

FOR LEASE

# 13900 INTERSTATE 27 EXECUTIVE SUMMARY

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



## OFFERING SUMMARY

Lease Rate:	\$6,900.00 per month + NNN (\$0.91 / sf)
Building Size:	12,300 SF
Year Built:	1978
Lot Size:	1.08 Acres
Zoning:	OCL - Outside City Limits

## PROPERTY OVERVIEW

Built in 1977, this property includes two buildings with a total of 12,300 sf of usable space, suitable for various business uses.

The first building has 7,800 sf, divided into a 2,500 sf office area and a 5,300 sf warehouse/shop. The office area includes a lobby, six private offices, a break room, file room, and a technical room. It has HVAC, well and septic systems, and natural gas availability. The warehouse/shop is clear span, split into two 2,650 sf sections, with 16-foot sidewalls, three 14' x 14' grade level doors, a paint bay, floor drains, and gas heating.

The second building is a 4,500 sf clear span structure with four 14' x 14' grade level doors (two with power openers) and 16-foot sidewalls.

The property has a fenced yard with a mix of asphalt and crushed gravel surfaces, front paved and striped parking, and an onsite pole sign.

## LOCATION OVERVIEW

Located between Amarillo and Canyon, this site is on the southwest corner of I-27 Southbound Frontage and Rosemary Lane, near McCormick Rd. The property offers visibility from I-27 and access to key roads, ideal for businesses seeking exposure.

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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.

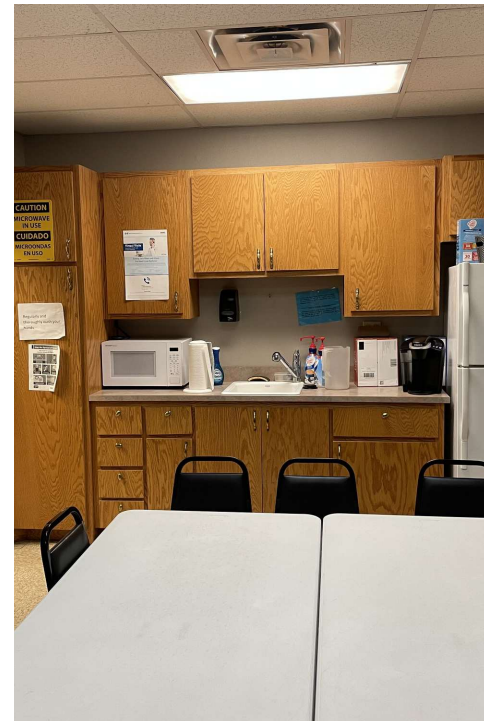
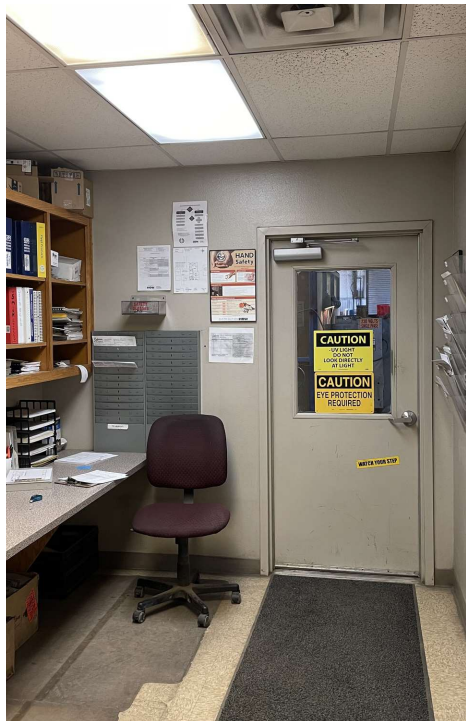
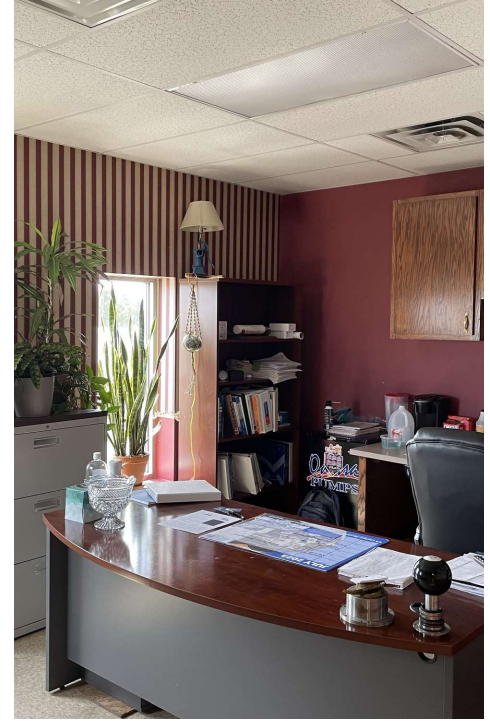


