

FOR LEASE

2100 FM 2590
EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$20 SF/yr (NNN)

Available Sizes: 1,355 - 2,304 SF

Lot Size: 1.18 Acres

Zoning: RC-1 Retail District

PROPERTY OVERVIEW

Retail office space available for lease within the city limits of Canyon with access to city utilities. The space was previously leased to Tim Porter's office and Foot Clinic of the High Plains and is suitable for various business uses. This building has recently been completely remodeled.

Suite 100: The office space includes a reception area, five offices, a waiting area, conference room, break room, copy room, and three restrooms. The property offers parking to meet tenant needs. The main office has a private bathroom, vaulted ceiling and outside door.

Suite 200: This office includes a reception area, 4 offices, 1 bathroom, storage closet, and break room with sink. Each office has it's own closet.

The NNN charges are estimated at \$6.11 / square foot.

LOCATION OVERVIEW

This property is located on FM 2590 and Tatum Schulte just North of Canyon.

FOR LEASE

2100 FM 2590 SUITE 100
ADDITIONAL PHOTOS

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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Gaut Whittenburg Emerson Commercial Real Estate

600 S. Tyler | Amarillo, TX 79101 | 806.373.3111

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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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2100 FM 2590
FLOOR PLAN

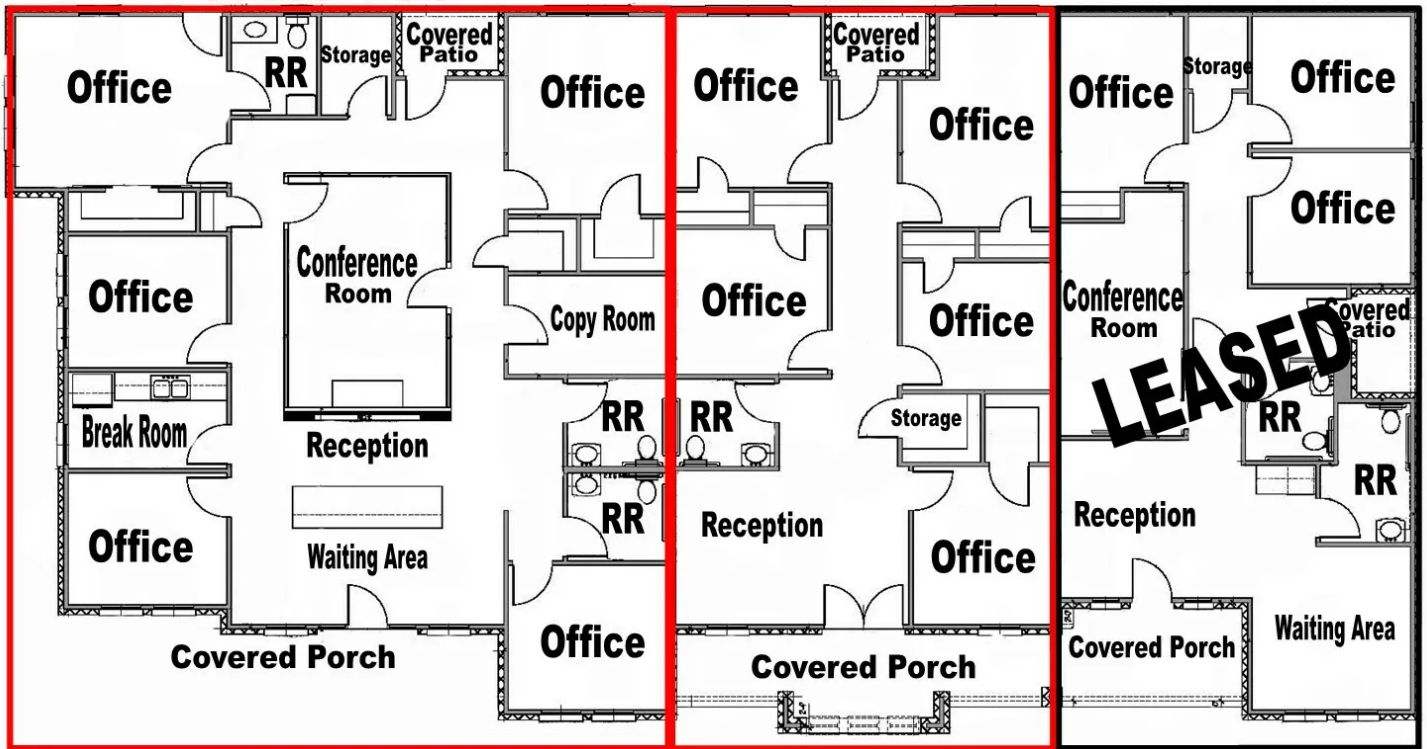
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Suite 100

