

FOR LEASE

MCCORMICK RETAIL CENTER AND STAND ALONE PAD SITE

EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON
Commercial Real Estate
CCIM SIOR



OFFERING SUMMARY

Retail Strip Center:	2,400 sf - 7,200sf
Retail Strip Center Lease Rate:	\$18/sf + NNN
Anchor Retail Box:	4,500 sf
Anchor Retail Box Lease Rate:	\$18/sf + NNN
Build to Suit Pad Site:	1 - 2 acres
Pad Site Lease Rate:	Dependant on project
Zoning:	OCL

PROPERTY OVERVIEW

New retail center currently under construction, to include a retail strip center and a single pad site for a build to suit or ground lease.

Located on the NEC of I-27 and McCormick Road, adjacent to The Station Convenience Store. Center has visibility from I-27 and McCormick Road with easy access to the interstate on and off ramps.

14,400 sf strip center (180' x 80') and a 4,500 sf anchor retail box on the corner. See site plan.

Retail spaces from 2,400 sf to 7,200 sf.

Ground Lease pad located north of the Station on frontage road is available for a ground lease or build to suit.

Water and Sewer available.

BO WULFMAN, CCIM | bo@gwamarillo.com | 806.373.3111

Gaut Whittenburg Emerson Commercial Real Estate
600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

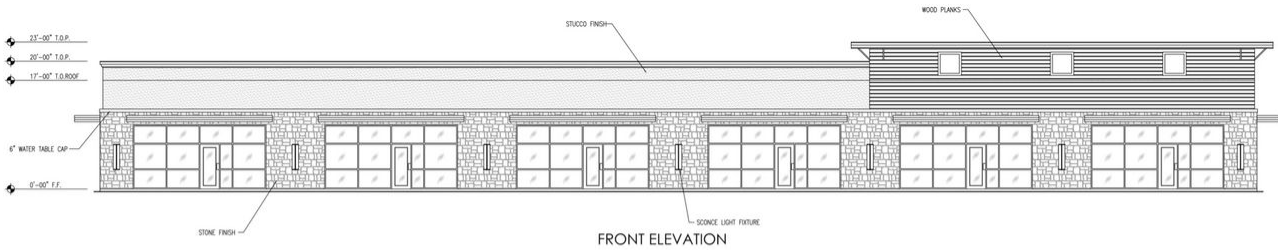
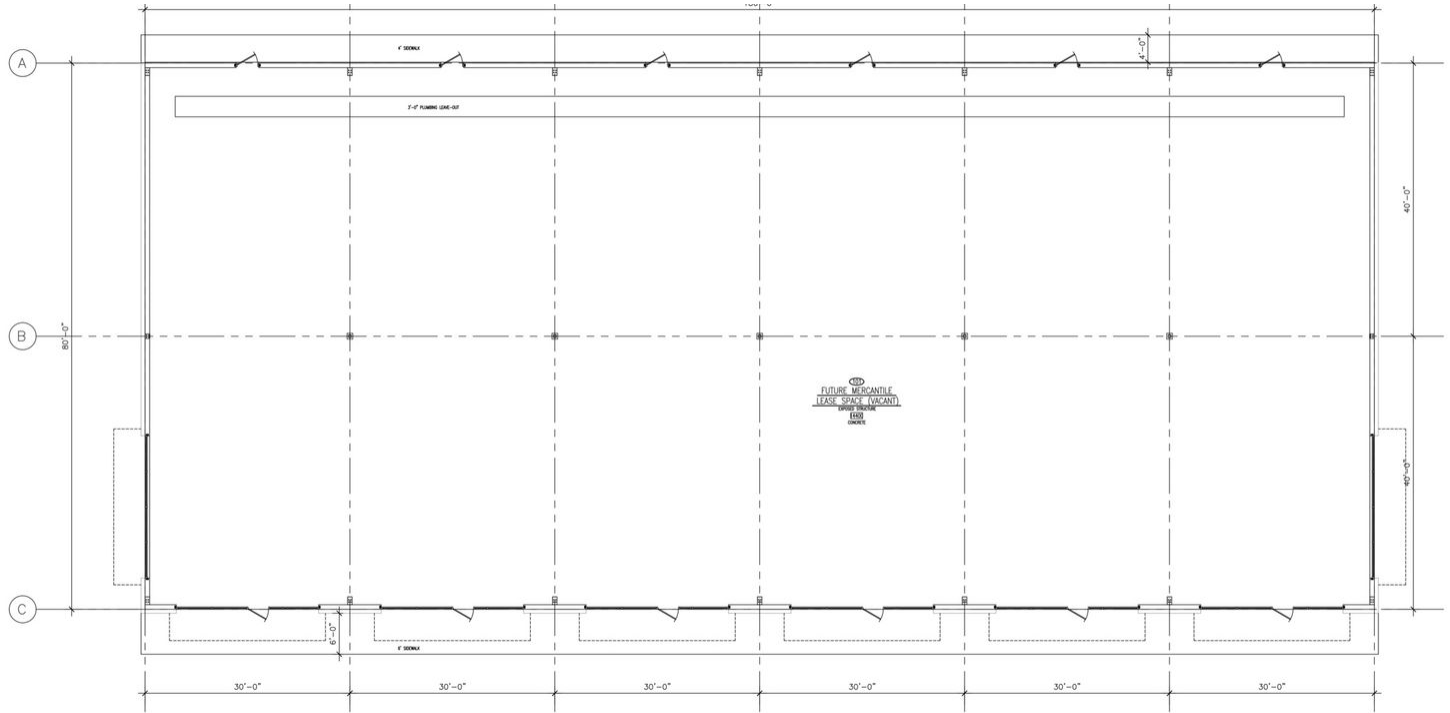
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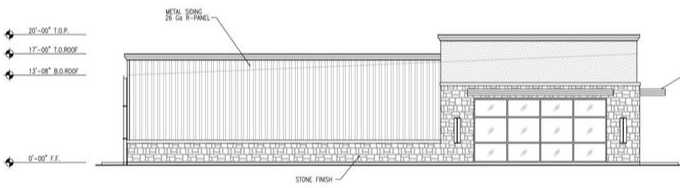
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MCCORMICK RETAIL CENTER AND STAND ALONE PAD SITE ADDITIONAL PHOTOS

