

# LEASE

2823 S WESTERN STREET

Amarillo, TX 79109



## OFFERING SUMMARY

Lease Rate: \$40.00 SF/yr (NNN)

NNN: \$6.45/PSF (estimated)

Building Size: 2,916 SF

Available SF: 2,916 SF

Lot Size: 28,314 SF

Year Built: 2015

Zoning: HC

Traffic Count: 34,252 CPD (COA)

## PROPERTY OVERVIEW

Located in the heart of Amarillo, 2823 S. Western Street offers a prime free-standing commercial property with excellent visibility and accessibility. Originally built as a build-to-suit for Dunkin' Donuts, the space is fully equipped with a drive-up, making it a perfect option for businesses looking for convenience and high foot traffic.

The property boasts an outstanding location in a bustling area of Amarillo, surrounded by strong demographics and high traffic counts, ensuring maximum exposure for your business. With ample parking, a drive-thru lane, and a well-maintained interior, this versatile space is available for lease January 1, 2026.

Whether you're looking to establish a quick-service restaurant, retail store, or another type of business, this property offers the perfect foundation to succeed in a high-demand area. Don't miss out on the opportunity to secure a prime location with incredible potential!

**Justin Kite, CCIM**  
(806) 468-4897



**COLDWELL BANKER**  
**COMMERCIAL**  
FIRST EQUITY

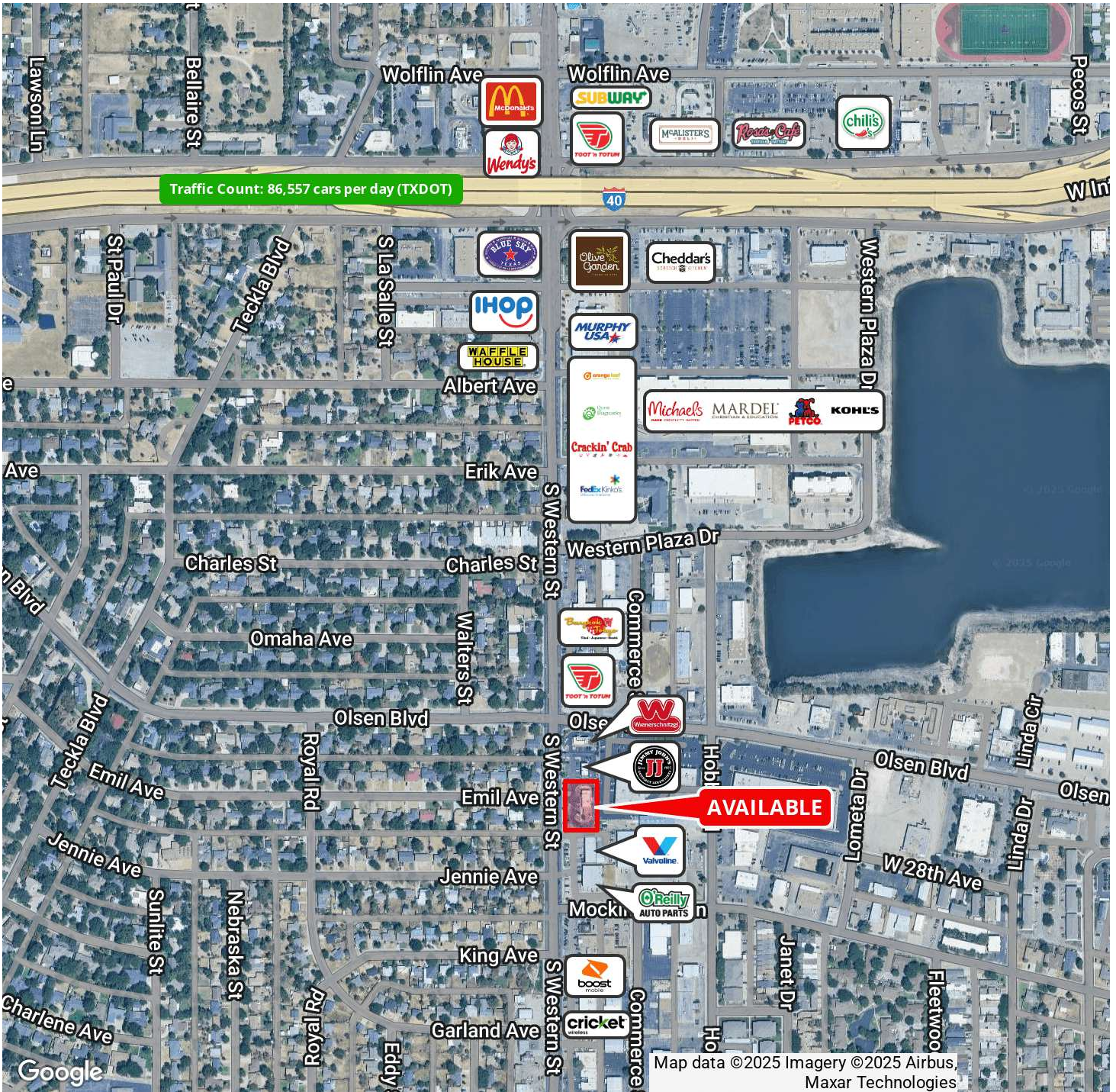
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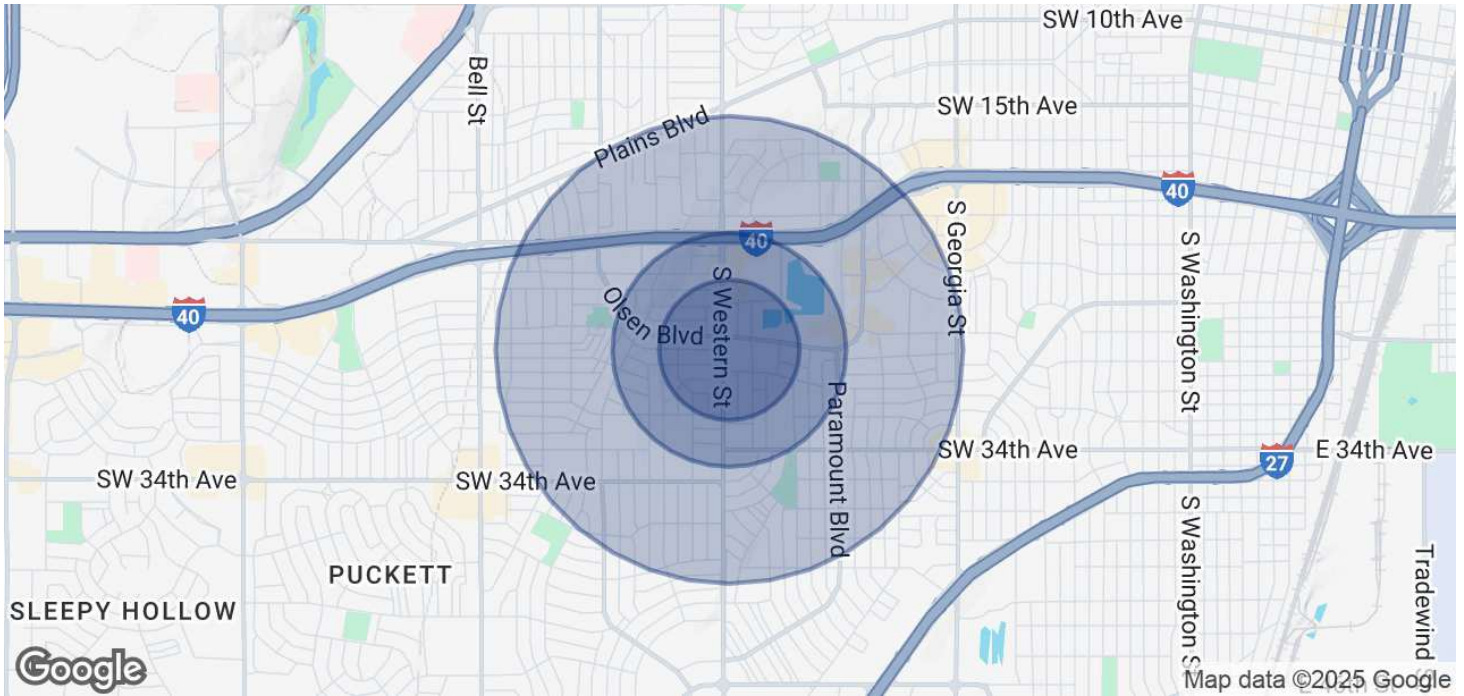
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## POPULATION

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Population	615	3,263	12,690
Average Age	37	37	38
Average Age (Male)	37	36	36
Average Age (Female)	38	39	39

## HOUSEHOLDS & INCOME

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	254	1,411	5,253
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$79,076	\$73,393	\$76,011
Average House Value	\$215,961	\$196,038	\$200,037

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 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.

<b>Coldwell Banker Commercial of Amarillo</b>	<b>9007722</b>	<b>mail@cbamarillo.com</b>	<b>(806)354-3500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Randall C Jeffers</b>	<b>173909</b>	<b>randy@cbamarillo.com</b>	<b>(806)354-3500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Randall C Jeffers</b>	<b>173909</b>	<b>randy@cbamarillo.com</b>	<b>(806)354-3500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Justin Kite</b>	<b>478313</b>	<b>justin@cbamarillo.com</b>	<b>(806)468-4897</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Coldwell Banker First Equity, 5701 Time Square Blvd., Suite 190 Amarillo TX 79119  
Bob Garrett

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

IABS 1-0 Date

Phone: 806 468 4830 Fax: 806 356 4077

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

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