Suite 200



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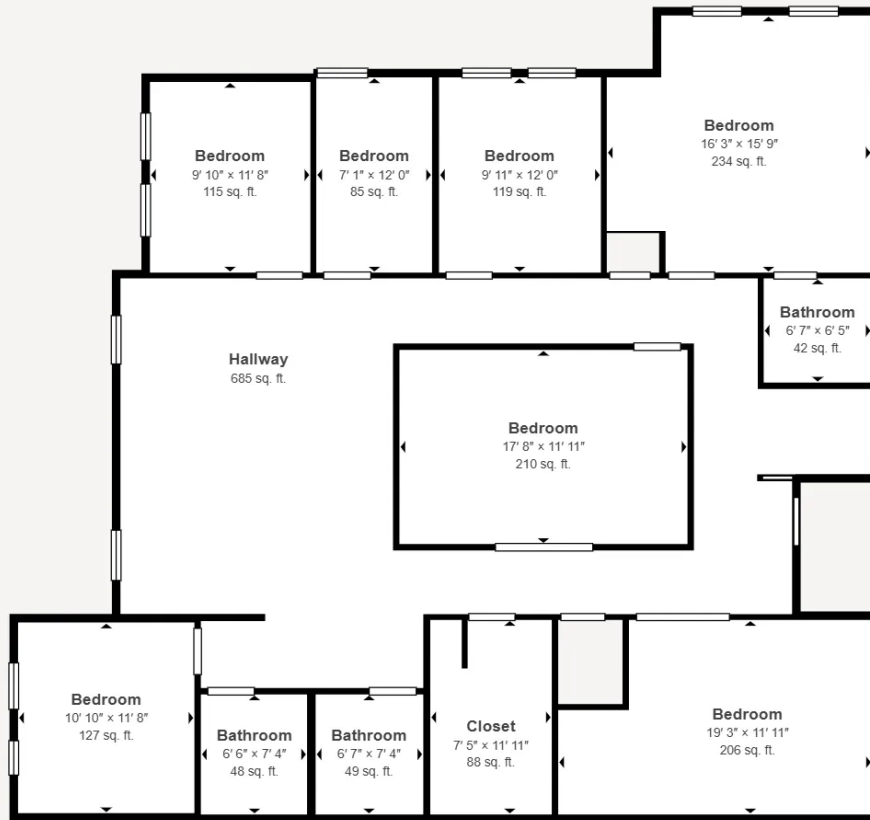
2100 FM 2590 FLOOR PLANS

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360° VIRTUAL TOUR



Matterport Property Report:

2100 Fm 2590 suite 100

Gross Floor Area - Full Property 2,260 sq. ft. | Floor 1 2,260 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
 Matterport



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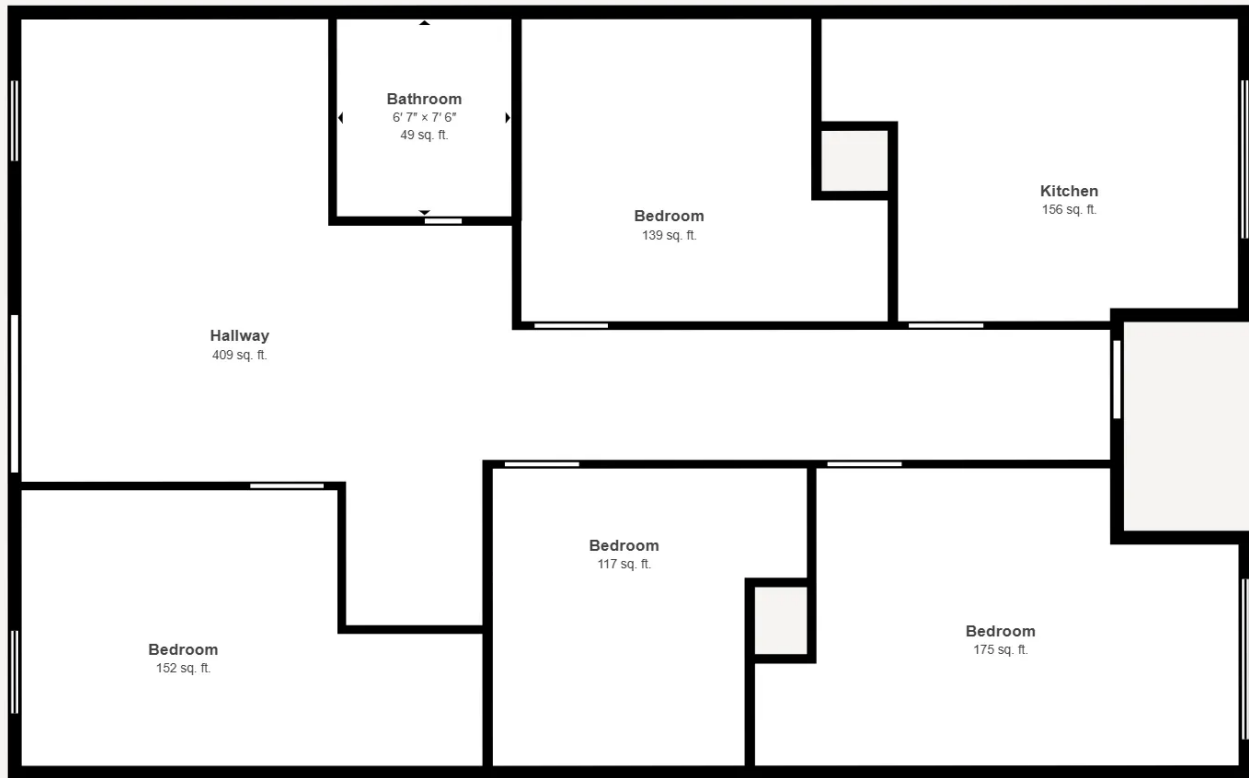
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2100 FM 2590 FLOOR PLANS

