

13900 INTERSTATE 27

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$984,000
Lease Rate:	\$5,995 /month (NNN)
Building Size:	12,300 SF
Year Built:	1978
Lot Size:	1.08 Acres
Zoning:	OCL - Outside City Limits

PROPERTY OVERVIEW

Built in 1977, this property comprises 2 separate buildings, offering a total of 12,300 sf of usable space, well-suited for a multitude of business applications.

The first building encompasses 7,800 sf, divided into a 2,500 sf office area and a 5,300 sf warehouse/shop. The office area features a welcoming lobby, six private offices, a break room, file room, and a technical room. Modern amenities include HVAC, well and septic systems, and the availability of natural gas. The warehouse/shop is a clear span space, further subdivided into two sections of 2,650 sf each. It is equipped with 16-foot sidewalls, three 14' x 14' grade level doors, a specialized paint bay, floor drains, and gas heating.

The second building, a 4,500 sf clear span structure, offers similar utility with four 14' x 14' grade level doors—two of which are equipped with power openers—and 16-foot sidewalls.

Outside, the property boasts a fenced yard surfaced with a combination of asphalt and crushed gravel. Front parking is both paved and striped for convenience, and an onsite pole sign aids in visibility.

The property operates on a triple net lease (NNN) with a rate of \$.91/sf, making it a practical choice for businesses looking for a flexible and functional space.

LOCATION OVERVIEW

Ideally positioned between Amarillo and Canyon, this prime spot is on the SW corner of I-27 Southbound Frontage and Rosemary Lane, near McCormick Rd. The site offers exceptional visibility from I-27 and easy access to key roads, making it perfect for businesses seeking high exposure.

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Gaut Whittenburg Emerson Commercial Real Estate

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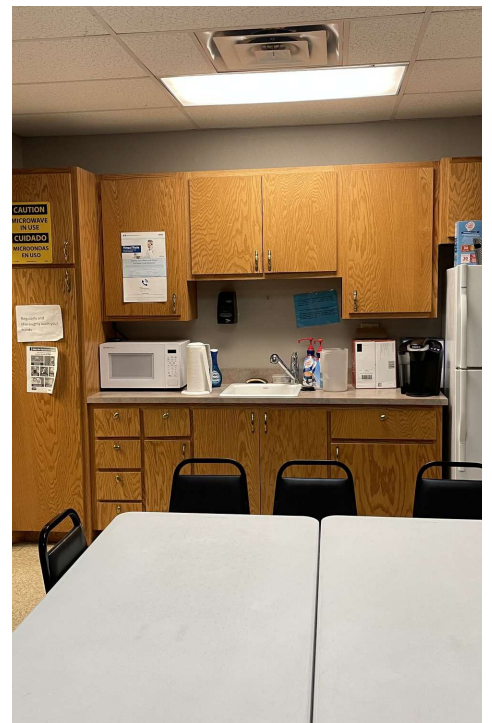
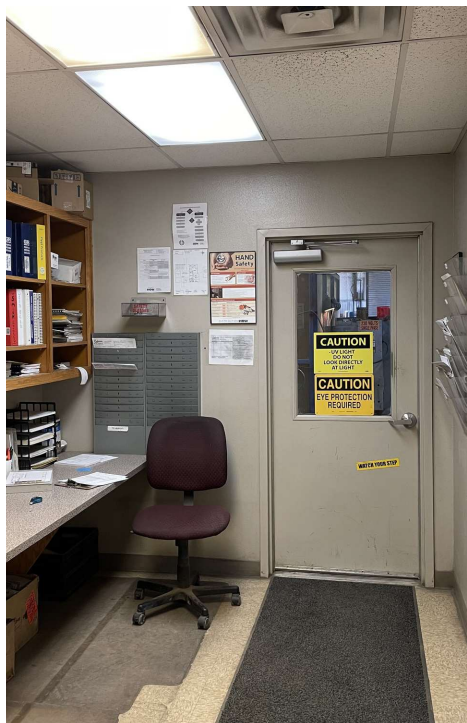
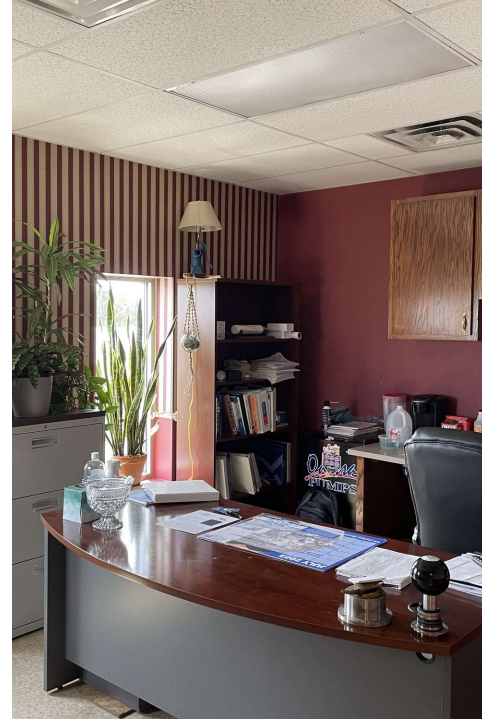
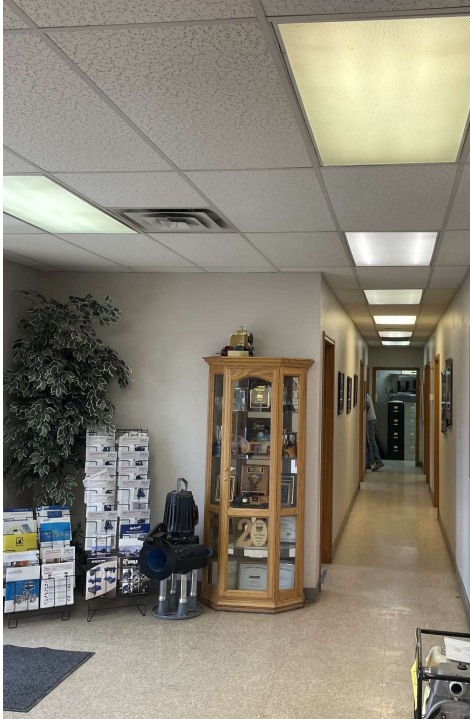
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FOR SALE/LEASE

