

FOR MORE INFORMATION PLEASE CONTACT

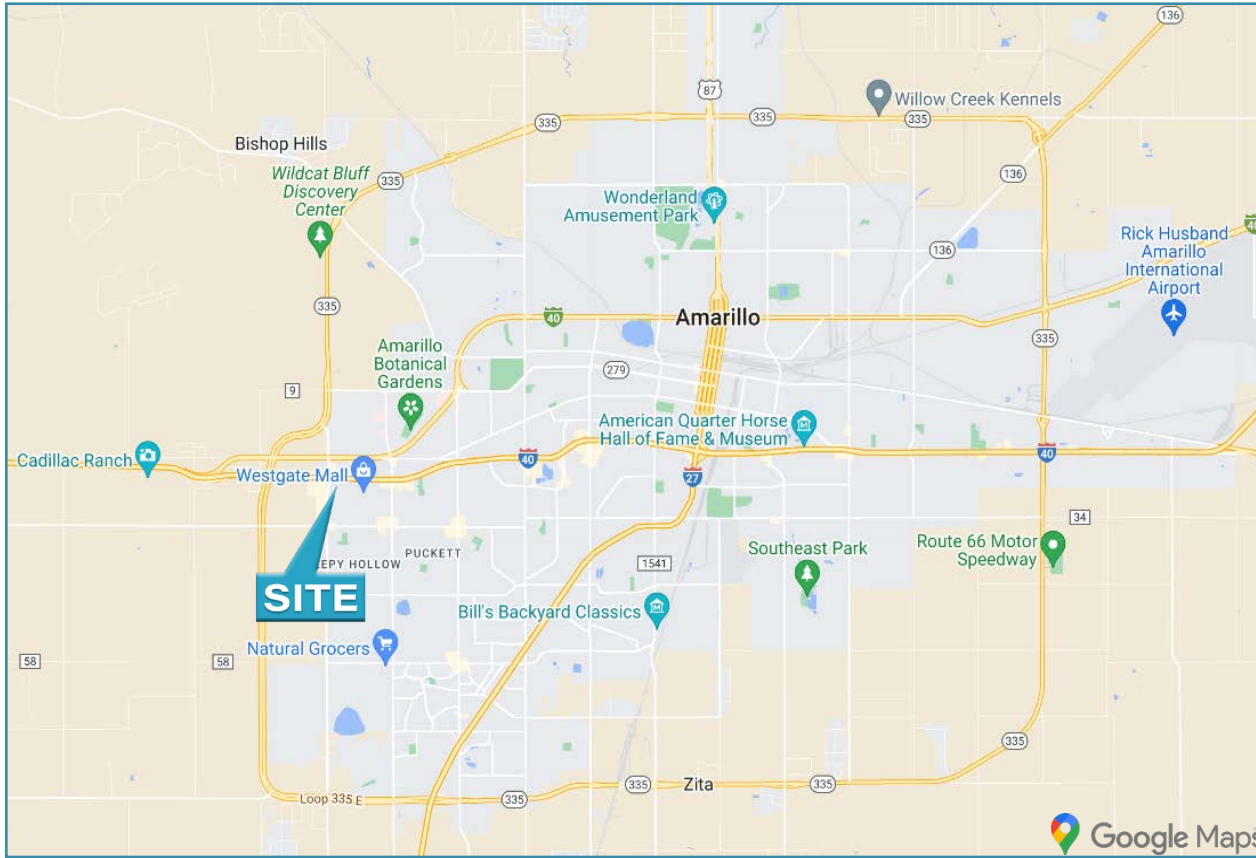
Clay Mote  
Clay@RetailUnion.com  
214.960.4606

 RETAILUNION

2346 Victory Park Ln  
Dallas, Texas 75219

 XTEAM  
RETAIL ADVISORS





## LOCATION:

2403 S. Soncy Rd  
Amarillo, TX 79121

## PROPERTY:

Pad Site Available:                      Size TBD

## TRAFFIC COUNTS:

Interstate Hwy 40:                      60,603 AADT  
S Soncy Rd:                                29,632 AADT

