

FOR LEASE

## 2 GLORIETA DR EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



### OFFERING SUMMARY

Lease Rate: \$26.00 SF/yr (NNN)

Building Size: 3,358 SF

Lot Size: 73,730 SF

Zoning: Commercial

### PROPERTY OVERVIEW

New construction office or retail space available for lease. Sparkman Orthodontist is the anchor tenant. Located on the entrance street to Spring Canyon subdivision and FM 2590 (Soncy).

Shell space is ready for design, and a tenant improvement allowance is available. Concrete parking provides parking suitable for most uses.

Zoned commercial in the City of Canyon city limits. City water and sewer provided by the City of Canyon.

### LOCATION OVERVIEW

Located at Glorieta and FM 2590 (Soncy) in the Spring Canyon Subdivision, just north of Canyon, with access from Soncy, I-27 Frontage Road, and Country Club Road.

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Gaut Whittenburg Emerson Commercial Real Estate

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.



OVERALL FLOOR PLAN  
30'16" x 116'



## KEYED NOTES

1. PROTECT GLASS SIGNS AND DOOR
2. FLOOD PLUGS AS REQUIRED FOR DENTAL EQUIPMENT
3. DISCONNECT DISC
4. DISCONNECT DISC
5. RATE DOOR INDEADING WALL WITH RATED GLASS
6. ALUMINUM EXTERIOR DOORS AND WINDOWS IN
7. WALLS TO BE REMOVED BY KAWNEER
8. HOLLOW METAL DOOR AND FRAME PANEL AS DIRECTED
9. WALL-ANCHORED TIE
10. SIGN BY OWNER PROVIDE BLOCKING
11. MEADOW AS DETAIL
12. RUNWAYS BY OWNER
13. BLOCK BY OWNER
14. KENDRICK COLUMN
15. STEEL ARMING BY OWNER INNOVATIONS
16. ADDITIONAL STUDY WALL WITH STAGGERED STUDS FOR
17. STUD WALL
18. PROVIDE DRAIN WATER SUPPLY FOR COFFER SLAB
19. ADDITIONAL COFFER SLAB POWER REQUIREMENTS
20. AND PLUMBING CONNECTIONS
21. LINE OF CEILING RUN ABOVE, SEE SELECTED CEILING
22. PLAN
23. LINE OF ROOF OVERHANG ABOVE

### GENERAL NOTES

1. ALL DIVISIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE
2. TAKE ALL WALLS UP TO BOTTOM OF STRUCTURE
3. SEE DOOR, FRAME, AND WINDOW SCHEDULES FOR STUDS AND DIVISIONS ATTACHED
4. ALL FINISHES BY OWNER
5. ALL MEDICAL CHAIRS AND EQUIPMENT BY OWNER, COORDINATE POWER AND PLUMBING REQUIREMENTS WITH OWNER'S EQUIPMENT REPRESENTATIVE
6. SEE INTERIOR ELEVATIONS FOR MILLWORK AND FINISH INFORMATION, A110-A113
7. SEE FLOOR FINISH SCHEDULES TO RECEIVE "T" TYPE DRYWALL EACH SIDE, TAPE, JOINT, TEXTURE, AND PAINT AS DIRECTED
8. SEE A110 FINISH PLAN FOR FINISH SELECTIONS
9. PROVIDE SOUND-BAT INSULATION EQUAL TO JOHN MANVILLE "SOUND CONTROL, BATT" 1 1/2" WALLS PROVIDED BLOCKING AT WALL/STUD JOINTS
10. MILLWORK, MIRRORS, AND GRASS BARS

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## 2 GLORIETA DR RETAILER MAP

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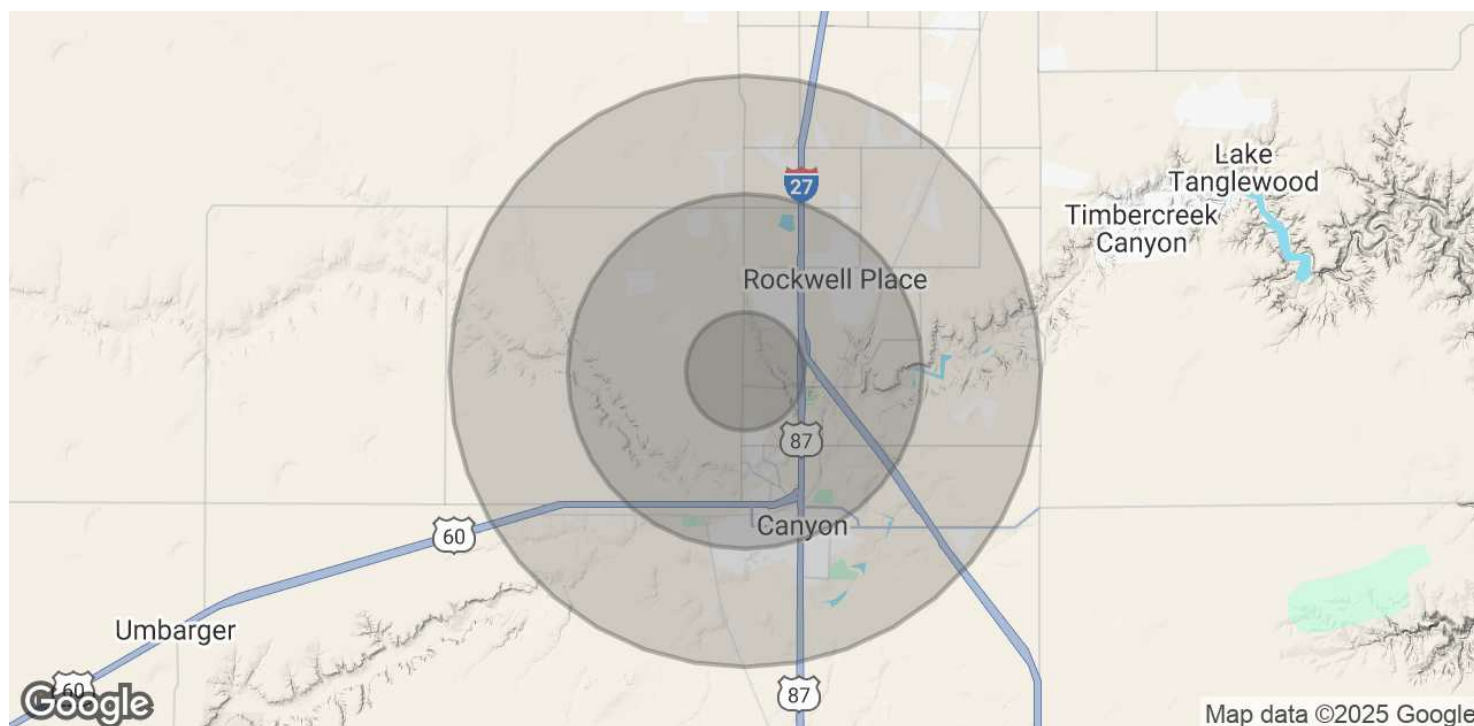


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## 2 GLORIETA DR DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	881	15,500	28,654
Average Age	38	36	37
Average Age (Male)	37	35	36
Average Age (Female)	38	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	287	5,768	10,695
# of Persons per HH	3.1	2.7	2.7
Average HH Income	\$127,544	\$99,227	\$99,000
Average House Value	\$403,676	\$343,343	\$336,170

Demographics data derived from AlphaMap

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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**

Licensed Supervisor of Sales Agent/  
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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)