

FOR SALE

# 1006 S JACKSON

## EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



### OFFERING SUMMARY

Sale Price: \$1,600,000

Building Size: 33,693 SF

Year Built: 1974

Lot Size: 35,718 SF

Lot Frontage (ft): 240'

Zoning: MF-2 (Multiple Family 2)

### PROPERTY OVERVIEW

Previously recognized as the "Rock Church," this property is situated at 1006 S. Jackson, offering a neighborly proximity to Cal Farley's Boys Ranch and directly across from Ellwood Park. The well-maintained structure spans four floors, including a basement, and is equipped with an elevator for easy access.

One of its standout features is a spacious, multi-level gymnasium with elegant wood flooring, perfect for sports and recreational activities. Additionally, there is a large event or ballroom area, with wood flooring.

A central courtyard enhances the property and provides an outdoor space for various uses. The property also includes a 3,920 square foot lot located at the southwest corner of 10th and Jackson, adding valuable potential for expansion or additional development.

### LOCATION OVERVIEW

Situated just to the west of Downtown Amarillo and south of 10th Street, this property is at the northwest corner of SW 11th and Jackson. It is conveniently located across from Elwood Park and Park Central.

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Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

[GWAMARILLO.COM](http://GWAMARILLO.COM)

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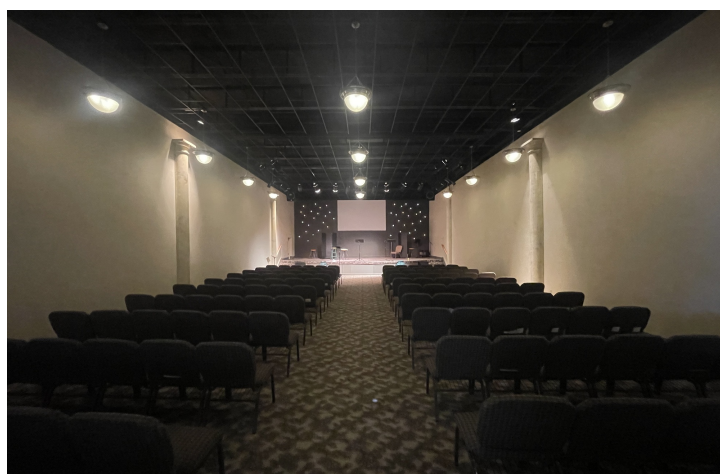


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# 1006 S JACKSON ADDITIONAL PHOTOS

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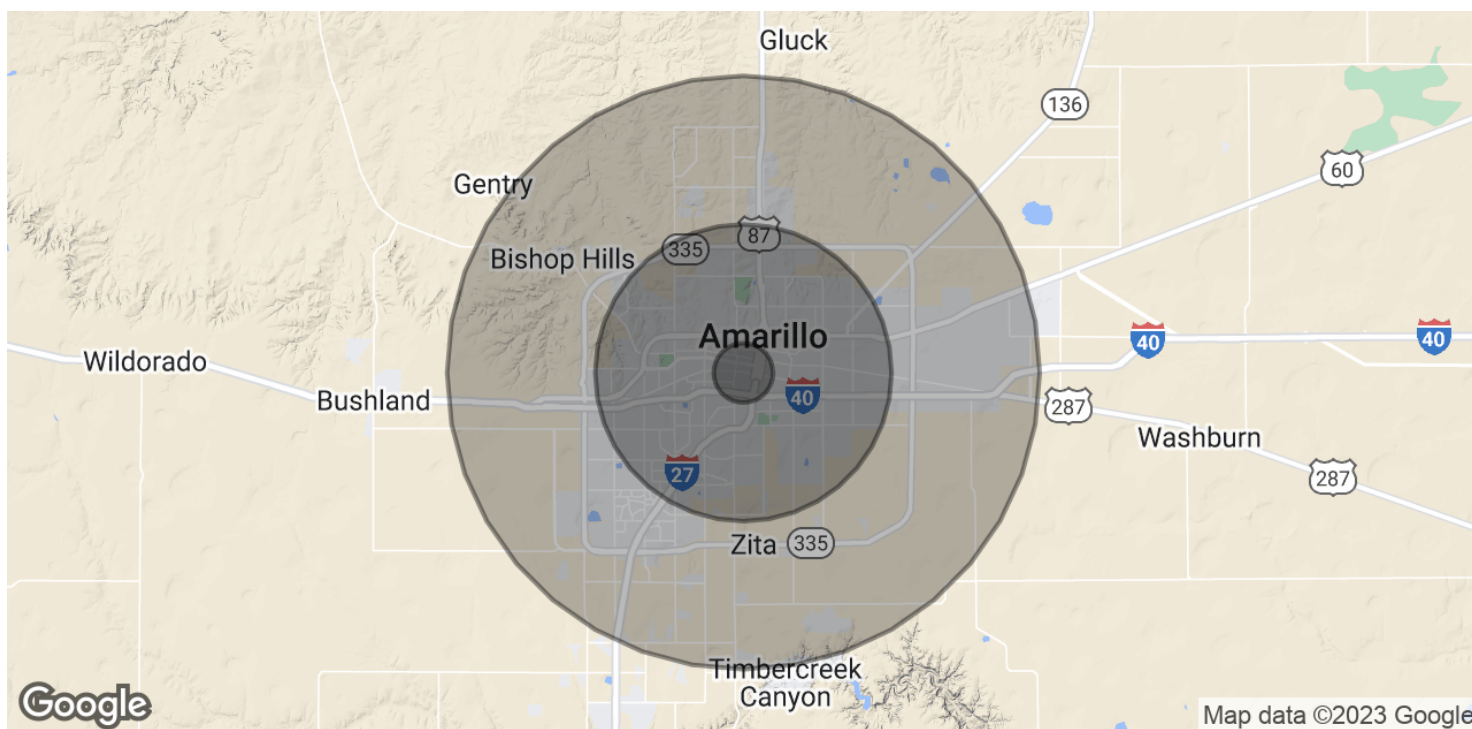
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1006 S JACKSON

DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 8,018  | 157,171 | 216,363  |
| Average Age          | 38.3   | 34.6    | 36.2     |
| Average Age (Male)   | 38.1   | 33.6    | 35.2     |
| Average Age (Female) | 39.9   | 36.0    | 36.8     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,246     | 68,175    | 91,442    |
| # of Persons per HH | 1.9       | 2.3       | 2.4       |
| Average HH Income   | \$55,641  | \$56,728  | \$66,036  |
| Average House Value | \$118,703 | \$116,407 | \$142,359 |

\* 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

**Aaron Emerson, CCIM, SIOR**

Licensed Supervisor of Sales Agent/  
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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)