

FOR SALE

GAUT · WHITTENBURG · EMERSON
Commercial Real Estate



THE ARBORS: SKILLED NURSING FACILITY, TOWNHOMES, & LAND

6900 WOLFLIN AVE
AMARILLO, TX 79106

For More Information:

BEN WHITTENBURG

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THE ARBORS EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$6,537,000.00

Building Size: 57,725 SF

Lot Size: 8.35 Acres

Zoning: GR

Market: Medical District

PROPERTY OVERVIEW

SKILLED NURSING FACILITY: Asking \$4,500,000. Consists of a 42,635 sf, 60 bed facility sitting on 3.71 acres.

TOWNHOMES: Asking \$1,350,000. There are six townhomes with 4 currently occupied by tenants.

LAND TRACTS:

- Tract A: Asking \$275,000. 31,500 sf with frontage on both Medipark Drive and Phil Langden Blvd.
- Tract B: Asking \$412,000. 65,000 sf with frontage on Wolflin Avenue, Phil Langen Blvd. and Medipark Drive.

****SELLER WILL CONSIDER DIVIDING THE PROPERTY AND SELLING INDIVIDUAL PIECES****

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SKILLED NURSING FACILITY: Asking \$4,500,000. Consists of a 42,635 sf, 60 bed facility sitting on 3.71 acres. It has recently been renovated and is move-in ready. The facility was formerly operated by Baptist Community Services.

- Ideal layout with a central nursing station branching out into 4 wings with nursing stations down each wing.
- Includes a fully equipped commercial kitchen, dining room, laundry facility, PT area, several private offices, break room, conference room, day room, and many more amenities.
- Each suite has its own restroom with a shower and is individually climatized.
- The facility is protected with an overhead fire suppression system, security alarm with cameras and key fob controlled access.
- The facility has been beautifully maintained with a manicured lawn and flowers throughout.
- Backup power is supplied by a diesel generator.
- Facility received a new roof in 2015 and a full remodel in 2018, including new HVAC systems, plumbing, paint, and carpet.

TOWNHOMES: Asking \$1,350,000. There are six townhomes with 4 currently occupied by tenants.

- #26 (1910 Phil Langen Blvd.): 2,298 sf, 3 BR, 2.5 Ba. with a 2 car garage. Currently vacant with an unfinished interior but does have the mechanical and plumbing in place.
- #27 (1912 Phil Langen Blvd.): 2,163 sf, 3 BR, 2.5 Ba. with a 2 car garage. Currently leased for \$1,600/month.
- #28 (1914 Phil Langen Blvd.): 1,991 sf, 3 BR, 2.5 Ba. with a 2 car garage. Currently vacant and needs carpet and paint.
- #29 (1916 Phil Langen Blvd.): 2,470 sf, 3 BR, 2.5 Ba. with an oversized 2 car garage. Currently leased for \$1,500/month.
- #30 (1918 Phil Langen Blvd.): 2,458 sf, 3 BR, 2.5 Ba. with a 2 car garage. Currently leased for \$1,500/month.
- #31 (1920 Phil Langen Blvd.): 2,510 sf, 3 BR, 2.5 Ba. with a 2 car garage. Currently leased for \$1,200/month.

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- City water and sewer run down Phil Langen Blvd.

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THE ARBORS AERIAL

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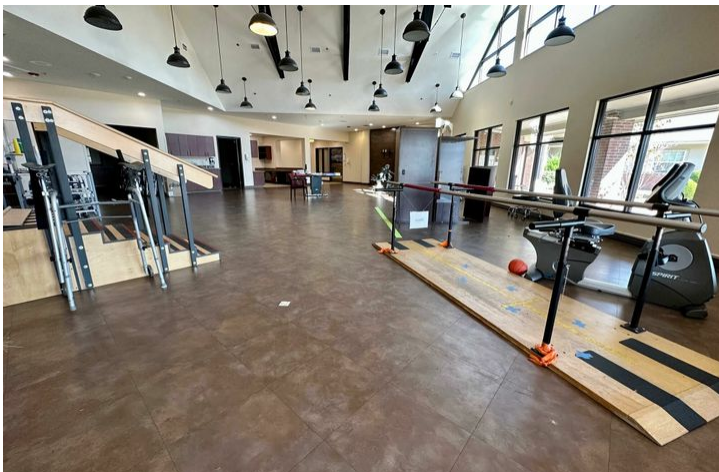
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THE ARBORS SKILLED NURSING FACILITY