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13900 INTERSTATE 27  
BUILDING 1 OFFICE

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# 13900 INTERSTATE 27 FLOOR PLAN BUILDING 1

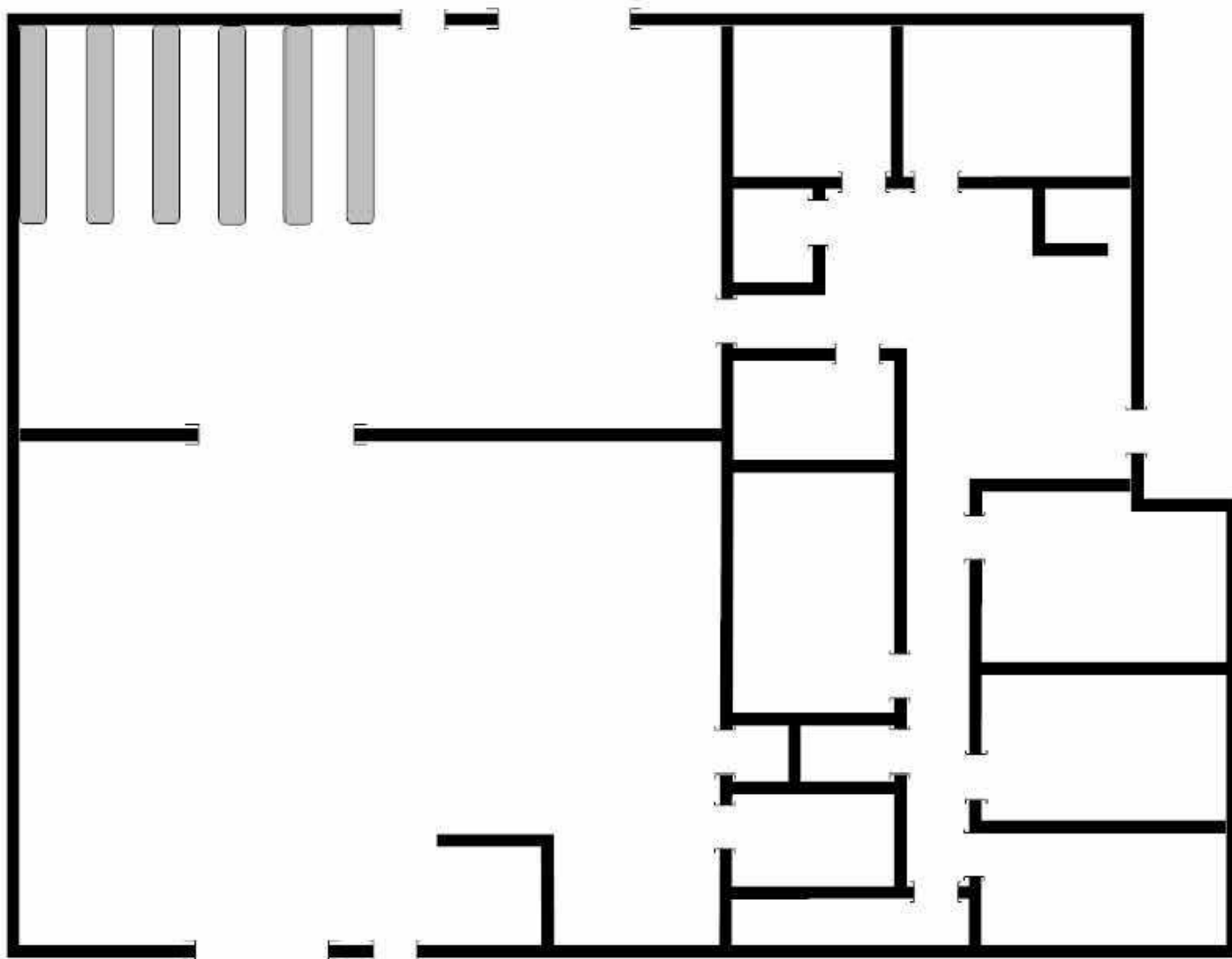