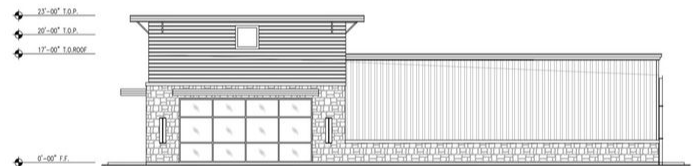
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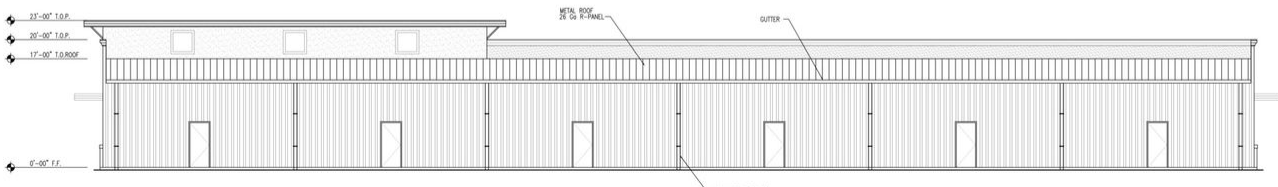
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



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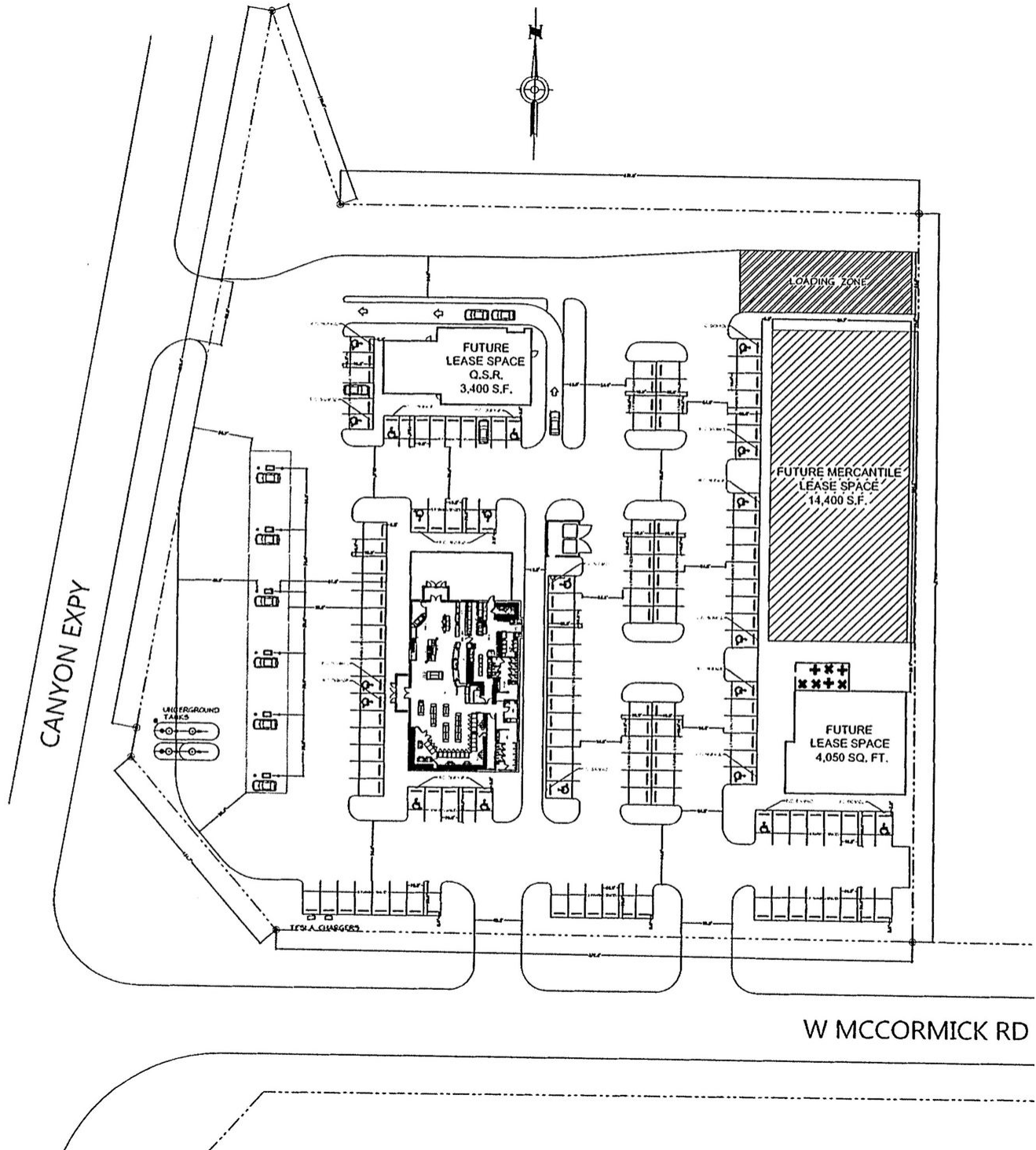
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ADDITIONAL PHOTOS

