

# LEASE

## WESTGATE PLAZA - SHOPS AT SONCY

3130 Soncy Amarillo, TX 79121



### OFFERING SUMMARY

Lease Rate: \$30.00 SF/yr (NNN)

NNN: \$5.78 PSF

Available SF: 1,360 - 30,000 SF

Building Size: 96,538 SF

### PROPERTY OVERVIEW

#### Westgate Plaza - Shops at Soncy

Westgate Plaza - Shops at Soncy is a prominent retail destination located at Soncy Road & I-40 in Amarillo, Texas. The center spans approximately 488,022 square feet and is situated on a 50.22-acre lot. It features a diverse mix of tenants, including major retailers such as Burlington, Dollar Tree, Home Depot, HomeGoods, Kohl's, OfficeMax, Old Navy, PetSmart, Ross Dress for Less, Shoe Carnival, and Ulta, among others. The property offers ample parking with 2,700 spaces, ensuring convenience for shoppers. It benefits from a high-traffic location, with visibility from major roadways and a traffic count of 43,632 vehicles per day.

#### Property Features:

- **Location:** Just South of I-40 on Soncy Road, Amarillo, TX
- **Visibility:** High-traffic area with excellent exposure
- **Access:** Easy ingress/egress from major roads and highways
- **Tenant Mix:** Solid, established tenants with a proven track record
- **Retail Corridor:** Situated within Amarillo's main retail hub

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Justin Kite, CCIM  
(806) 468-4897



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FIRST EQUITY

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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,360 - 30,000 SF	Lease Rate:	\$30.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Space 1	Available	30,000 SF	NNN	\$30.00 SF/yr	NNN: \$5.78 psf
Space 14	Available	1,360 SF	NNN	\$30.00 SF/yr	NNN: \$5.78 psf
Space 28	Available	2,800 SF	NNN	\$30.00 SF/yr	NNN: \$5.78 psf

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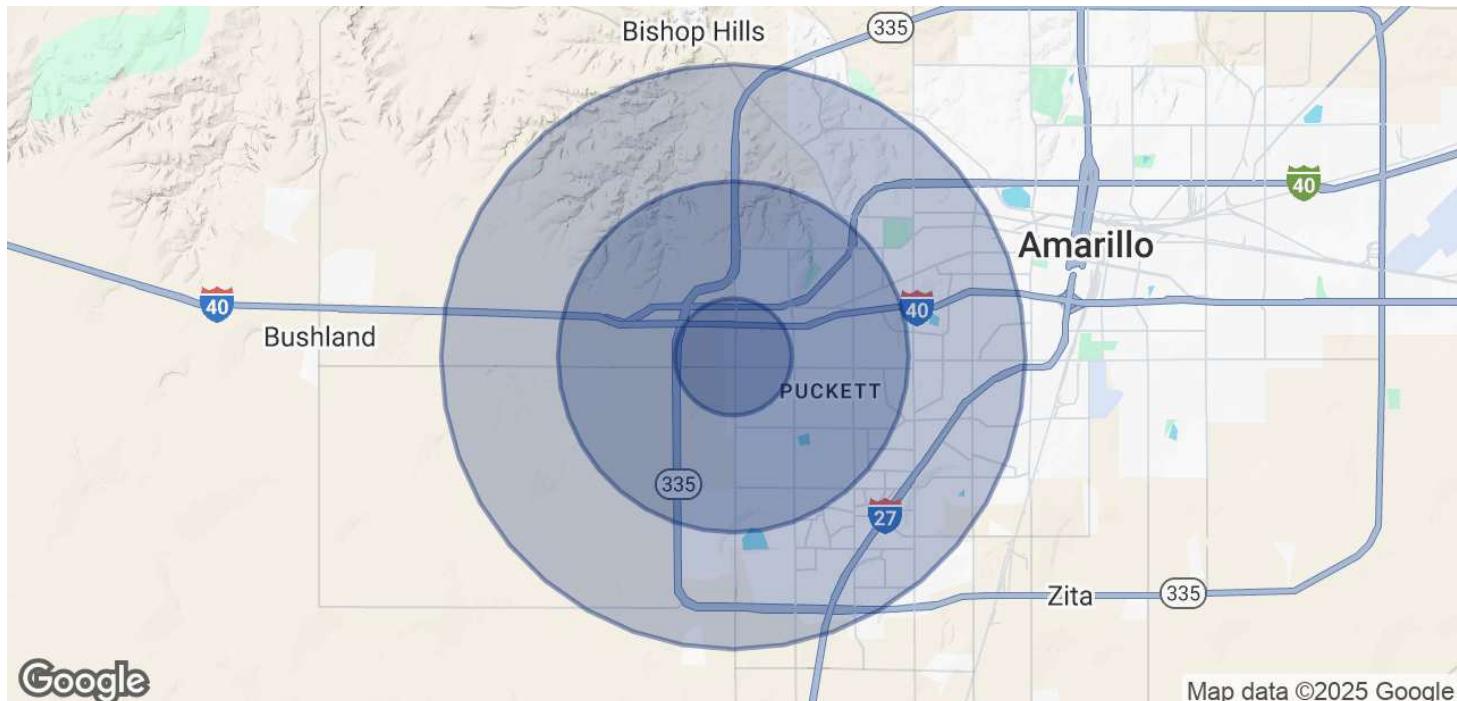


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,747	46,105	110,638
Average Age	45	42	41
Average Age (Male)	44	40	39
Average Age (Female)	46	43	42

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,974	19,782	46,873
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$117,985	\$107,065	\$95,897
Average House Value	\$292,436	\$291,616	\$258,305

Demographics data derived from AlphaMap

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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.*

### 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.

#### Coldwell Banker Commercial

##### First Equity

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**9007722**

License No.

**rachel@cbcamarillo.com**

Email

**(806) 354-3500**

Phone

##### Rachel R Shreffler

Designated Broker of Firm

**610574**

License No.

**rachel@cbcamarillo.com**

Email

**(806) 354-3500**

Phone

##### Rachel R Shreffler

Licensed Supervisor of Sales Agent/Associate

**610574**

License No.

**rachel@cbcamarillo.com**

Email

**(806) 354-3500**

Phone

##### Justin Kite

Sales Agent/Associate's Name

**478313**

License No.

**justin@cbcamarillo.com**

Email

**(806) 468-4897**

Phone

Buyer/Tenant/Seller/Landlord Initials

Date