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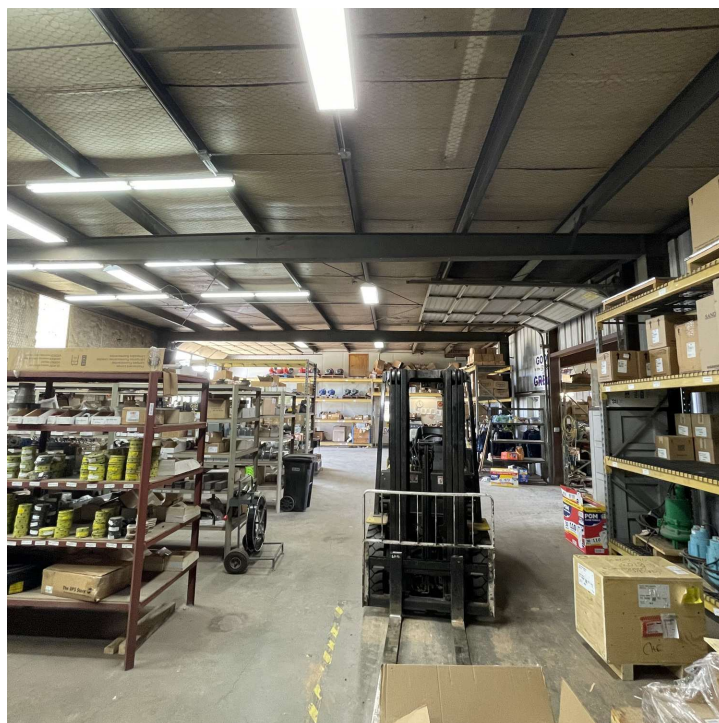
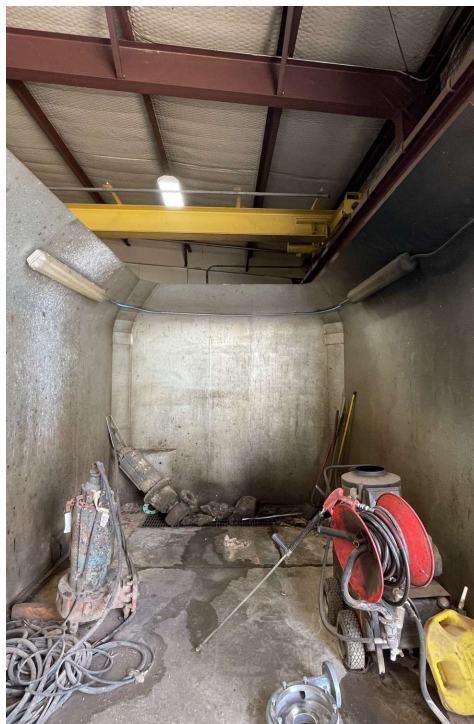


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13900 INTERSTATE 27  
BUILDING 1 SHOP/WAREHOUSE