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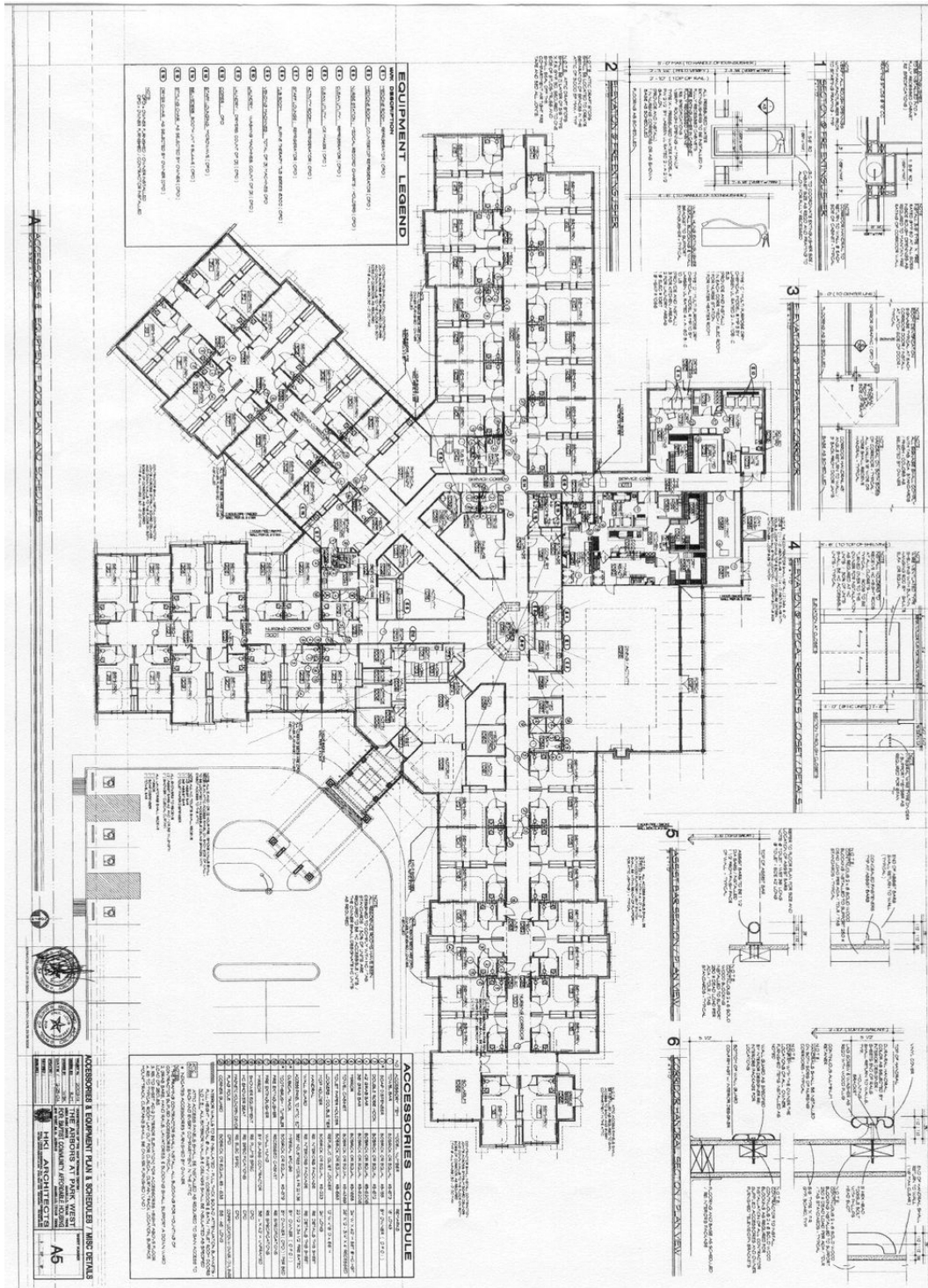
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THE ARBORS

