



LLANO
REAL ESTATE GROUP

CREATE. BUILD. INSPIRE.

1501 SOUTH POLK STREET

Amarillo, TX 79101

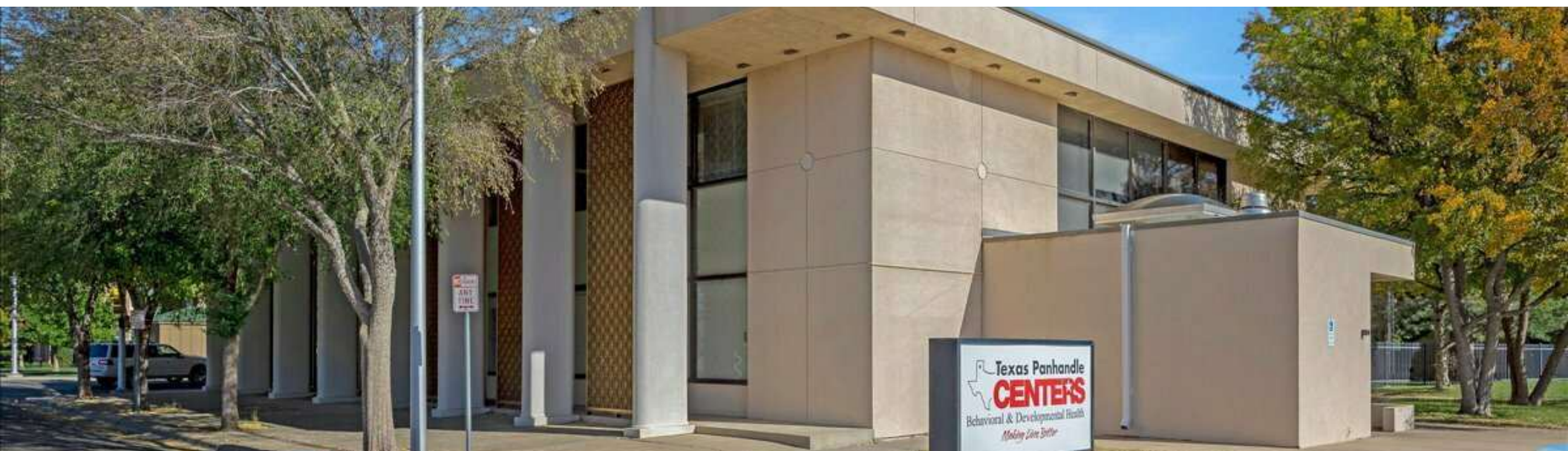


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OFFICE BUILDING
FOR SALE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover an exceptional opportunity in Amarillo, TX! This expansive property boasts over 50 private offices, multiple conference rooms, and a spacious presentation room capable of accommodating up to 100 individuals. The striking courtyard nestled between the two buildings adds a picturesque touch to the setting. The larger building, spanning nearly 40,000 square feet across three floors, offers the convenience of a basement kitchen with a pre-installed grease trap and hood vent, providing an ideal setup for culinary activities. This impressive layout creates a versatile and inviting space for businesses and presents an enticing prospect for potential investors.

PROPERTY HIGHLIGHTS

- > - 50,637 SF office building
- > - Divided into 2 units
- > - Over 50 private offices possible
- > - Spacious presentation room for 100 people
- > - Multiple conference rooms available

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OFFERING SUMMARY

Sale Price:	\$2,800,000
Number of Units:	2
Building Size:	50,637 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	1,105	3,395
Total Population	708	2,327	7,635
Average HH Income	\$52,856	\$51,950	\$68,373

OFFICE BUILDING
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DOWNTOWN RETAILER MAP



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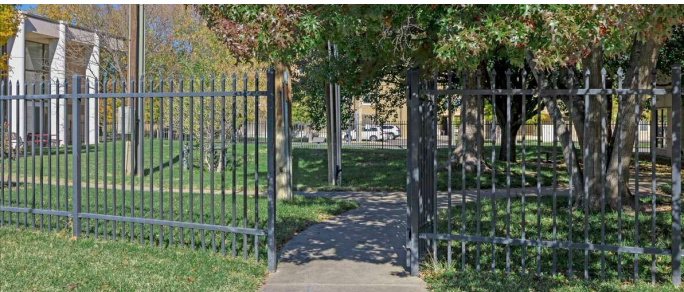
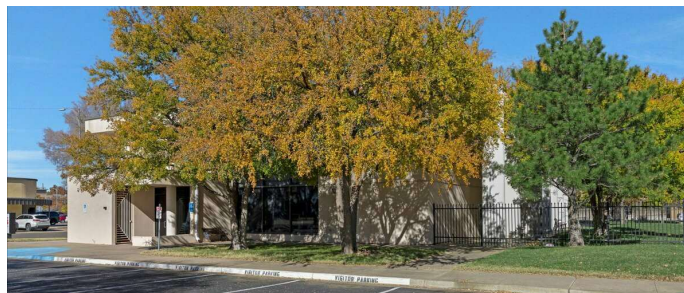
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Texas Panhandle
CENTERS
Behavioral & Developmental