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BUILDING 2

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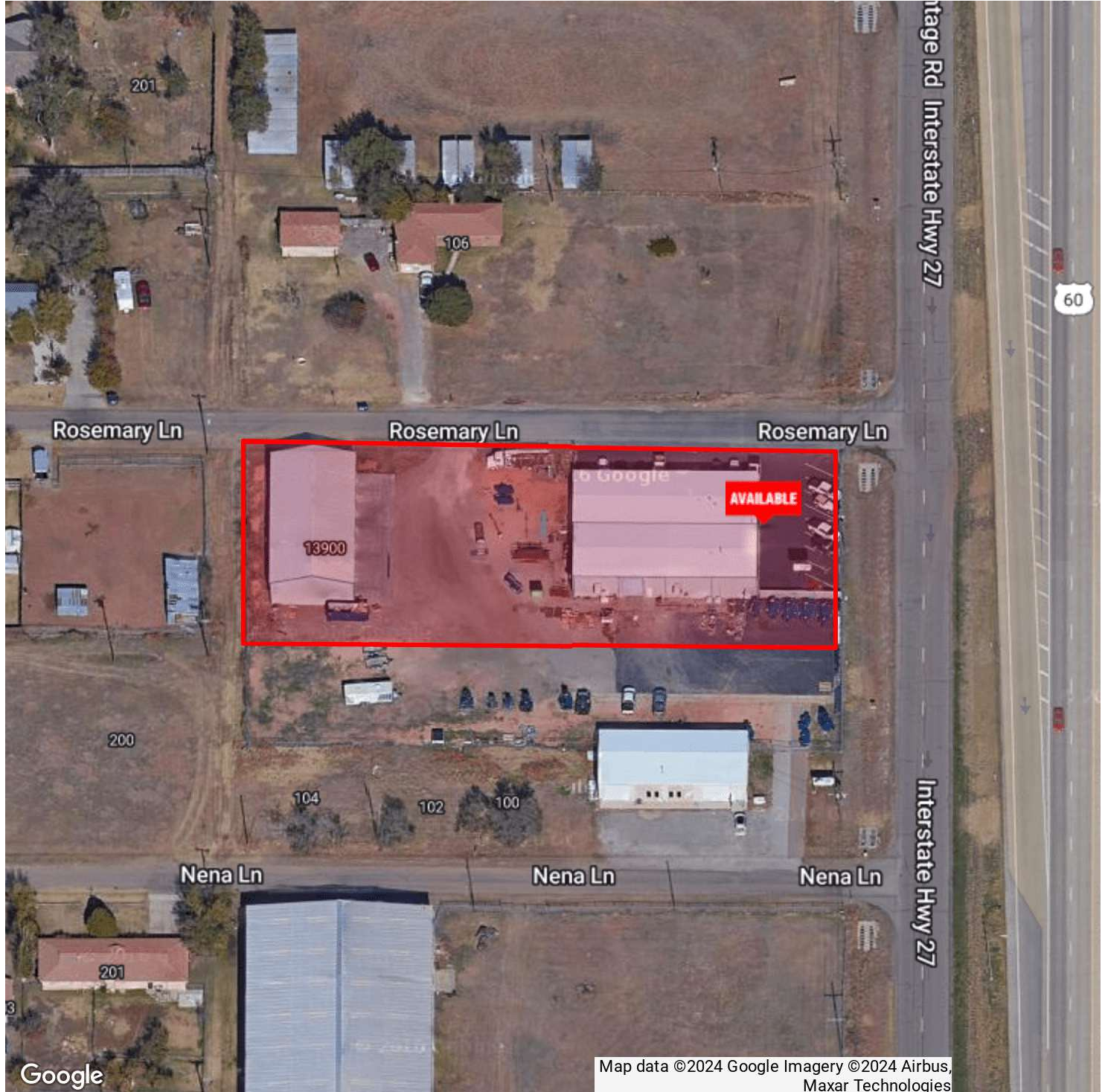
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13900 INTERSTATE 27  
AERIAL MAP