13900 INTERSTATE 27 BUILDING 1 OFFICE

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13900 INTERSTATE 27 FLOOR PLAN BUILDING 1

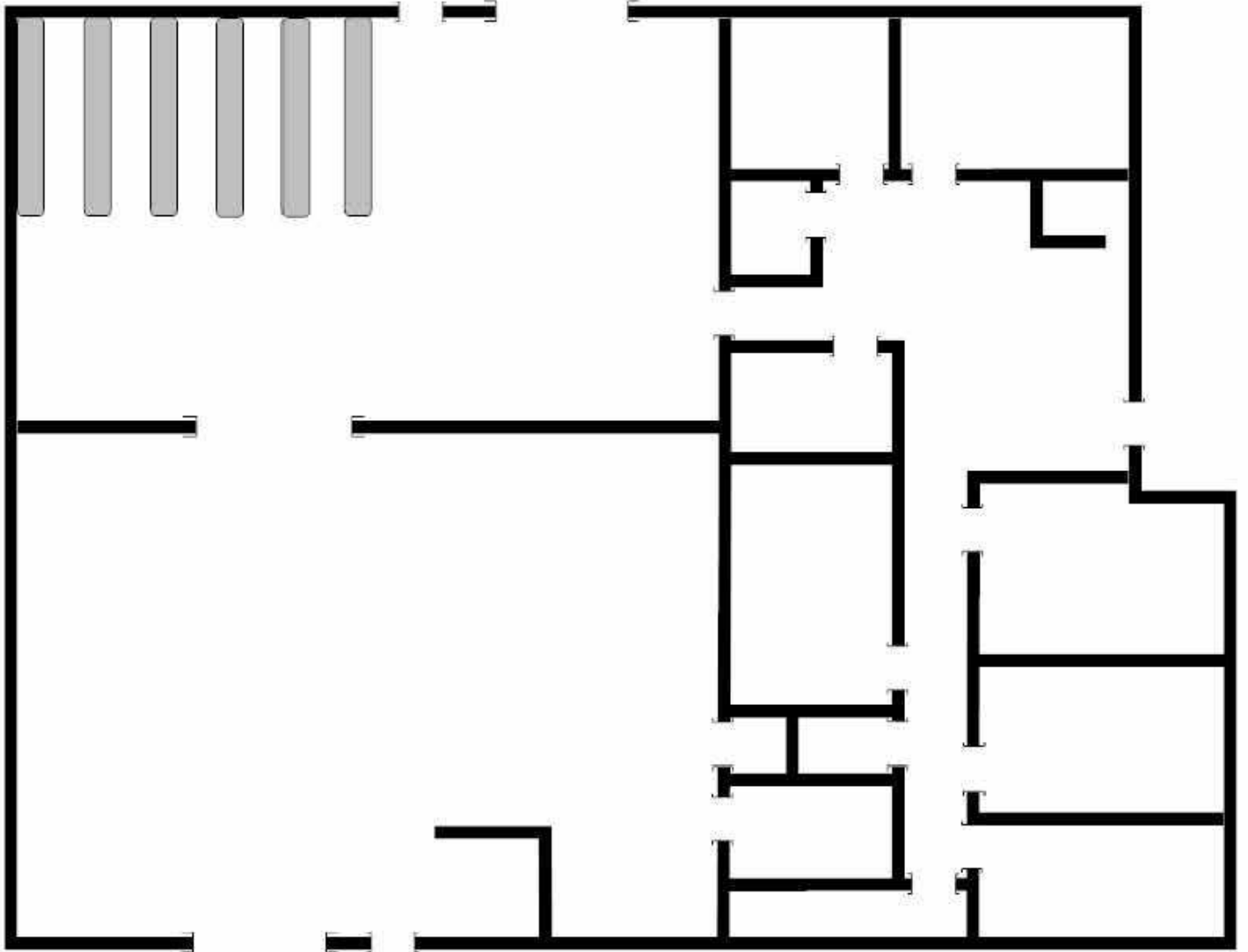
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13900 INTERSTATE 27 BUILDING 1 SHOP/WAREHOUSE

