

SPACE FOR LEASE

2803 CIVIC CIRCLE • AMARILLO, TX 79109

PRICE: \$12/ SQFT/YR + NNN



SPACE FOR LEASE

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



Each Office Independently Owned and Operated

THE COATS COMMERCIAL GROUP

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EXECUTIVE SUMMARY

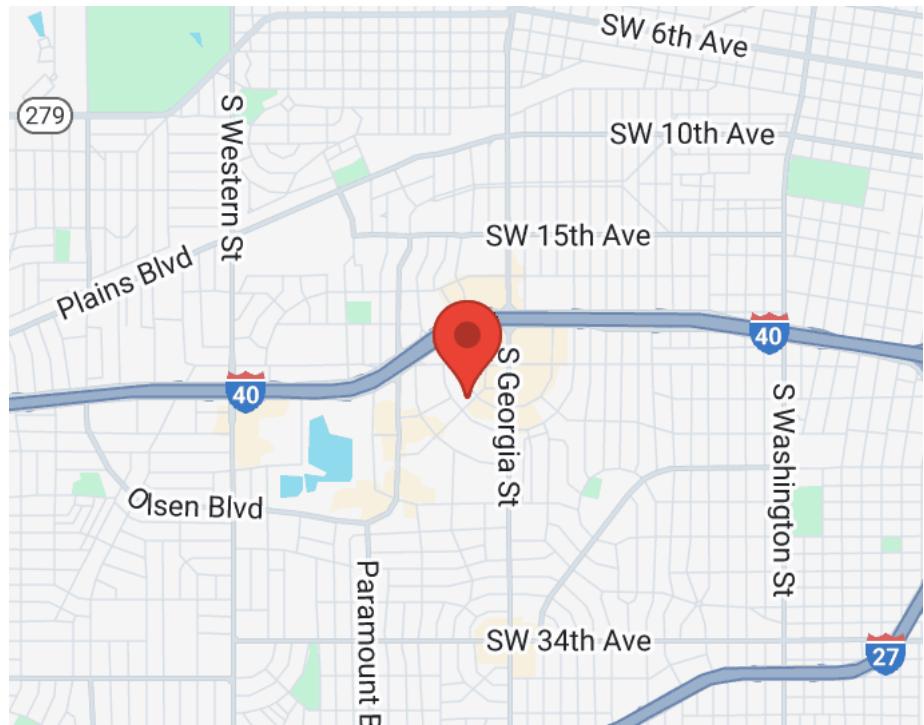


OFFERING SUMMARY

LEASE RATE:	\$12/SQFT/YR + NNN
LEASE TERM:	5 years
SIGNAGE:	Monument
ZONING:	GR
BUILDING SF:	31,179
LOT SIZE:	1.89 Acres
YEAR BUILT:	1960

PROPERTY OVERVIEW

Well established shopping plaza in the center of Amarillo. Close to one of the most affluent neighborhoods in the city, the Wolflin Historic District. Tenants include 575 Pizzeria, Circle N Appliance, The 806 Halo Salon, The Knotted Thread, and a Barber school. This location is just one block south of I-40 and has ample parking.



AVAILABLE SPACES

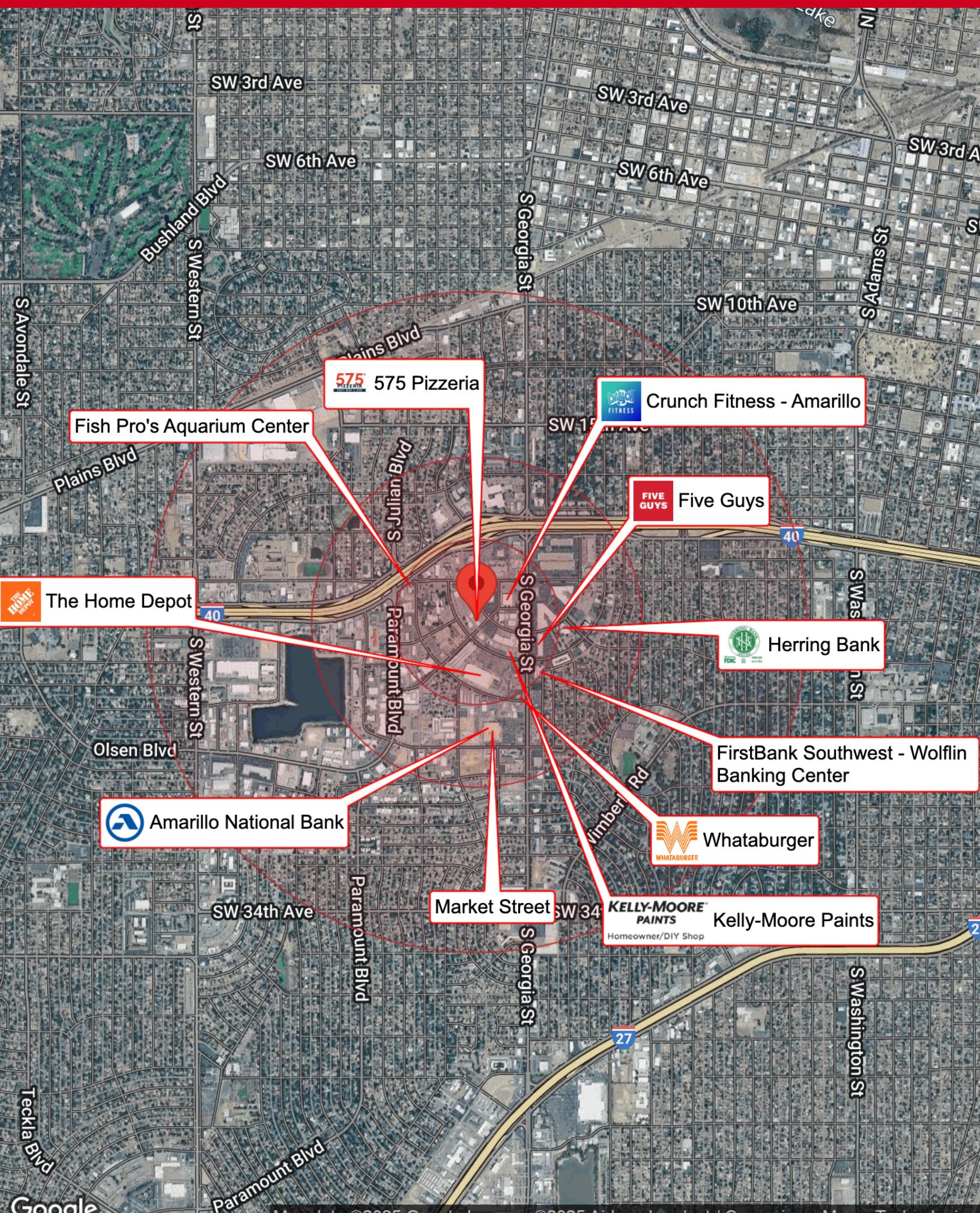


Available Spaces

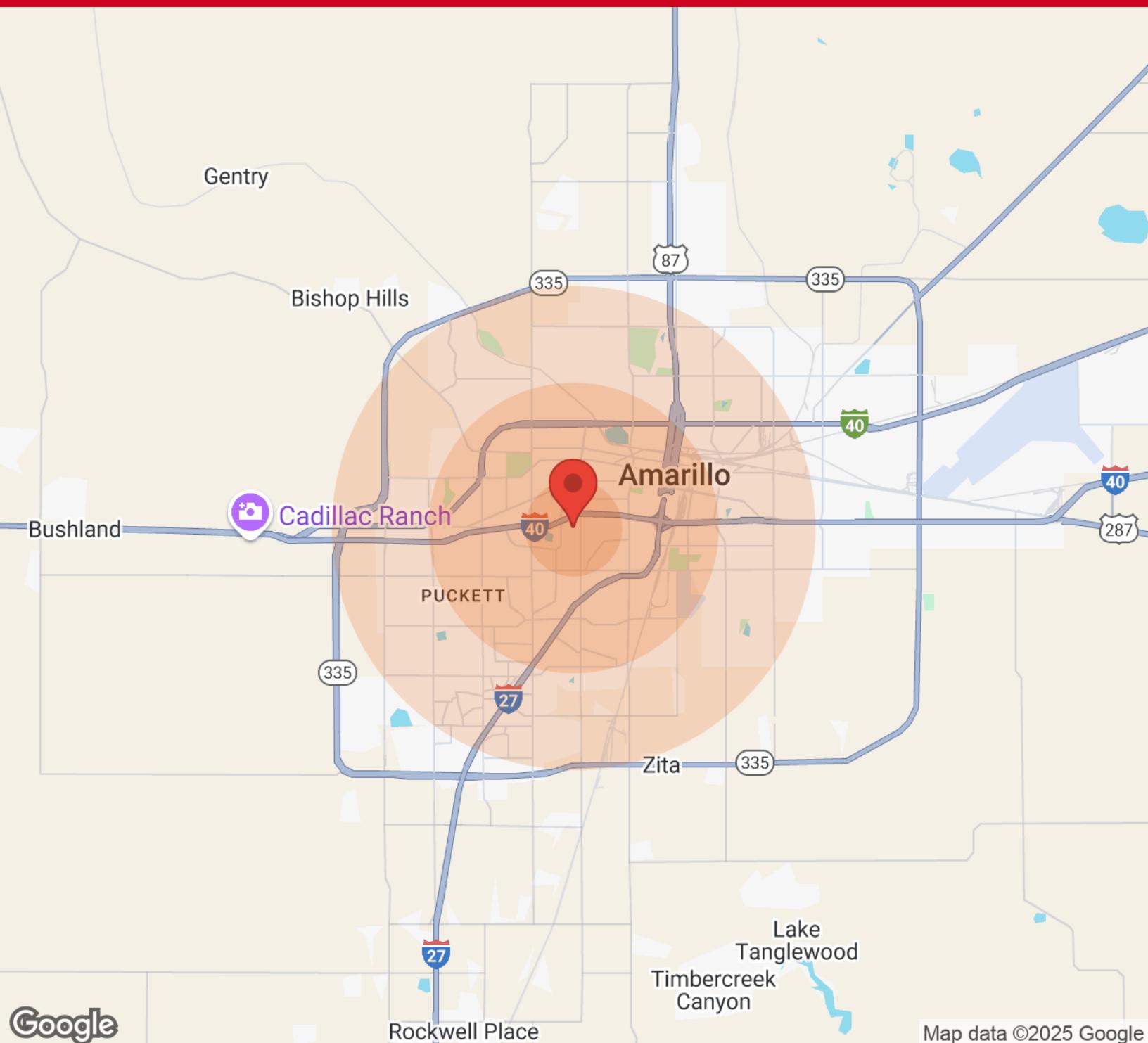
Space	Size	Term	Rate	Space Use	Condition	Available
2817	2,310	3 to 5 years	\$12.00 /sf/yr	Retail	Move-in Ready	1/1/2025



BUSINESS MAP



DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
Male	5,842	43,910	79,521
Female	6,653	47,340	84,958
Total Population	12,495	91,250	164,479

Income

	1 Mile	3 Miles	5 Miles
Median	\$40,683	\$41,348	\$44,045
< \$15,000	882	6,306	9,396
\$15,000-\$24,999	800	5,625	9,027
\$25,000-\$34,999	665	4,638	7,966
\$35,000-\$49,999	891	5,960	9,584
\$50,000-\$74,999	782	7,526	12,502
\$75,000-\$99,999	640	4,005	7,757
\$100,000-\$149,999	421	2,479	5,529
\$150,000-\$199,999	188	773	1,712
> \$200,000	283	744	1,655

Race

	1 Mile	3 Miles	5 Miles
White	10,250	78,247	135,075
Black	638	3,847	8,447
Am In/AK Nat	17	81	185
Hawaiian	N/A	2	7
Hispanic	1,974	22,209	48,165



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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