FLOOR PLAN - SKILLED NURSING FACILITY



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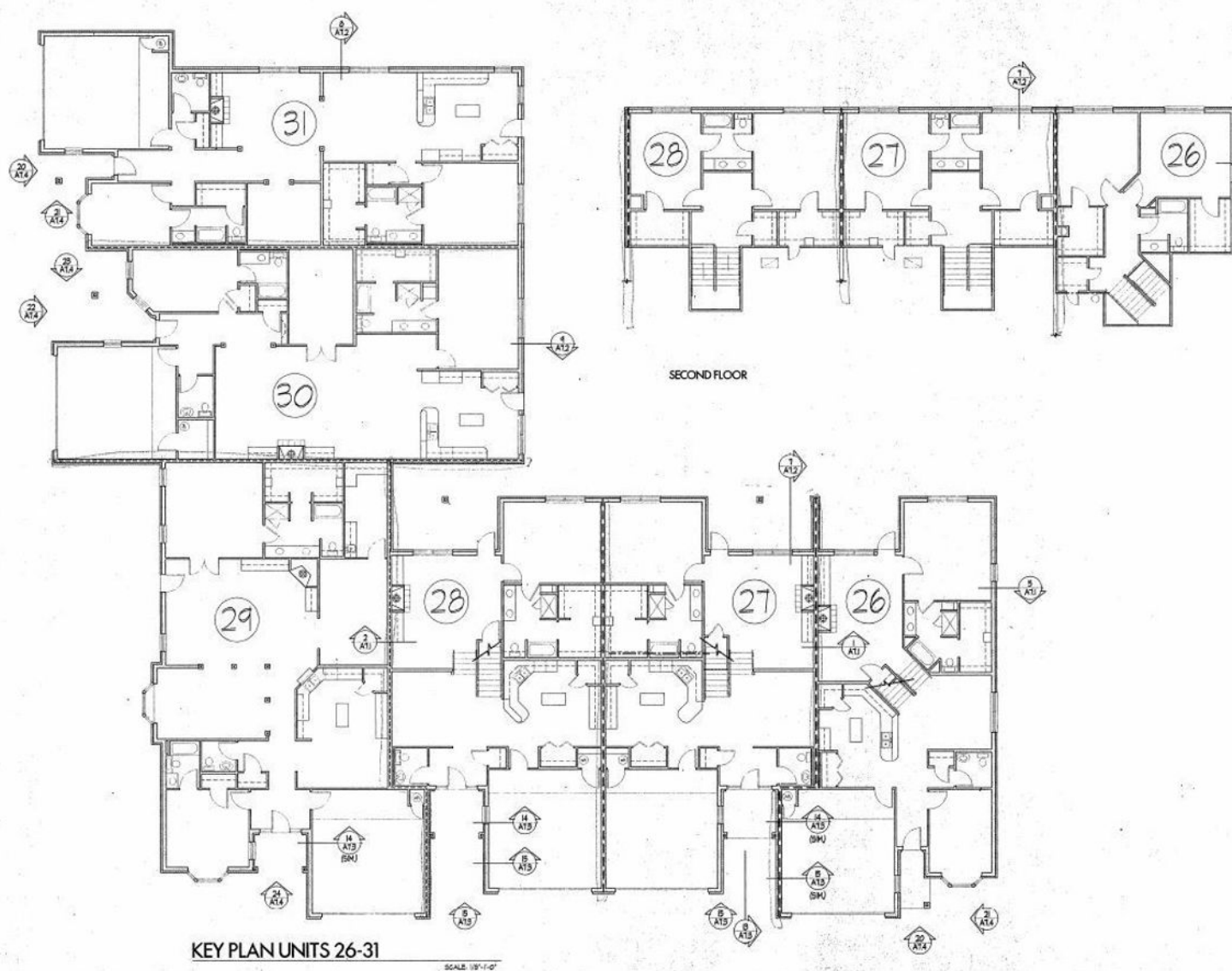
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THE ARBORS FLOOR PLAN - 6 TOWNHOMES

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THE ARBORS ADDITIONAL PHOTOS