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13900 INTERSTATE 27 BUILDING 2

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13900 INTERSTATE 27 AERIAL MAP



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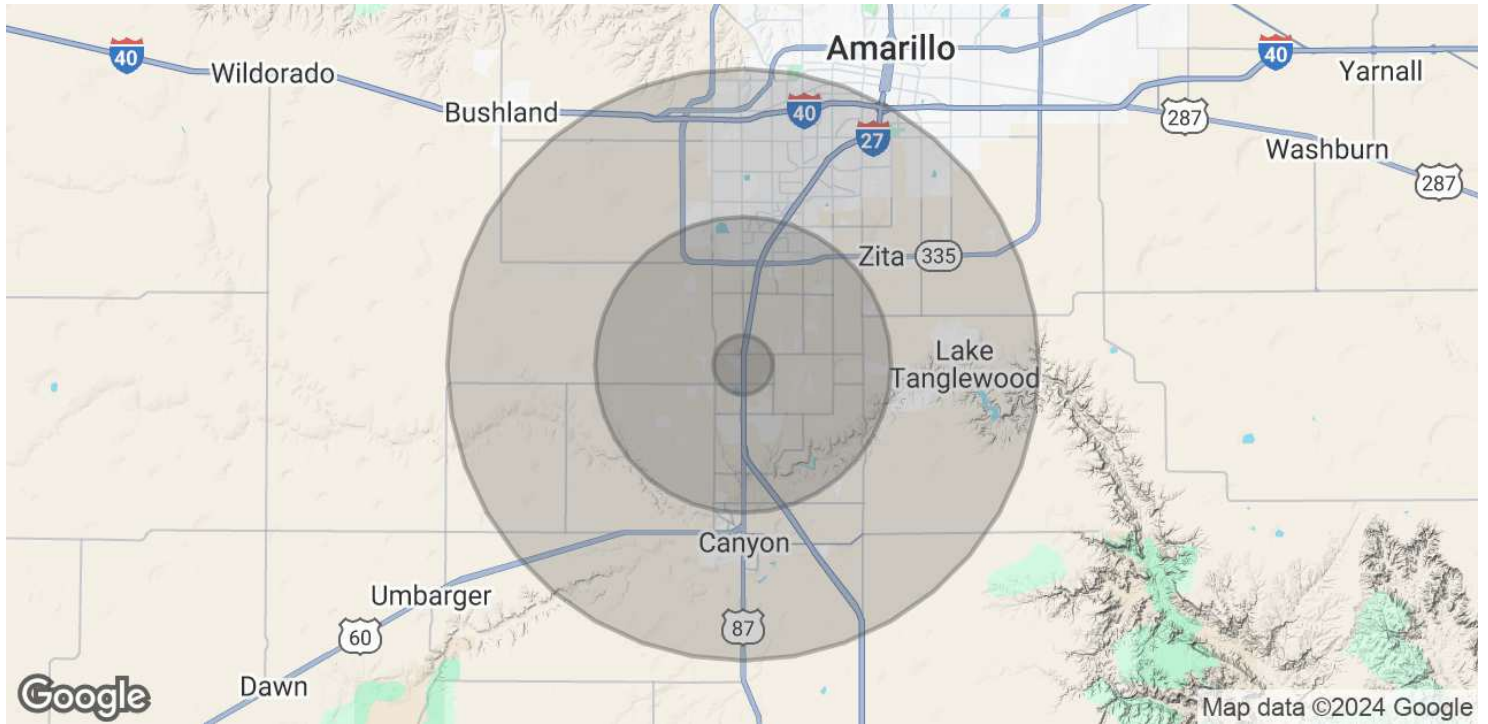
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	474	18,881	37,297
Average Age	26.4	33.2	37.1
Average Age (Male)	27.8	34.4	37.8
Average Age (Female)	25.9	32.4	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	151	6,887	14,019
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$86,071	\$72,606	\$82,094
Average House Value	\$162,832	\$187,865	\$212,492

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:
 - 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 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

Licensed Broker /Broker Firm Name or

Primary Assumed Business Name

Aaron Emerson, CCIM, SIOR

Designated Broker of Firm

Aaron Emerson, CCIM, SIOR

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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov