

511 N FILLMORE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$239,000
Lease Rate:	\$2,000.00 per month (MG)
Building Size:	3,440 SF
Year Built:	2006
Lot Size:	8,276 SF
Traffic Count:	7,150 cars/day on N Fillmore St.
Zoning:	I1 - Light Industrial
Taxes:	\$5,801/yearly

PROPERTY OVERVIEW

This property boasts a spacious 2 story office area, featuring 2 restrooms and 2 offices. The warehouse unit comprises of a shop, restroom, and is spray foam insulated. The property also has 16' overhead door, covered parking, and a solid fence with 2 gates.

LOCATION OVERVIEW

Located just north of Downtown Amarillo. Situated at the intersection of North Fillmore and 5th Street, next to the Plains Dairy Company. Easy access to I-27, I-40, & Amarillo Blvd.



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 600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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FOR SALE/LEASE

511 N FILLMORE RETAILER MAP

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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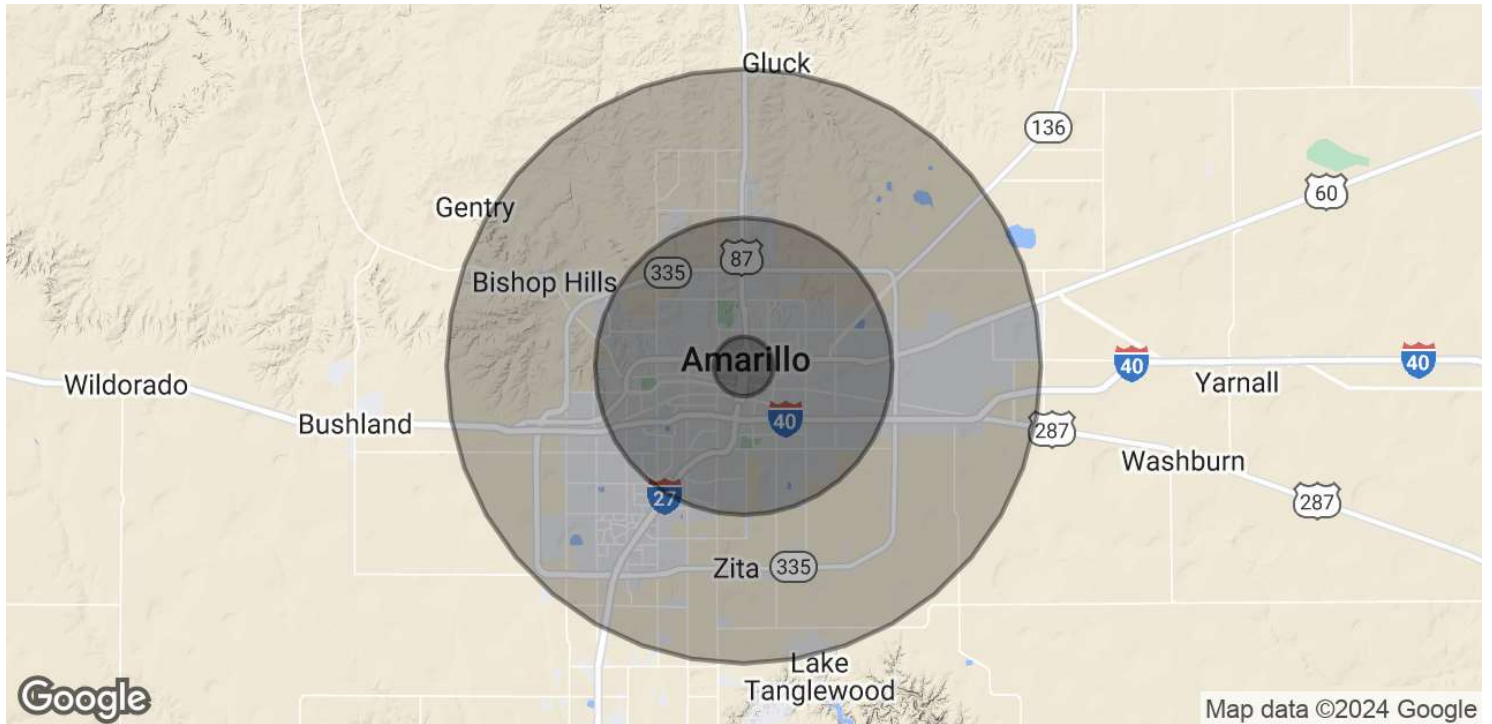
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,465	125,607	224,179
Average Age	36	38	39
Average Age (Male)	35	37	38
Average Age (Female)	36	39	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,883	48,100	85,832
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$49,110	\$67,797	\$84,750
Average House Value	\$116,914	\$180,701	\$220,900

Demographics data derived from AlphaMap

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