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360° VIRTUAL TOUR



Matterport Property Report:

2100 Fm 2590 suite 200

Gross Floor Area - Full Property 1,349 sq. ft. | Floor 1 1,349 sq. ft.

Sizes and dimensions are approximate, actual may vary

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2100 FM 2590
RETAILER MAP

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Google

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

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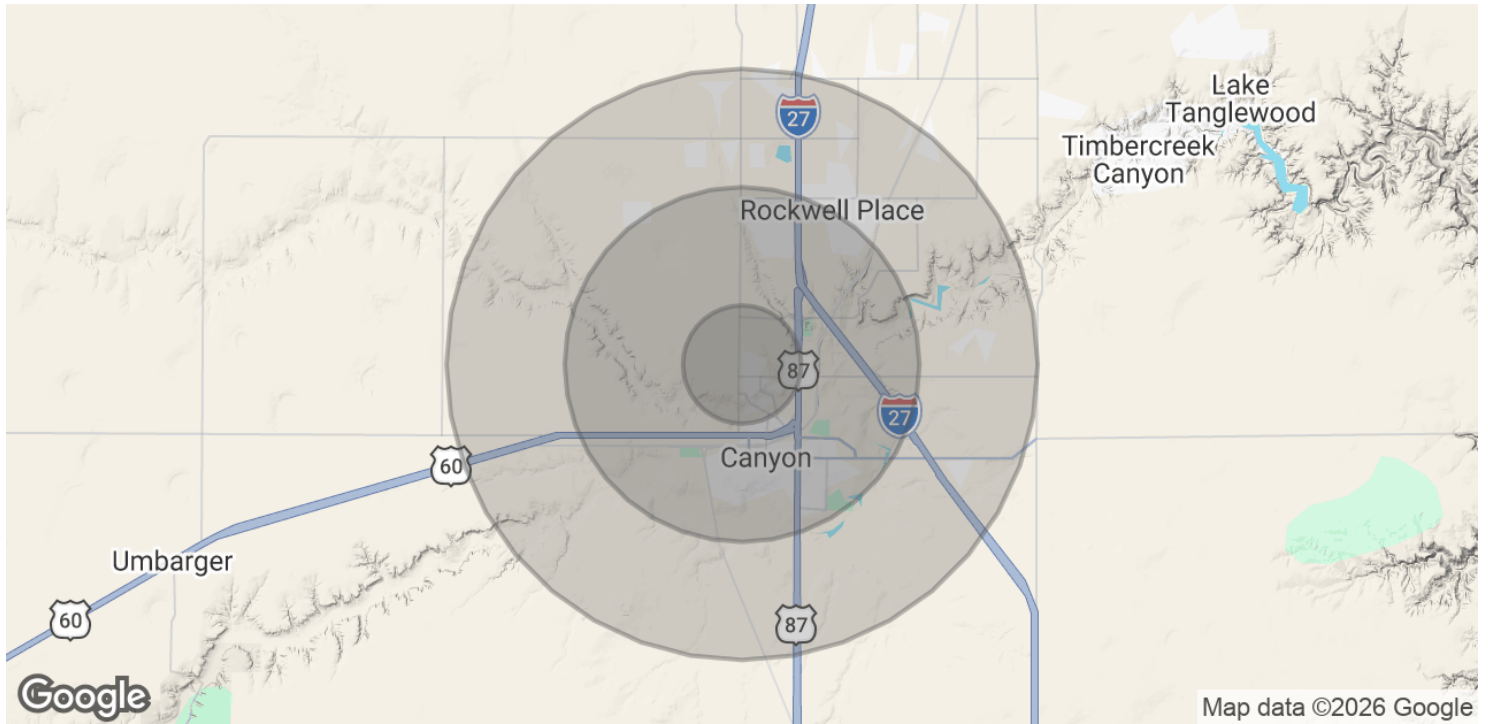
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,659	18,201	26,736
Average Age	40	36	37
Average Age (Male)	39	35	36
Average Age (Female)	41	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,007	6,926	10,008
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$129,260	\$93,026	\$98,725
Average House Value	\$405,472	\$335,644	\$340,000

2020 American Community Survey (ACS)

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