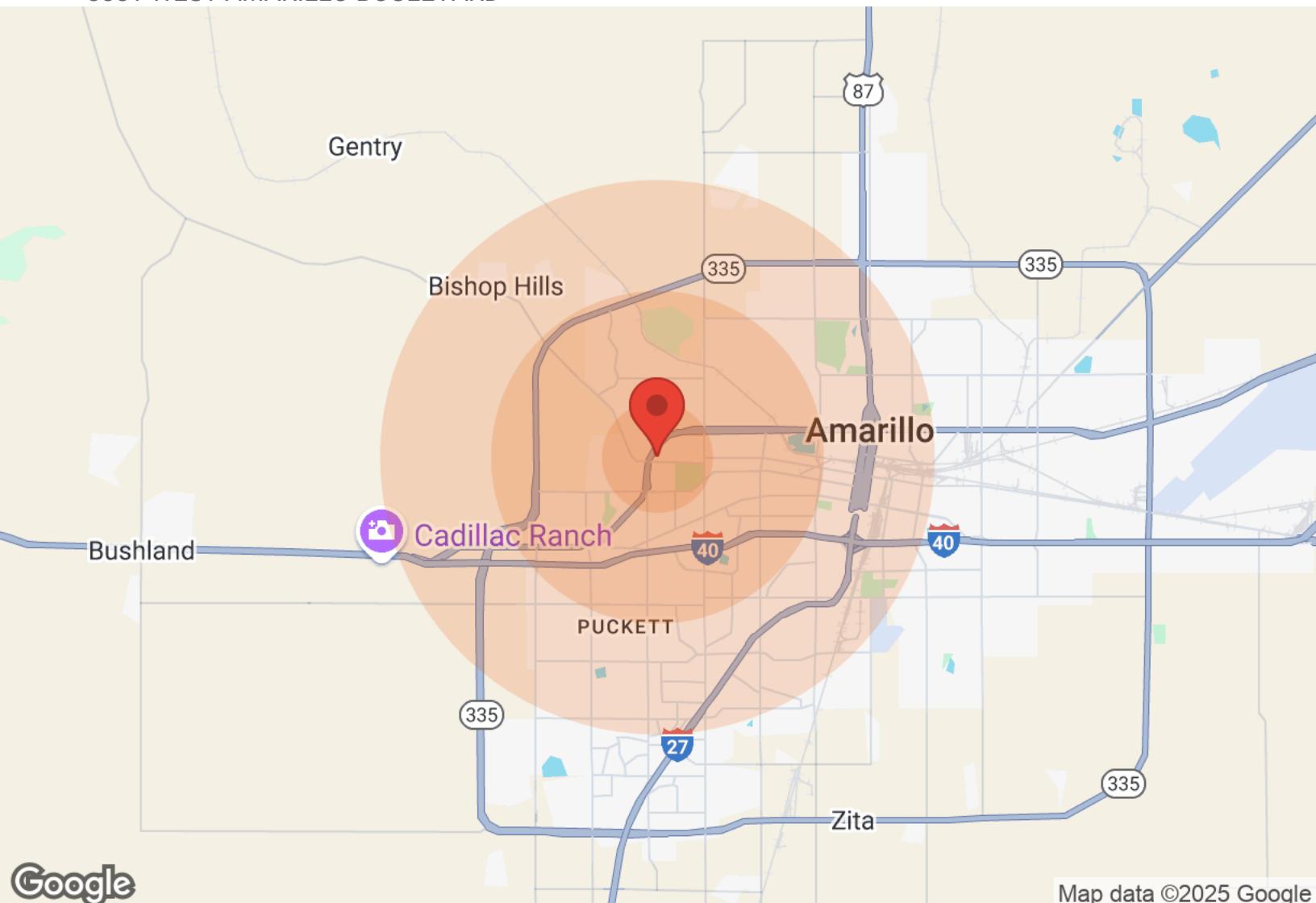
BUSINESS MAP

5551 WEST AMARILLO BOULEVARD



DEMOCRAPHICS

5551 WEST AMARILLO BOULEVARD



Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,581	25,283	61,274	Median	\$58,838	\$42,752	\$43,419
Female	3,126	28,223	66,144	< \$15,000	132	3,728	7,992
Total Population	5,707	53,506	127,418	\$15,000-\$24,999	143	3,034	7,327
				\$25,000-\$34,999	243	2,842	6,477
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	557	3,667	7,848
Ages 0-14	1,050	12,122	28,732	\$50,000-\$74,999	588	4,036	9,941
Ages 15-24	615	7,130	17,779	\$75,000-\$99,999	370	2,475	5,814
Ages 25-54	1,993	20,449	48,967	\$100,000-\$149,999	214	1,856	4,010
Ages 55-64	796	5,990	14,141	\$150,000-\$199,999	74	451	1,418
Ages 65+	1,253	7,815	17,799	> \$200,000	108	577	1,474
Race	1 Mile	3 Miles	5 Miles				
White	5,388	44,552	105,984				
Black	56	3,195	7,345				
Am In/AK Nat	2	42	154				
Hawaiian	N/A	1	7				
Hispanic	534	10,053	31,311				
Multi-Racial	392	9,412	24,596				

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 hollycoats@kwcommercial.com
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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:
 - 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.

Keller Williams Realty Licensed Broker /Broker Firm Name or Primary Assumed Business Name	474896 License No.	al.harris@kw.com Email	(806)359-4000 Phone
Albert Harris, Jr Designated Broker of Firm	526244 License No.	al.harris@kw.com Email	(806)359-4000 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Holly Coats Sales Agent/Associate's Name	606152 License No.	hollycoats@kwcommercial.com Email	(806)683-1330 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	