

FOR LEASE

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Commercial Real Estate



MEDICAL FACILITY FOR LEASE

7501 WALLACE BLVD
AMARILLO, TX 79124

For More Information:

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7501 WALLACE BOULEVARD

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$33.00 SF/yr (NNN)
Building Size:	67,930 SF
Available SF:	44,494 sf
Lot Size:	4.2 Acres
Lot Frontage (ft):	683.34
Zoning:	PD For Medical Office
Year Built:	2007
Market:	Medical District
submarket:	Point West Business Campus

PROPERTY OVERVIEW

We have 44,494 square-feet of first floor space available. It is a Class A medical facility that includes a 30 bed hospital, 7 bed intensive care unit, administrative office space, radiographic imaging area, full service commercial kitchen, and general medical office.

Space has the potential to be divided in order to fit a tenant's needs.

Some key features include: overhead fire protection system, covered ambulance entrance, hospital area with private restrooms, ICU unit with private restrooms, security cameras, controlled access, great location, class A construction, medical gas lines/vacuum throughout, isolation room with touch free access, and more.

LOCATION OVERVIEW

Located in Point West Business Campus at the SW corner of Wallace Blvd and Research St. The facility sits in the Amarillo medical district which includes BSA Hospital & Cancer Center, Northwest Texas Healthcare System, the VA Medical Center, Texas Tech University Health Sciences Center and the Texas Tech University School of Veterinary Medicine. Amarillo, Texas is located in the heart of the Texas Panhandle and the 14th largest city in Texas. It is the hub of economic activity for the Texas Panhandle and the surrounding counties. Thriving industries include oil and gas, beef processing, dairy, agriculture, aviation and aerospace, healthcare, bioscience, and more.

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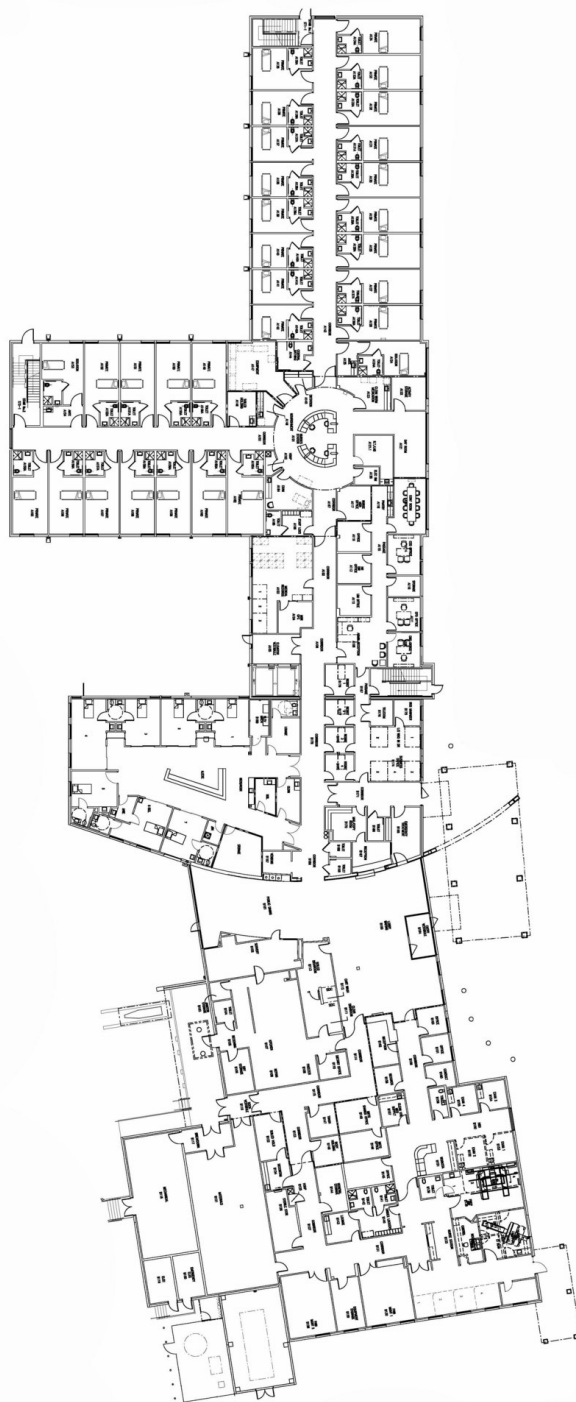
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7501 WALLACE BOULEVARD FLOOR PLAN

