

FOR LEASE

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



# 609 W BROADWAY ST, FRITCH TX

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate: \$13.00 SF/yr (NNN)

Building Size: 2,800 SF

Year Built: 1981

Lot Size: 25,200 SF

Zoning: commercial

### PROPERTY OVERVIEW

This property features a vent hood and grease trap, large pole signage visible from the roadway, an outdoor patio area, ample parking including boat-friendly spaces, and a recently updated interior ready for immediate occupancy. Tenants have the option to lease the space furnished with the former Dairy Queen equipment at a higher rate, or bring in their own equipment, making this property an adaptable choice for a variety of business needs near Lake Meredith.



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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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## LOCATION OVERVIEW



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This property is located along West Broadway Street, the main thoroughfare through Fritch, Texas, offering strong visibility and accessibility within the community.

#### Proximity Highlights:

Amarillo, TX – approximately 35 miles to the south, a 50-minute drive via TX-136.

Borger, TX – approximately 12 miles to the east, a 17-minute drive.

Lake Meredith National Recreation Area – about 2 miles northwest, providing boating, fishing, camping, and hiking.

Alibates Flint Quarries National Monument - approximately 11.5 miles to the south, a 14-minute drive.

#### Regional Context:

Fritch is positioned in the Texas Panhandle with direct access to surrounding communities and recreational destinations. The property benefits from proximity to Lake Meredith and the Canadian River, both drawing visitors year-round. Easy access to Borger and Amarillo makes this location well-situated for commercial opportunities serving both local residents and regional traffic.

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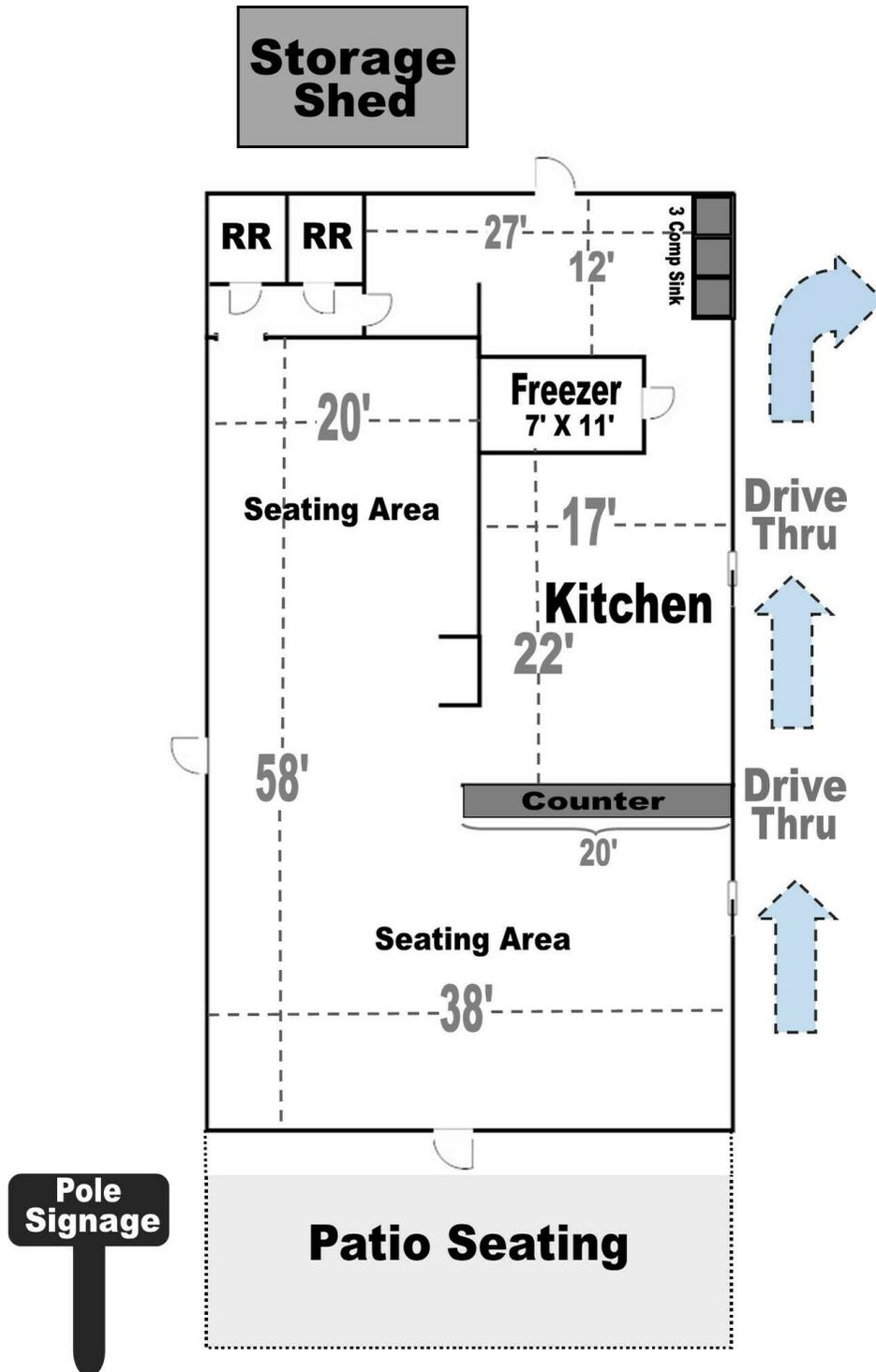
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FLOOR PLAN