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Looking East



6 Townhomes

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THE ARBORS RETAILER MAP

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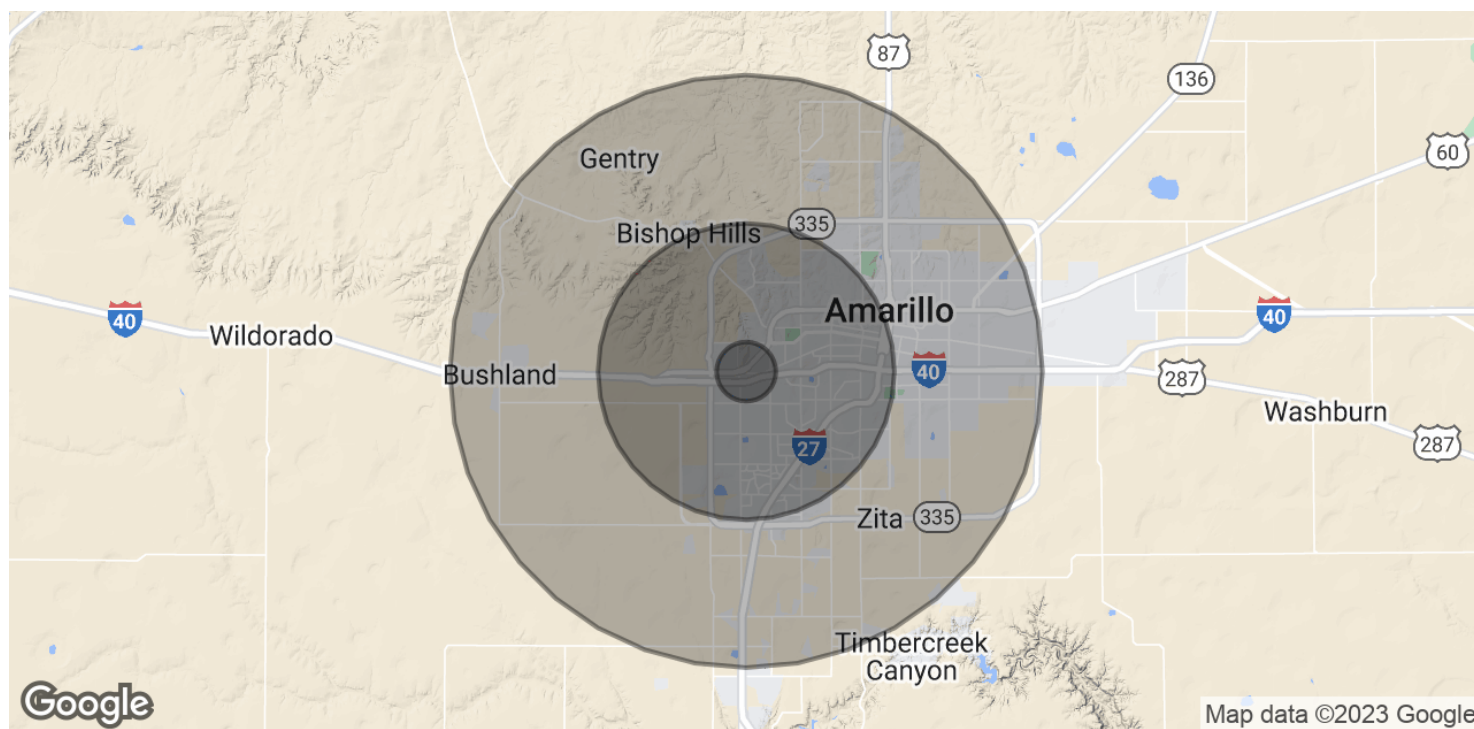
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,420	131,488	212,665
Average Age	35.7	37.5	36.0
Average Age (Male)	36.9	36.6	35.1
Average Age (Female)	36.0	39.0	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,862	59,669	91,447
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$55,856	\$72,409	\$66,137
Average House Value	\$128,046	\$159,252	\$143,243

* 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.

GAUT WHITTENBURG EMERSON CRE

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Aaron Emerson, CCIM, SIOR

Designated Broker of Firm

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Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

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