## PROPERTY HIGHLIGHTS:

- Located along S. Soncy Road, the best retail corridor in Amarillo
- A who's who of retailers in the immediate area
- Great visibility from IH-40 and S. Soncy Road
- Located proximate to Westgate Mall, Target, Home Depot, and Kohls

The information contained herein was obtained from sources believed reliable; however RetailUnion makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

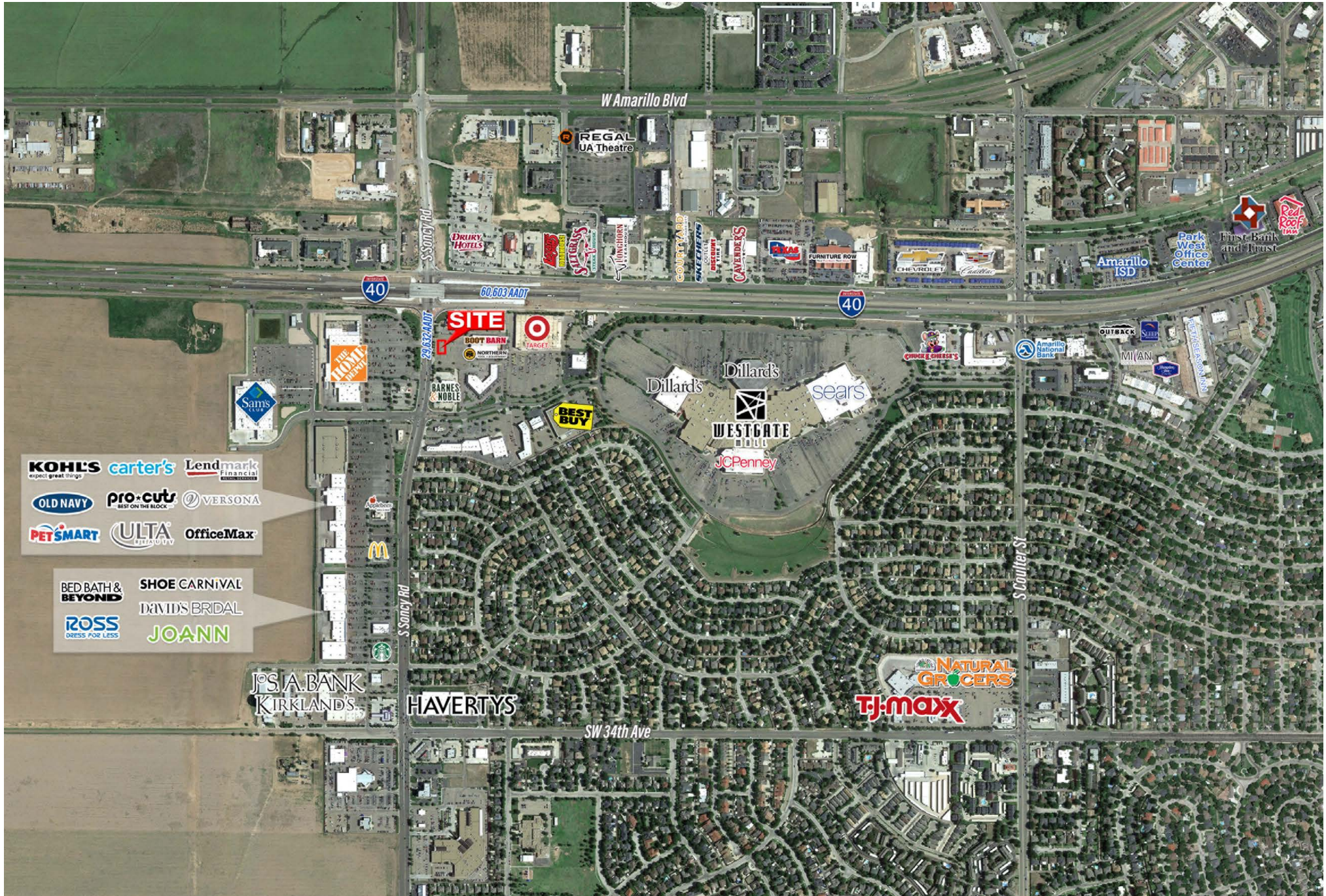
## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	3,809	45,631	120,868
DAYTIME POP	9,048	56,273	119,679
MEDIAN HH INCOME	\$80,905	\$71,860	\$65,382
AVG. HH INCOME	\$97,385	\$97,343	\$90,185