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7501 WALLACE BOULEVARD INTERIOR PHOTOS 1

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7501 WALLACE BOULEVARD RETAILER MAP

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Google

Map data ©2023 Google Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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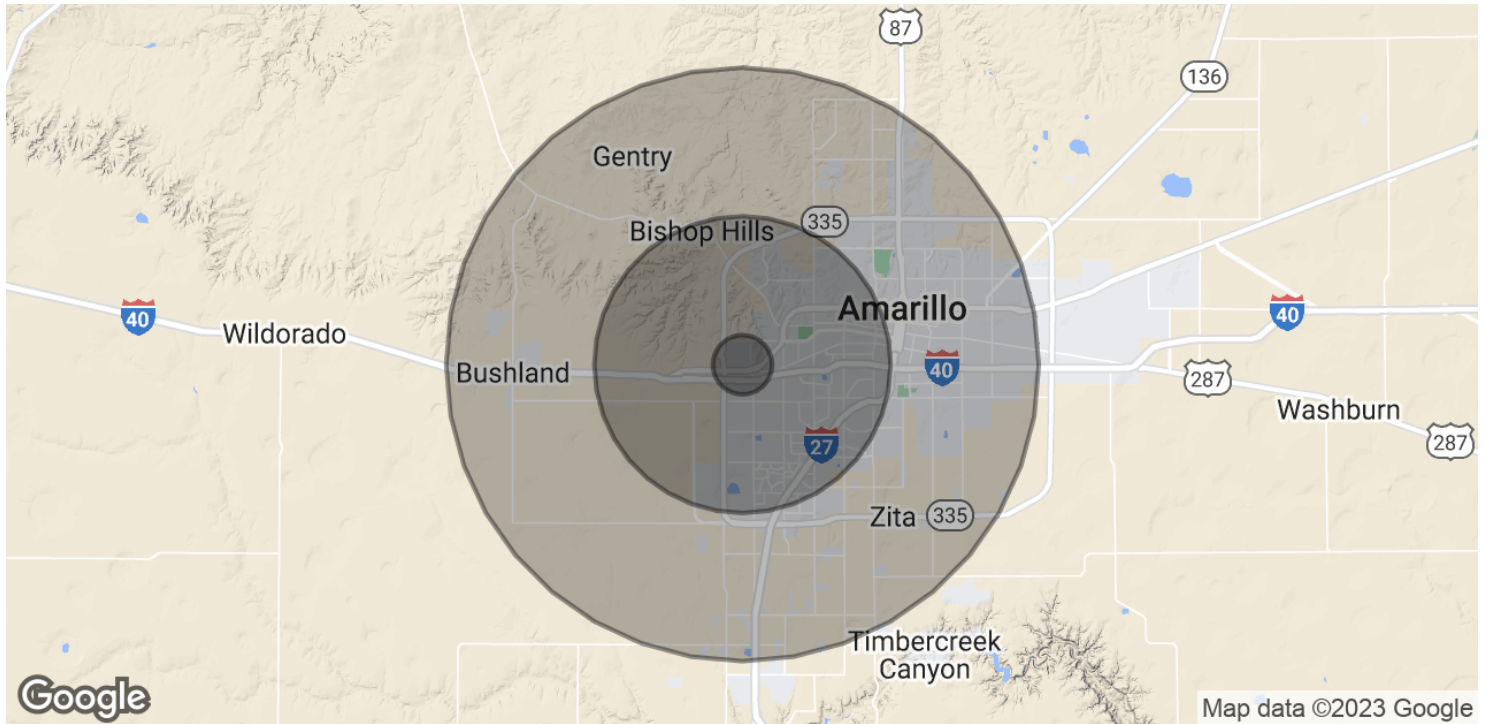
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7501 WALLACE BOULEVARD DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,236	121,734	211,116
Average Age	36.7	37.8	35.9
Average Age (Male)	41.0	36.8	35.0
Average Age (Female)	34.4	39.4	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,855	55,491	90,886
# of Persons per HH	1.7	2.2	2.3
Average HH Income	\$51,877	\$73,396	\$66,180
Average House Value	\$74,515	\$162,022	\$143,227

* Demographic data derived from 2020 ACS - US Census

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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 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
Designated Broker of Firm	License No.	Email	Phone
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com	(806)373-3111
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