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

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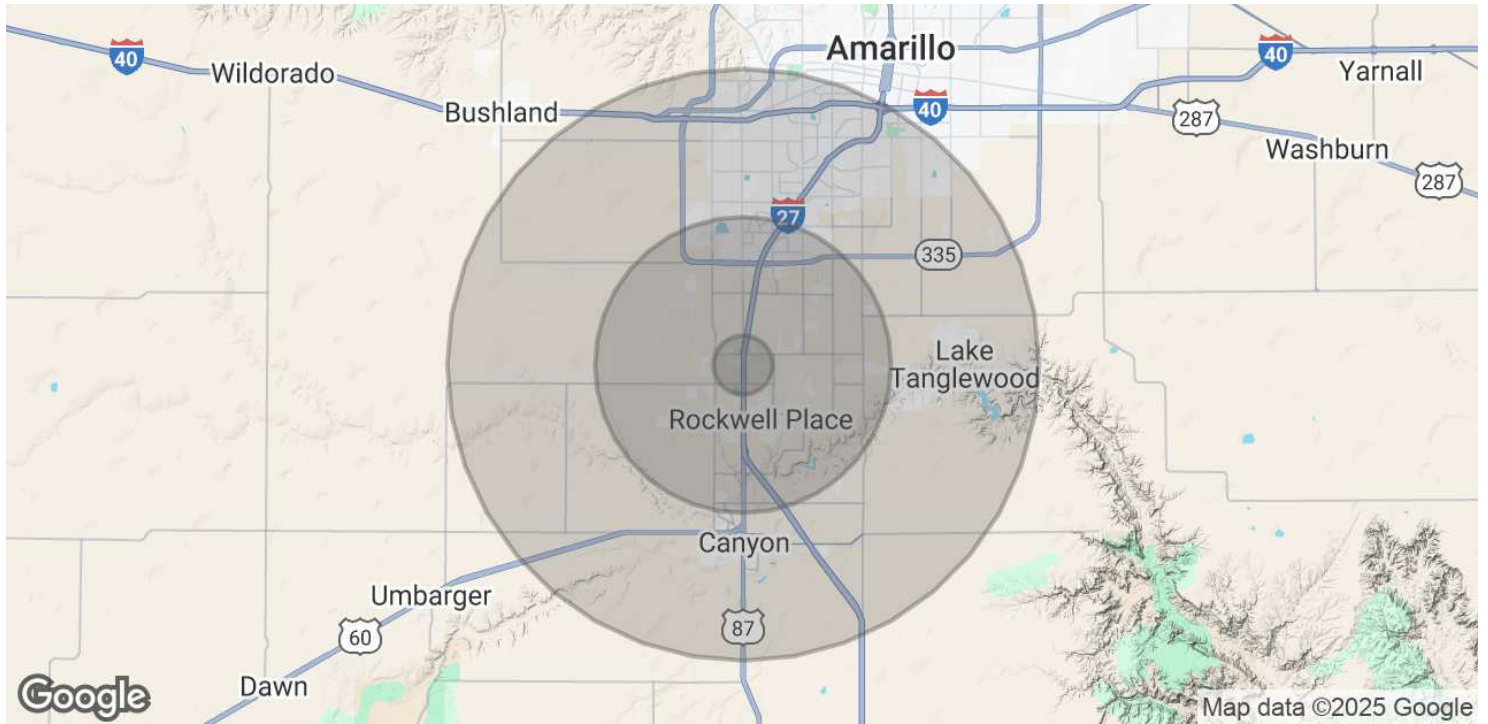
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# 13900 INTERSTATE 27 DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,019	36,924	169,428
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	714	13,538	67,665
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$109,681	\$113,923	\$97,112
Average House Value	\$322,432	\$308,302	\$269,853

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:
  - 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.

<b>GAUT WHITTENBURG EMERSON CRE</b>	<b>475878</b>		<b>(806)373-3111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
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](http://www.trec.texas.gov)