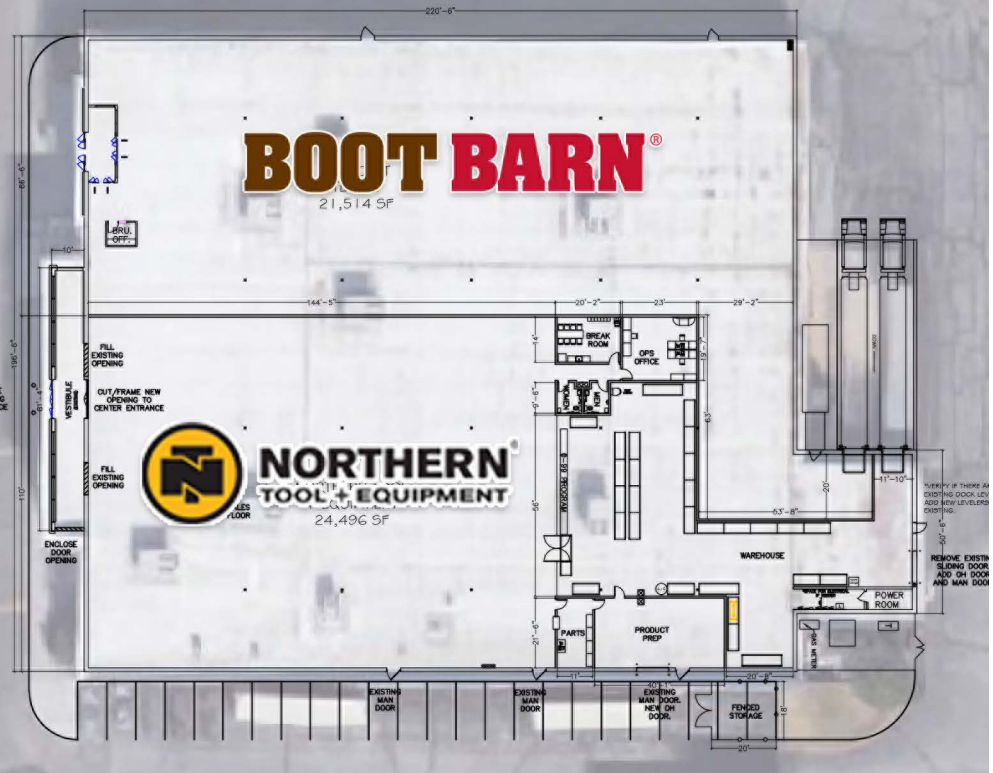
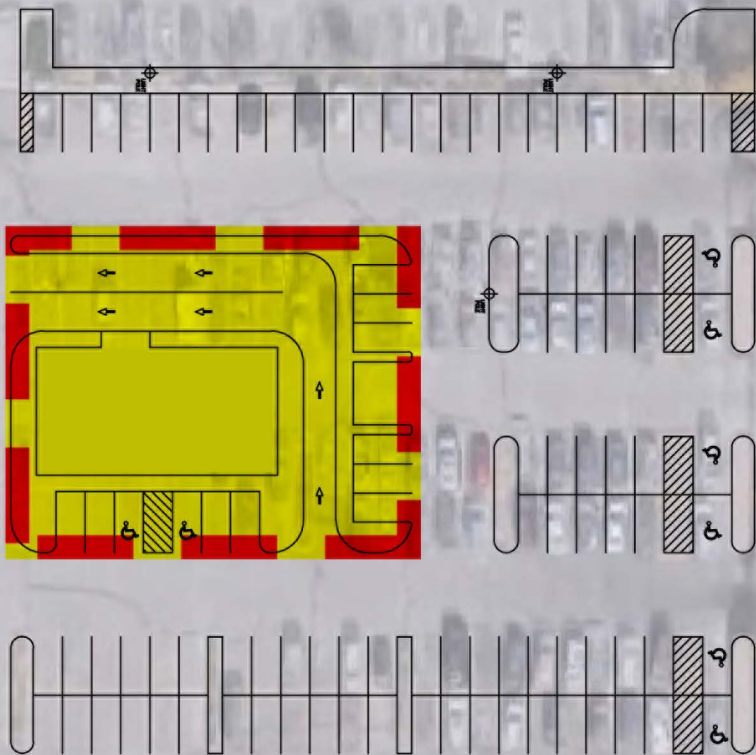
## AREA RETAILERS:

