

RETAIL FOR LEASE

GOLD'S GYM, AMARILLO, TX

3000 BLACKBURN STREET, AMARILLO, TX 79109



FOR LEASE

KELLER WILLIAMS REALTY-AMARILLO

3955 S Soncy Rd
Amarillo, Texas 79119



Each Office Independently Owned and Operated

PRESENTED BY:

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Commercial Broker Associate

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606152, TEXAS

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PROPERTY SUMMARY

3000 BLACKBURN STREET



Property Summary

Building SF:	42,141
Lease Rate:	Negotiable
Lot Size:	2.91 Acres
Parking:	130 Spaces
Year Built:	1980
Zoning:	LC
Ceiling Height	22 Feet
Roof Condition	Recently Replaced

Property Overview

22' ceilings
130 parking spaces
Large locker rooms
Roof recently replaced

Location Overview

3000 S Blackburn is centrally located in Amarillo less than 1 mile S of IH-40. Amarillo is the largest city in the Texas Panhandle and boast a low cost of living and a high quality of life.

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PROPERTY PHOTOS
3000 BLACKBURN STREET



PROPERTY PHOTOS

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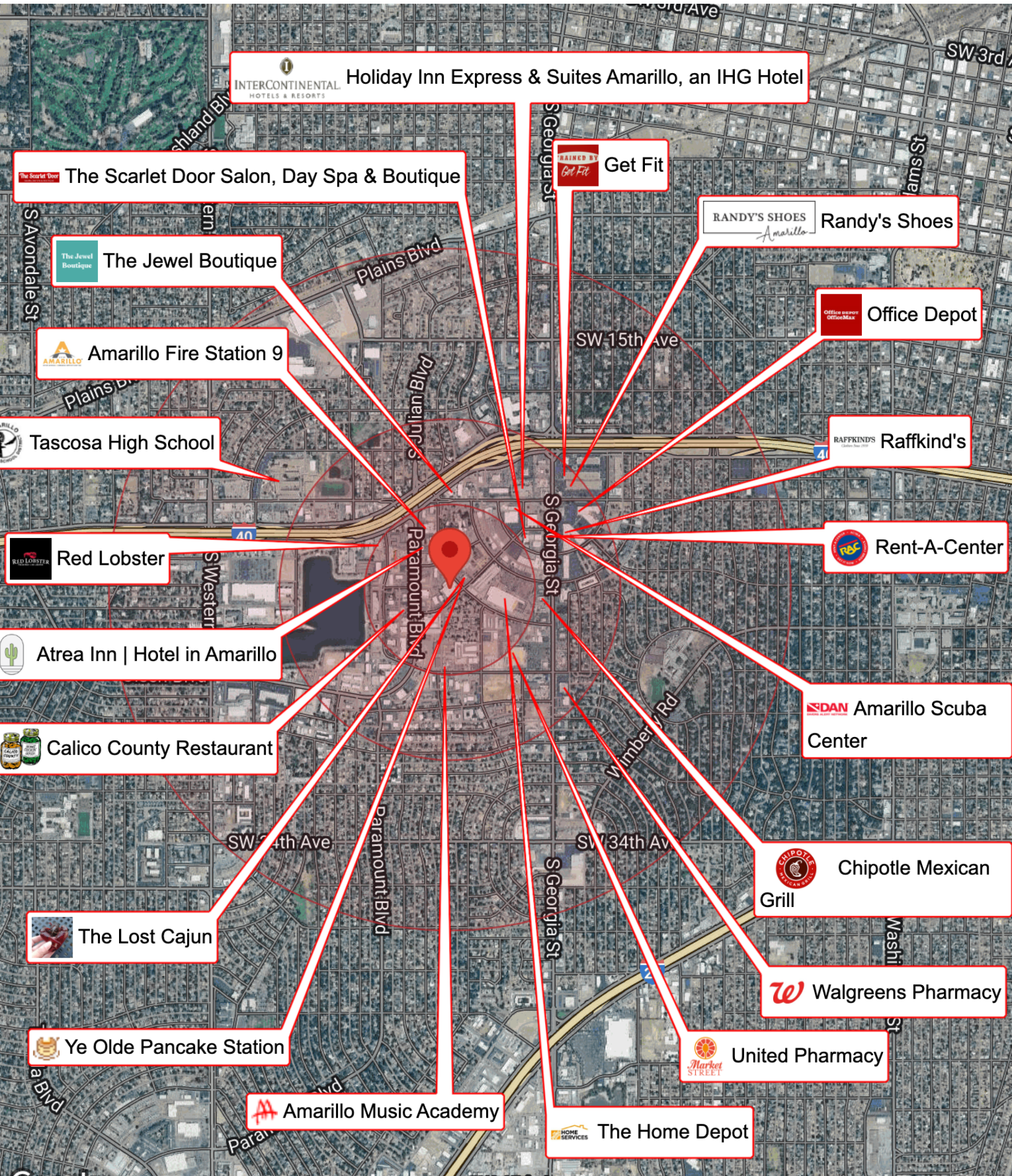