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609 W BROADWAY ST, FRITCH TX  
ADDITIONAL PHOTOS



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RETAILER MAP - 609 W BROADWAY FRITCH TX



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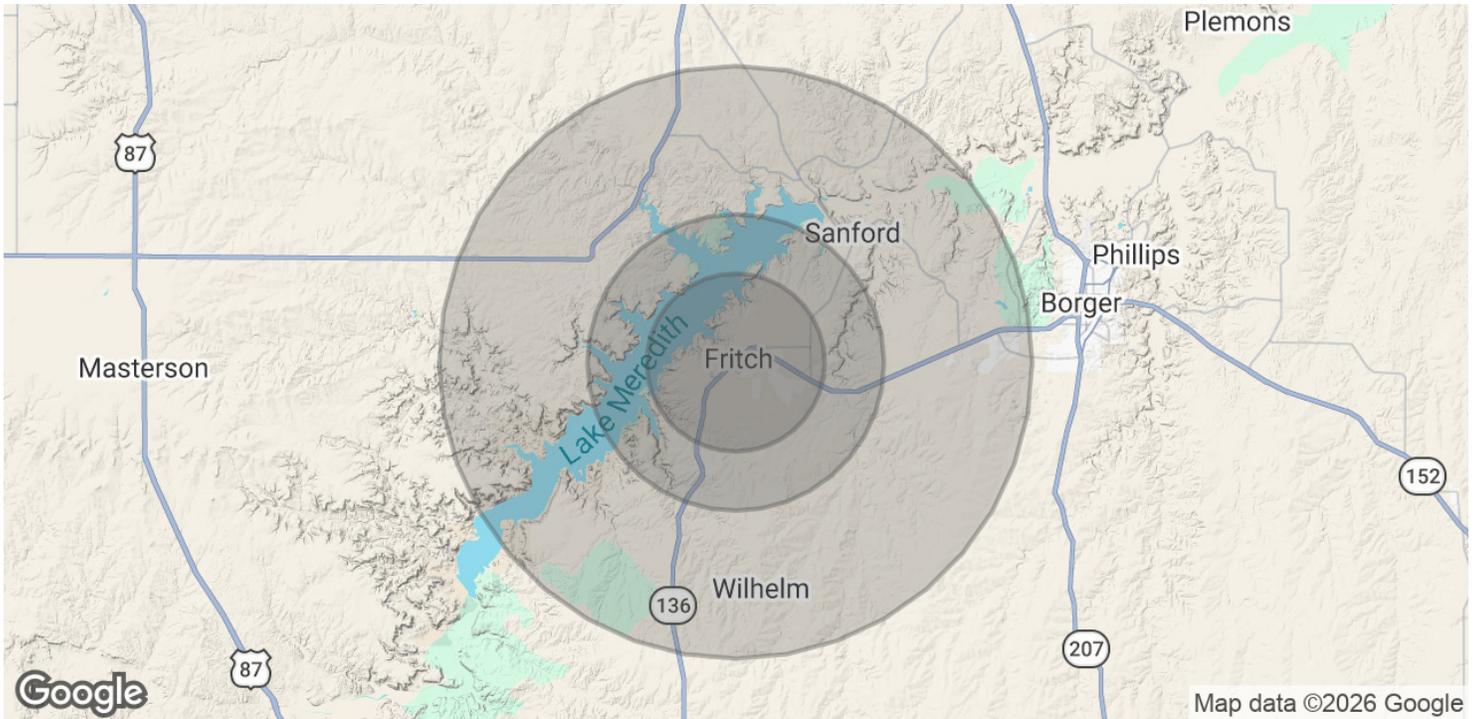
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# 609 W BROADWAY ST, FRITCH TX DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,212	4,499	10,821
Average Age	44	44	42
Average Age (Male)	43	44	41
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,816	1,938	4,337
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$96,726	\$98,019	\$96,071
Average House Value	\$144,040	\$145,017	\$169,828

Demographics data derived from AlphaMap

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# 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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date