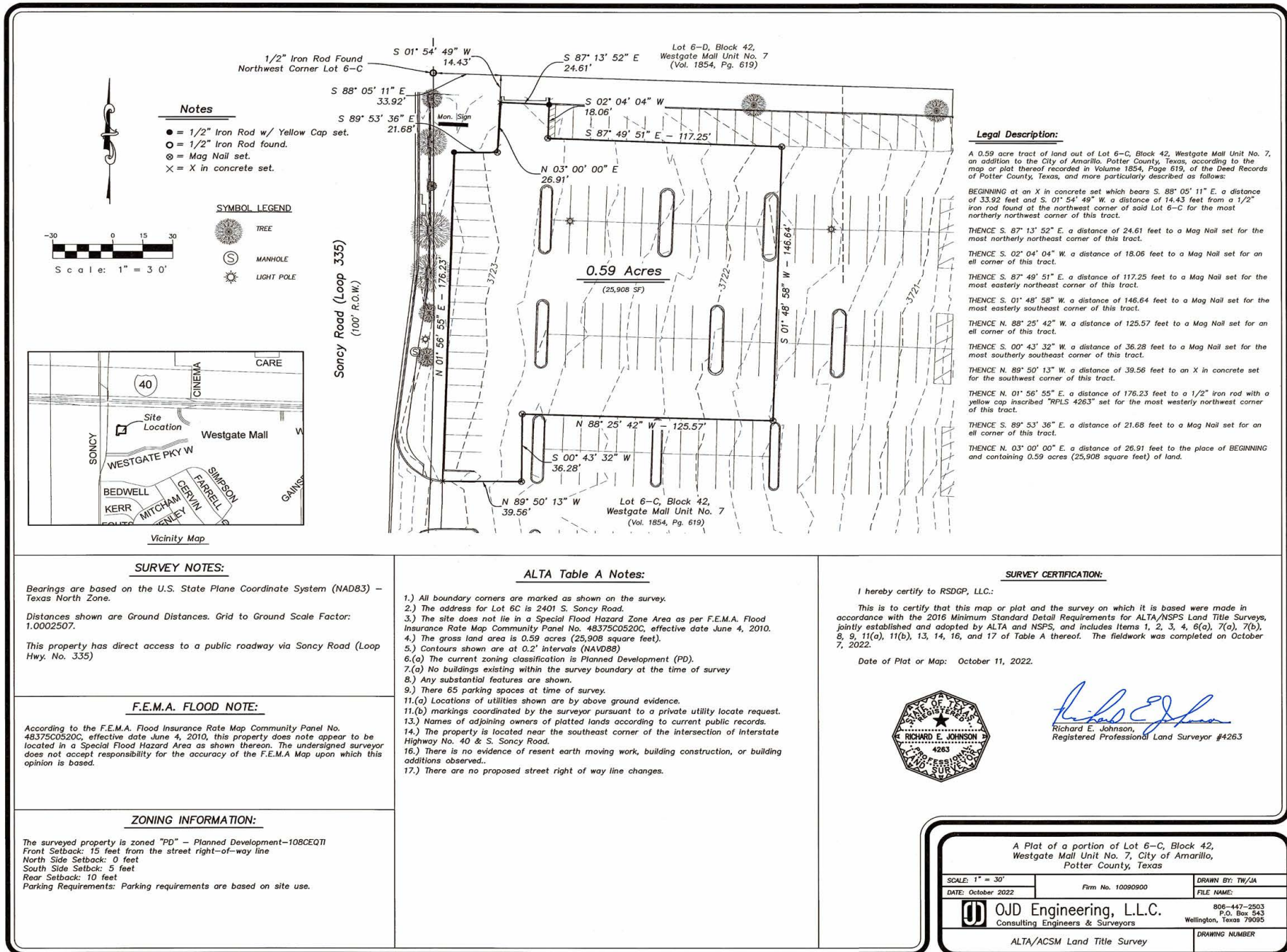












**SURVEY NOTES:**

Bearings are based on the U.S. State Plane Coordinate System (NAD83) - Texas North Zone.

Distances shown are Ground Distances. Grid to Ground Scale Factor: 1.0002507.

This property has direct access to a public roadway via Soncy Road (Loop Hwy. No. 335)

**F.E.M.A. FLOOD NOTE:**

According to the F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0520C, effective date June 4, 2010, this property does not appear to be located in a Special Flood Hazard Area as shown thereon. The undersigned surveyor does not accept responsibility for the accuracy of the F.E.M.A. Map upon which this opinion is based.

**ZONING INFORMATION:**

The surveyed property is zoned "PD" - Planned Development-108CE071

Front Setback: 15 feet from the street right-of-way line

North Side Setback: 0 feet

South Side Setback: 5 feet

Rear Setback: 10 feet

Parking Requirements: Parking requirements are based on site use.

**ALTA Table A Notes:**

- 1.) All boundary corners are marked as shown on the survey.
- 2.) The address for Lot 6C is 2401 S. Soncy Road.
- 3.) The site does not lie in a Special Flood Hazard Zone Area as per F.E.M.A. Flood Insurance Rate Map Community Panel No. 48375C0520C, effective date June 4, 2010.
- 4.) The gross land area is 0.59 acres (25,908 square feet).
- 5.) Contours shown are at 0.2' intervals (NAVD88)
- 6.(a) The current zoning classification is Planned Development (PD).
- 7.(a) No buildings existing within the survey boundary at the time of survey
- 8.) Any substantial features are shown.
- 9.) There are 65 parking spaces at time of survey.
- 11.(a) Locations of utilities shown are by above ground evidence.