PROPERTY PHOTOS
3000 BLACKBURN STREET



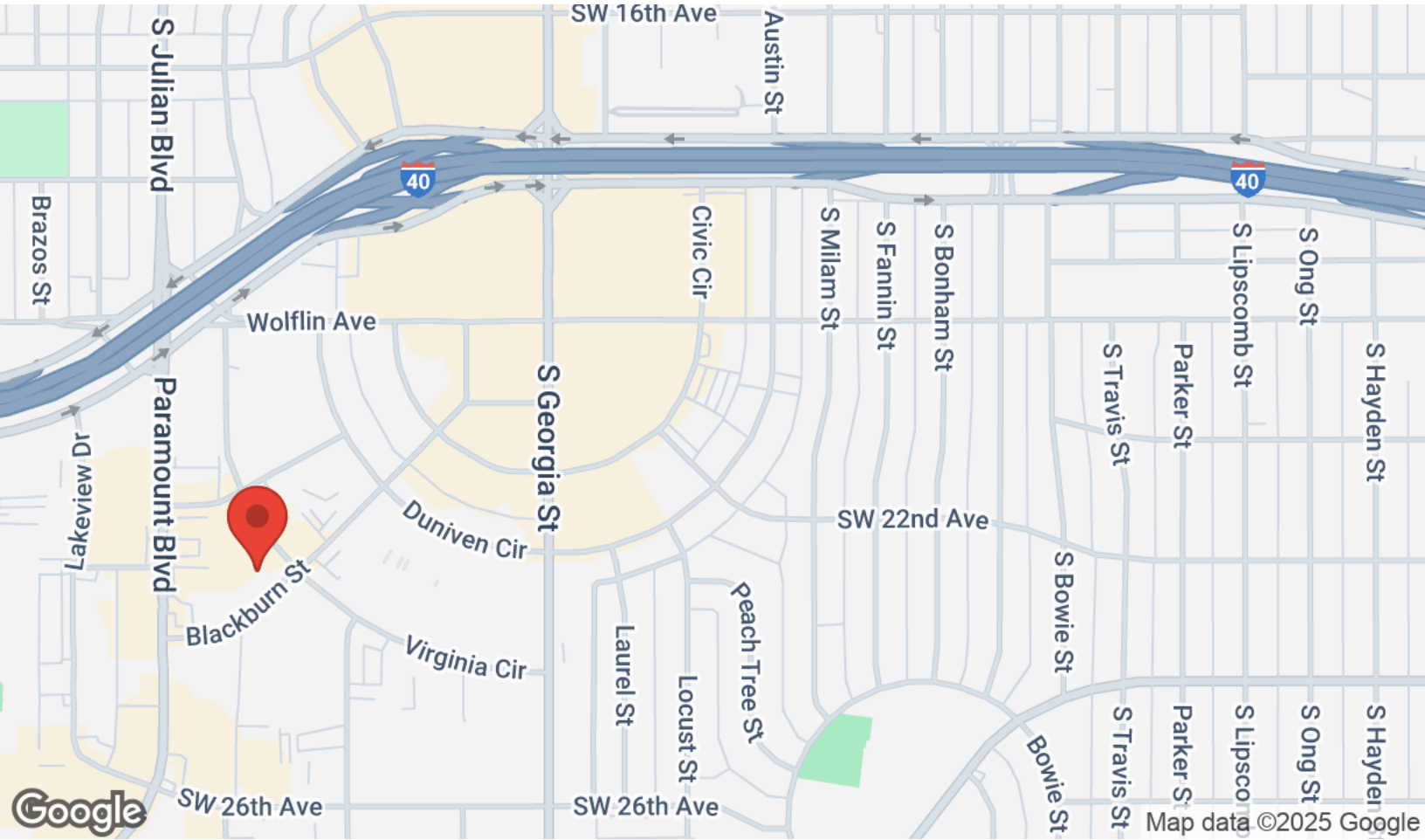
BUSINESS MAP

3000 BLACKBURN STREET



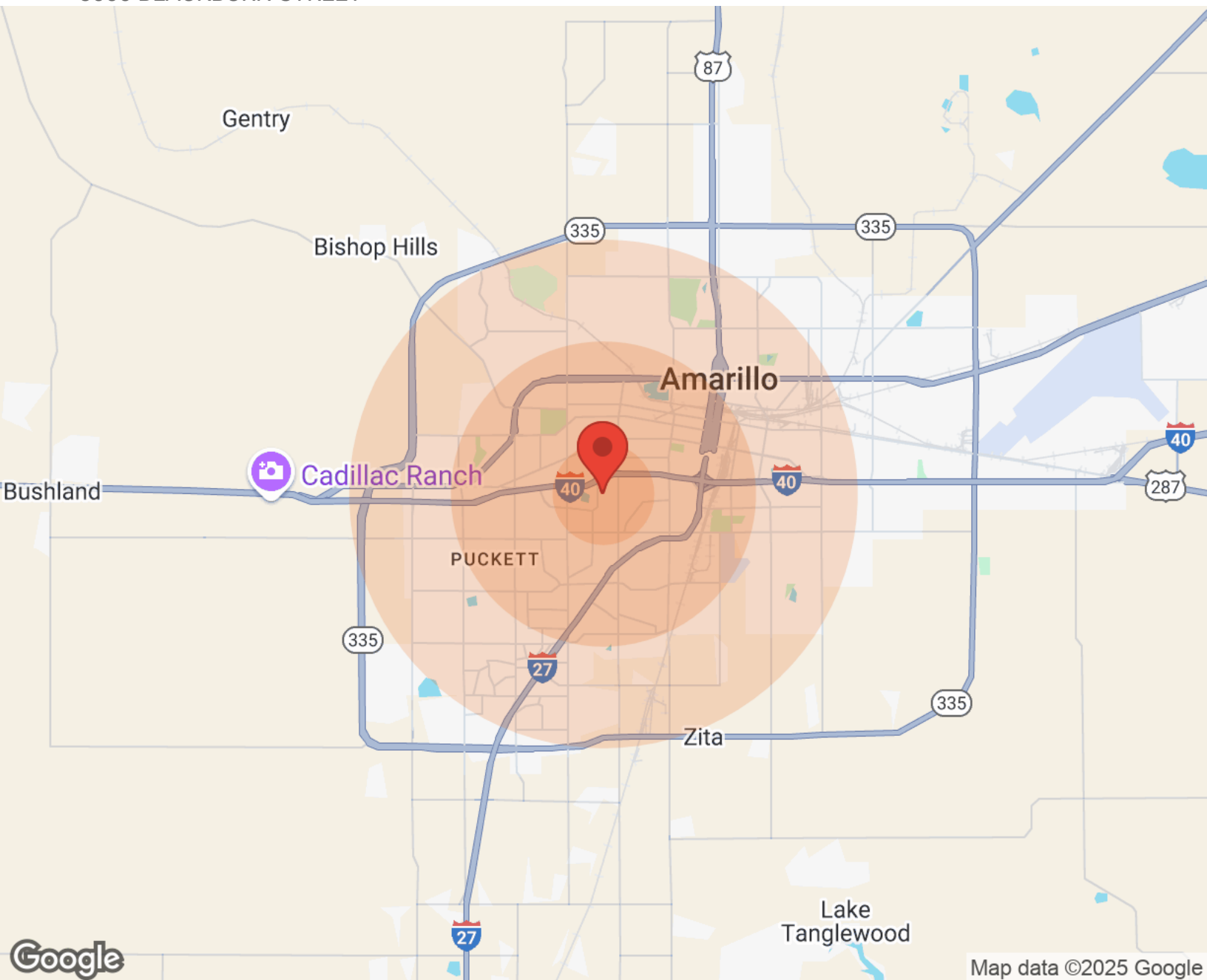
LOCATION MAPS

3000 BLACKBURN STREET



DEMOGRAPHICS

3000 BLACKBURN STREET



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,744	44,143	81,086	Median	\$40,683	\$43,029	\$44,858
Female	6,442	47,627	87,079	< \$15,000	883	6,240	9,275
Total Population	12,186	91,770	168,165	\$15,000-\$24,999	793	5,602	8,811
Age	1 Mile	3 Miles	5 Miles	\$25,000-\$34,999	616	4,670	7,965
Ages 0-14	2,741	20,467	38,769	\$35,000-\$49,999	968	6,029	9,777
Ages 15-24	1,613	12,570	24,095	\$50,000-\$74,999	867	7,594	12,830
Ages 25-54	4,725	35,426	64,053	\$75,000-\$99,999	634	4,199	8,209
Ages 55-64	1,379	10,085	18,308	\$100,000-\$149,999	357	2,516	6,180
Ages 65+	1,728	13,222	22,940	\$150,000-\$199,999	133	822	1,930
				> \$200,000	153	807	1,880
Race	1 Mile	3 Miles	5 Miles				
White	9,890	79,201	139,312				
Black	657	3,825	8,420				
Am In/AK Nat	15	73	198				
Hawaiian	N/A	2	7				
Hispanic	1,999	20,803	46,783				
Multi-Racial	2,188	15,796	36,156				



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 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
<u>Albert Harris, Jr</u>	<u>526244</u>	<u>al.harris@kw.com</u>	<u>(806)359-4000</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Holly Coats</u>	<u>606152</u>	<u>hollycoats@kwcommercial.com</u>	<u>(806)683-1330</u>
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
IABS 1-0 Date**