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ADDITIONAL PHOTOS



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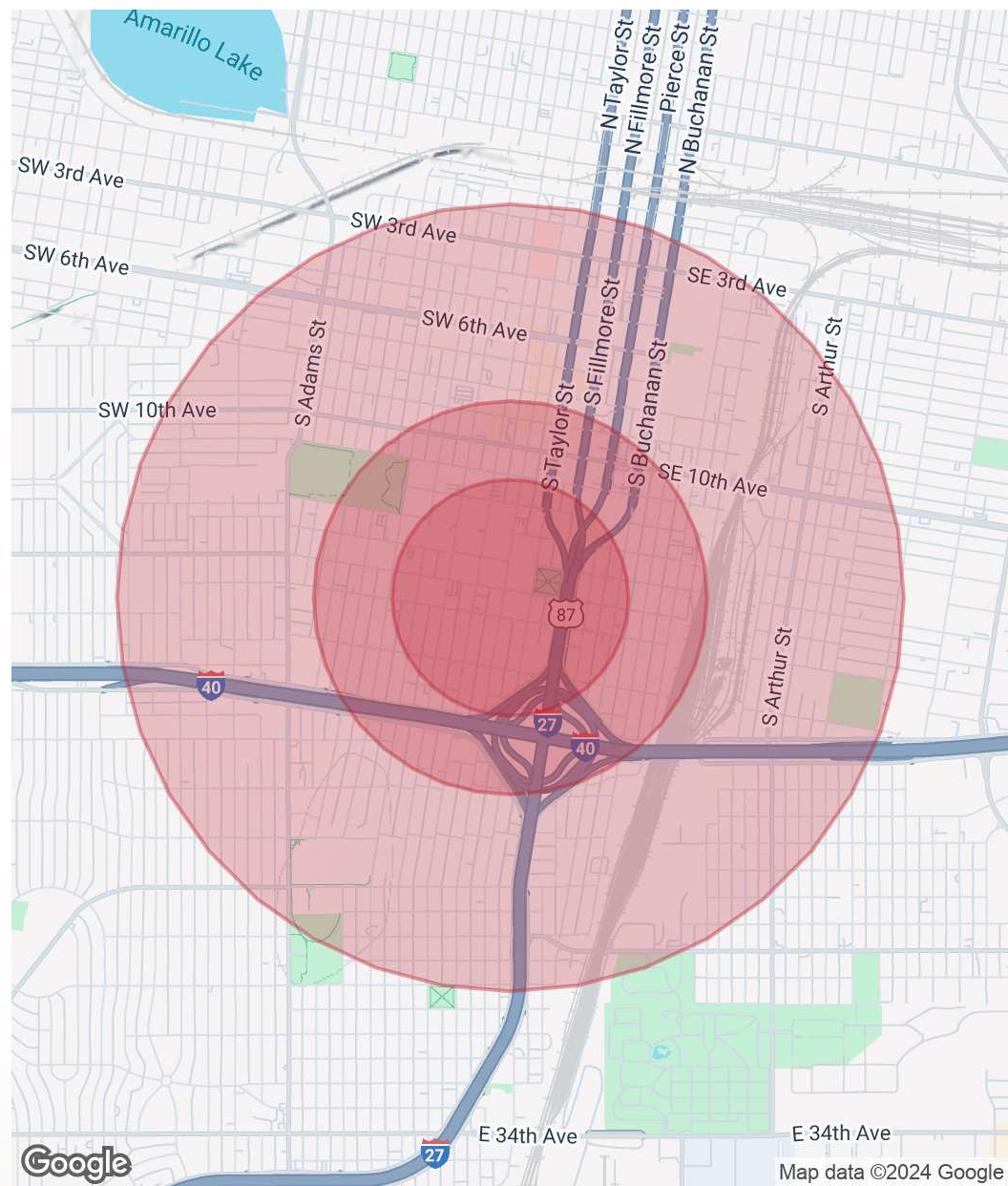
OFFICE BUILDING
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	708	2,327	7,635
Average Age	52	50	42
Average Age (Male)	49	47	41
Average Age (Female)	54	51	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	348	1,105	3,395
# of Persons per HH	2	2.1	2.2
Average HH Income	\$52,856	\$51,950	\$68,373
Average House Value	\$191,988	\$178,069	\$209,517

Demographics data derived from AlphaMap



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