- 11.(b) markings coordinated by the surveyor pursuant to a private utility locate request.
- 13.) Names of adjoining owners of platted lands according to current public records.
- 14.) The property is located near the southeast corner of the intersection of Interstate Highway No. 40 & S. Soncy Road.
- 16.) There is no evidence of recent earth moving work, building construction, or building additions observed.
- 17.) There are no proposed street right of way line changes.

**SURVEY CERTIFICATION:**

I hereby certify to RSDGP, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b), 8, 9, 11(a), 11(b), 13, 14, 16, and 17 of Table A thereof. The fieldwork was completed on October 7, 2022.

Date of Plat or Map: October 11, 2022.



*Richard E. Johnson*  
Richard E. Johnson,  
Registered Professional Land Surveyor #4263

A Plat of a portion of Lot 6-C, Block 42, Westgate Mall Unit No. 7, City of Amarillo, Potter County, Texas

SCALE: 1" = 30'	Firm No. 10090900	DRAWN BY: TW/JA
DATE: October 2022		FILE NAME:
<b>OJD Engineering, L.L.C.</b> Consulting Engineers & Surveyors		806-447-2503 P.O. Box 543 Wellington, Texas 79095
ALTA/ACSM Land Title Survey		DRAWING NUMBER





# 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.

11-2-2015



### 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 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.

RU Brokerage LLC	9009360	Nick@retailunion.com	214.960.4606
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick G Koeijmans	386459	Nick@retailunion.com	214.960.4606
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Clay Mote	447471	clay@retailunion.com	214.960.4606
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date