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MCCORMICK RETAIL CENTER AND STAND ALONE PAD SITE RETAILER MAP



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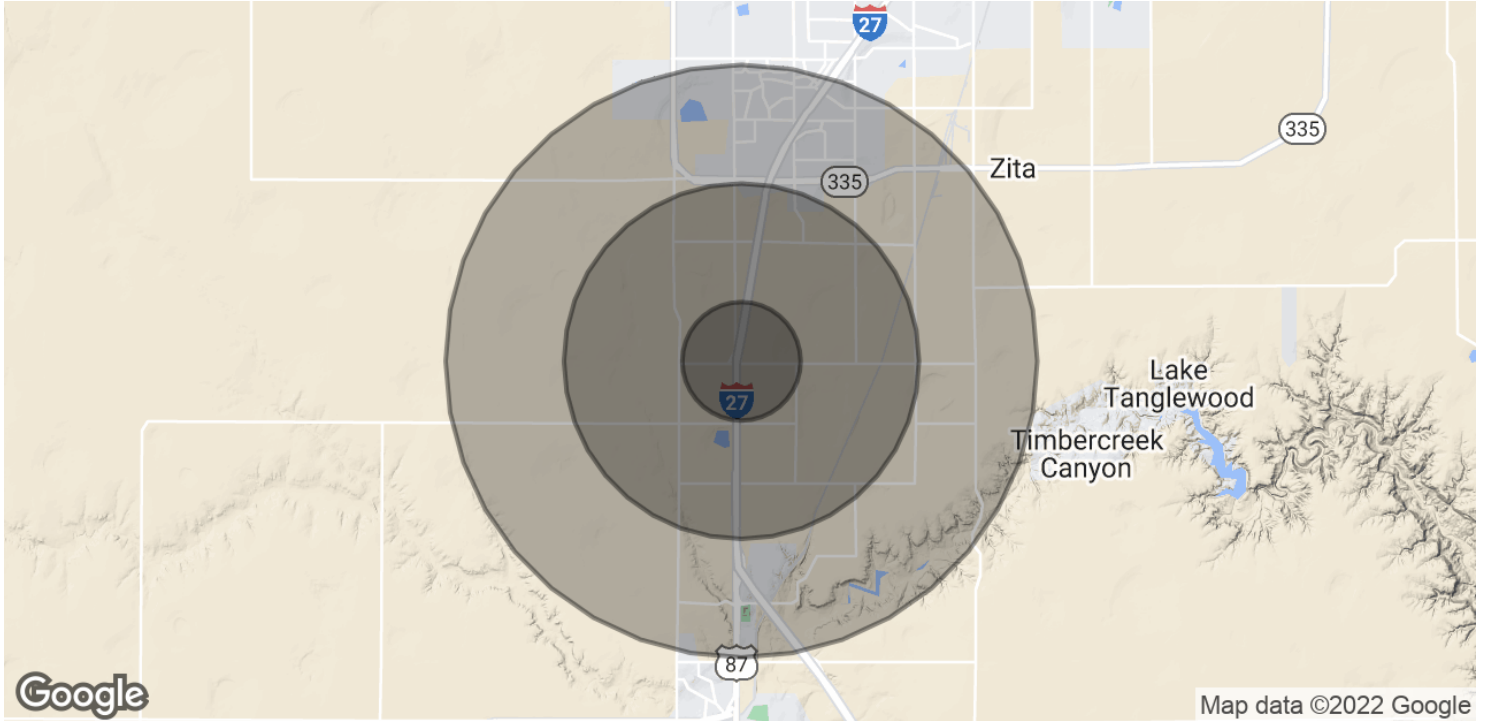
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MCCORMICK RETAIL CENTER AND STAND ALONE PAD SITE DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	892	5,835	33,738
Average Age	38.4	39.2	38.5
Average Age (Male)	42.7	42.8	37.7
Average Age (Female)	35.8	36.7	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	367	2,329	13,062
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$78,137	\$77,578	\$90,185
Average House Value	\$216,757	\$211,493	\$217,680

* Demographic data derived from 2020 ACS - US Census

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	475878		(806)373-3111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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